Inspection Report

Kris Kringle Enterprises

Property Address:
6732 W. Anywhere Ave
Wichita KS 67234

Dan Bowers Company

Dan Bowers, CMI, CRI, ACI
(913) 649-4455

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Date: 7/31/2017	**Time:** 09:00 AM	**Report ID:** DB73117 - Retirement
Property: 6732 W. Anywhere Ave Wichita KS 67234	**Customer:** Kris Kringle Enterprises	

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR OTHER COMPONENTS. The inspection may not reveal **ALL** deficiencies. A real estate inspection can help to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use, occupancy, aging or wear. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building / remodeling permits, and reports performed for or by relocation companies, municipal inspection / code departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

PLEASE REMEMBER THE REPORT IS NOT A PASS / FAIL TEST. CONDITIONS IDENTIFIED IN THE REPORT DO NOT OBLIGATE EITHER PARTY TO REPAIR, SERVICE, MODIFY OR REPLACE ANYTHING UNLESS REQUIRED BY CONTRACT, BY LAW, FOR INSURABILITY OR DUE TO APPRAISAL OR LOAN REQUIREMENTS. ANY FINAL DECISION TO SERVICE, REPAIR, MODIFY, REPLACE OR SEEK FURTHER EVALUATION OF CONDITIONS DISCUSSED IN THIS REPORT ARE DETERMINED BY NEGOTIATIONS BETWEEN THE BUYER & SELLER OR THEIR PERSONAL PRIORITIES AND NOT BY THE INSPECTORS COMMENTS.

When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as inspection contingencies, option periods or closing.

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this property. Any recommendations by the inspector to modify, repair, replace or for further evaluation suggests that a second opinion or further evaluation by a qualified specialist would be prudent. Any costs associated with further inspection fees, repairs or replacement of components, systems or individual items should be taken into consideration before you purchase the property.

Inspected (I) = We visually observed the system, item, or component and in our opinion it appeared to be performing its intended function at the time of the inspection in response to normal use. In our opinion it shows wear, tear or deterioration common for its age and usage.

Not Inspected (NI) = This item, system, or component was not inspected and we make no representations of whether or not it was functioning as intended - nor if it was in operational condition.

Not Present (NP) = This item, system, or component was either not readily visible or not present in this building.

Repair or Replace (R) = The item, system, or component was no longer performing its intended function, and in our opinion needs further evaluation OR repair by a qualified specialist. Items, systems, components or units that can be modified, repaired or restored to a satisfactory condition may not need replacement.

Maintenance Recommendation (MR) = We consider the comment about this item, system, or component as either: general information; a routine task of ownership; or a suggestion for future upgrades, safety and/ or improvements for a new owner .... **Sometimes not required when the structure was built.**

SCOPE OF WORK

You have contracted with us to perform a **generalist type of inspection** substantially in accordance with **ATSM** "Standards-of-Practice" for commercial inspections. Cosmetic defects, routine maintenance issues or defects that would be fairly apparent to a casual observer may not be included in the report. The basic report will not detect or list every defect present, and the customer is informed that if such an inspection is desired, it would require both additional time and additional fee's. The **ATSM standards contain limitations and exclusions.** These are available online.

This type of inspection is different from a specialist's inspection, which can be costly, may take longer (even days to complete), involve the use of specialized instruments, the dismantling of equipment, video-scanning, destructive testing, and laboratory analysis. By contrast, the cursory generalist type of inspection, although less detailed is mostly completed on-site at a fraction of the cost and within 24-48 hours.

Therefore a generalist type of review and its report may not be as detailed or comprehensive as that generated by specialists and is not intended to be. We evaluate systems/components and report on their general overall condition. A comment of **"INSPECTED"** does not mean that the item is perfect, but only that it is functional or met a reasonable standard of operation on the day of the inspection. We try and take into consideration when a structure was built and allow for the predictable deterioration that would occur through time, such as cracks that appear in concrete or drywall surfaces around windows and doors, scuffed walls or woodwork, worn or moderately damaged floors, stiff or stuck windows, and cabinetry that does not function as well as when new. Therefore, we often ignore insignificant and predictable defects and don't note them, particularly those apparent to a casual observer or the average person without construction experience.

A building and its components are complicated and because of this, it is essential you read the entire report. **ANY** recommendations that we make for service or for further evaluation by specialists, should be completed and verified before the close of escrow (because additional defects can sometimes be revealed by specialists and repair recommended that could affect your evaluation of the property). **Our service should not be construed as a warranty or guarantee.**

We make a diligent effort to provide you with a reasonably accurate assessment of the condition of the property and its components. **AND** to alert you to significant defects or adverse conditions that we observed **AND** deemed material at the time of the inspection. However, per industry standards, and time and accessibility constraints, we only "spot-check" similar components. What that means is that we do not test every electrical outlet, light or switch; nor open every window **OR** door; nor look at every rafter **OR** floor joist, nor identify every minor defect present; nor identify cosmetic conditions, or routine maintenance. Because we are not specialists and because our inspection is essentially visual, latent or hidden defects may well exist.

Please note that this report is **NOT** intended for use as a complete work order of every concern present in the building, **BUT** is intended to be a representative **SAMPLE** of improper or unreliable conditions that should be considered in selling or buying the property. **AND** it is our opinion that after reviewing the comments in this report, the attached photo's, and then consulting competent contractor(s) for their recommendations and cost estimates ... You should be able to make an educated decision about any service, maintenance, remedial actions, replacement, repair or renegotiations that need to be done to meet your needs.

Any enclosed pictures are EXAMPLES of concerns, NOT a picture of every concern present.

Our inspection is **NOT** a guarantee or warranty. It is simply a report on the general condition of a particular property, at a given point in time - a brief snapshot in time. *Furthermore, as a property owner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and other components and systems will age, wear out and fail without warning*. For these type of reasons, you should take into consideration the age and condition of the structure and its components; then obtain a comprehensive warranty policy on the property, its systems and the components.

If you have purchased a warranty policy, read it carefully. Some policies only cover insignificant costs, such as that of a rooter service, rather than replacing damaged sewer lines, etc. The representatives of some warranty policies may deny coverage on the grounds that a given condition was pre-existing, or is not

covered because of a code violation or manufacture's defect. Therefore, you should read such policies carefully, and consult with an Realtor or Attorney for any property questions that you may have concerning them.

REPORT SUMMARY & GENERAL COMMENTS

We have enclosed a **"GENERAL SUMMARY"** which reflects our key findings at the time and date of our inspection on this property. This summary should not be construed as the complete report, **BUT** simply a brief overview of the conditions or findings most important to us at this time of conditions that we feel are most important in making an informed buy/sell decision. Please remember, however we are not the buyers or sellers of the property, and you should read our report in its entirety and then make your own decisions.

As with any property there is always repairs, maintenance or improvements that you may want or need to do.

Client Present:	**Seller Present:**	**Others Present:**
No	No	Staff & Patients
Agents Present:	**Weather Condition:**	**Soil Condition:**
N/A	Clear / 72 Degree;s to Start	Damp & Mud
Rain / Snow in Past 2 Weeks:	**Approximate Age Of Building:**	**Building Occupied:**
Yes - Several Rains	45 - 50 Yrs p/Client	Yes
Stories / Levels:	**Building Type:**	**Termite Inspection:**
1 Story + Basement	Senior Citizen Care Facility	No
Partial Inspection:	**Radon Screening:**	**Specialty Inspection(s):**
Yes / Only a % of Patients Rooms	No	Commercial Building
Seller Disclosure:	**The Building Faces Mostly:**	
The inspector DID NOT see a copy of the "Sellers Disclosure" prior to the inspection (this limits our access to all known information).	South	

1. KITCHEN

Items

1.0 COURTESY COMMENTS / OBSERVATIONS

Not Inspected, Repair, Modify or Further Evaluation Recommended

As discussed with the client in advance, we do **NOT** perform commercial kitchen inspections NOR operate kitchen equipment **BUT** we will make courtesy comments for conditions we observed. We Noted:

1) Hood over dishwasher was not operable

2) No gas cock shut-off for the 2 gas ranges and left one has a broken door

3) Dishwasher sink had leak under it / far left

4) Kitchen Center Work Station not secured to the floor

5) Small Hand Sink not operable

6) Walls at 2nd Mop Closet damaged

7) The disposal splashguard was open / no guard (this can allow objects to fall inside the unit or be thrown up into your face during operation)

8) The anti-tilt device was not installed on the 2 gas ranges. This is a safety feature and prevents a top-heavy range from tilting forward and accidentally spilling hot liquids or food. These have been mandated by UL since about June of 1991.

9) On the Steam Table , 2 sides work OK but the 3rd side has missing control knobs (not operated)

10) The Exhaust Hood was noisy but worked. Its lites did not come on

11) Many Commercial Dishwashers have their own separate water heater. We don't believe this one has this feature. Verify with a Commercial Kitchen supplier if it should have this.

Have a competent appliance repair contractor read the report; evaluate the appliance conditions; their connections; then service, modify or make any necessary repairs as needed to safely and properly correct the issue(s).

See Courtesy Pics of kitchen area.

1.0 Picture 1 Steam Table

1.0 Picture 2 Sink / Prep Table

1.0 Picture 3 Triple Sinks

1.0 Picture 4 Refrigerator / Freezer

1.0 Picture 5 Store Room

1.0 Picture 6 Mop Sink

1.0 Picture 7 2 Gas Ranges

1.0 Picture 8 Dish Wash Area

1.1 GENERAL INFORMATION / MAINTENANCE / IMPROVEMENT

Not Inspected

FYI - The refrigerators / freezers appear to be functional and cool

2. RESTROOM(S)

Items

2.0 COMMENTS

Repair, Modify or Further Evaluation Recommended, Maintenance

(1) **BASEMENT:**

Mens: Toilet, Sink, Exhaust, Light.

This bath has no heat source (not required on half baths), no electrical outlet & no GFCI (typically seen at any restroom), no cold water faucet (should be there) and flex drain line (improper).

Womens: Toilet, Sink, Exhaust, Light.

This bath has no heat source (not required on half baths), no electrical outlet & no GFCI (typically seen at any restroom), and the exhaust fan needs repair or replacement.

2.0 Picture 1 Basement

(2) **MAIN LEVEL HALLS:**

Womens by Kitchen: Toilet, Sink, Heat Vent, Light.

There is an improper "accordion" type drain line. This type of flexible pipe is often used by do-it-yourself repair men. Drain lines are to be smooth bore so they don't trap hair, soap, etc and over time slow down or clog drains at the sink. No Exhaust vent noted. No GFCI or outlet present. Service or correct as needed.

Mens by Kitchen: Toilet, Sink, Heat Vent, Light.

No Exhaust vent noted. No GFCI or outlet present. Service or correct as needed.

Hallway by Room #27: Toilet, Sink, Heat Vent, Light.

No Exhaust vent noted. No GFCI or outlet present. Service or correct as needed.

Hallway by Room #27: Shower, Sink, Heat Vent, Light.

No Exhaust vent noted. Defective GFCI outlets. Shower faucets leak. There is an improper "accordion" type drain line. This type of flexible pipe is often used by do-it-yourself repair men. Drain lines are to be smooth bore so they don't trap hair, soap, etc and over time slow down or clog drains at the sink.

Service or correct as needed.

Hallway by Room #13: Whirlpool, Sink, Exhaust, Heat Vent, Light.

No Exhaust vent noted. GFCI outlet has no power to its. Whirlpool is out of Service.

Service or correct as needed.

3. PLUMBING SYSTEM

Styles & Materials

WATER SOURCE:
PUBLIC

WATER SUPPLY LINES:
COPPER
PLASTIC
OTHER
MOSTLY NOT VISIBLE

WASTE DISPOSAL:
PUBLIC

DRAIN / WASTE / VENT:
PLASTIC
CAST IRON
OTHER
MOSTLY NOT VISIBLE

WATER HEATERS:
GAS / BOILER ROOM - 97 GAL
ELECTRIC / OFF KITCHEN - 50 GAL

ESTIMATED AGE:
Off Kitchen - 17 Yrs +/-
Main Level - 11 Yrs +/-

MAIN VALVE LOCATION:
MECHANICAL ROOM

FUEL SYSTEM:
GAS METER

MAIN SHUT OFF LOCATION:
EXTERIOR

OUTSIDE HOSE BIBBS:
HOSE BIBBS PRESENT

Items

3.0 MAIN WATER ENTRY

Repair, Modify or Further Evaluation Recommended

(1) Large Gaps by in-ground water shut-off access AND deep hole. Trip Concern. City or Contractor to Service and Correct.

3.0 Picture 1

(2) The main valve was at the main level mechanical room the staff calls the "Boiler Room". It looked functional

3.0 Picture 2

3.1 VISIBLE SUPPLY LINES

Inspected

The supply lines have typical rust or corrosion.

3.2 VISIBLE DRAIN / WASTE / VENT LINES

Repair, Modify or Further Evaluation Recommended

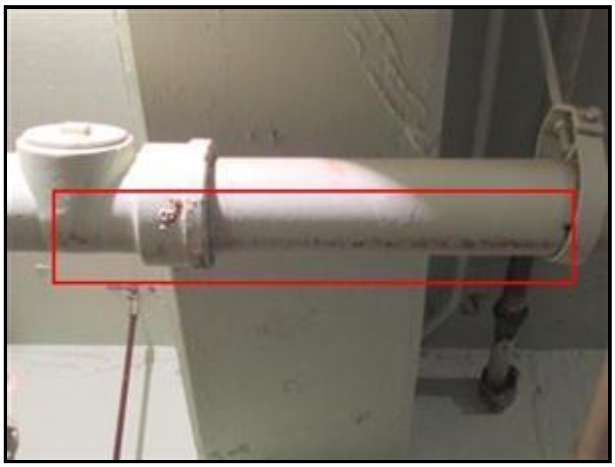
Cast Iron drain pipes were present and typically indicate an older system (in this area cast iron was commonly used from around 1920 till about 1980). At that time many contractors started switching to Ductile Iron pipe OR plastics like PVC. Cast iron is subject to deterioration from the inside out. These types of pipe can clog or fail at any time. In the **basement where much was exposed** we saw indications of small cracks and leaks starting. See Examples

Some Repairs / Replacement recommended now. Budget for other replacement and/or unexpected repairs now, OR upgrade it now, OR continue to use and service this until replacement is mandatory. Repair OR Replacement of cast iron pipe can get expensive quickly.

The cost of doing this service is unknown to us, so you should consult with a plumbing contractor to determine the exact costs prior to the end of your due diligence period. In our opinion however, based on the current areas we could see at the basement you can anticipate costs to exceed $3,000.

3.2 Picture 1

3.2 Picture 2



3.2 Picture 3

3.2 Picture 4

3.3 OUTSIDE HOSE BIBBS / FAUCETS

Inspected, Maintenance

The faucet leaks at the east side (stem or seal). Service and Correct

3.3 Picture 1

3.4 FUEL SYSTEM

Inspected

View Of The Gas Meter and Main Shut Off on the left side of the building.

3.4 Picture 1

3.5 WATER HEATER(S)

Repair, Modify or Further Evaluation Recommended, Maintenance

(1) The Sears electric water heater in the mop room off the kitchen is a 50 gallon unit that looks like it was made in 2000 (per its data tag).

The electric water heater did not have a disconnect within eyesight. Current building standards will have this feature present (or a lockable breaker) for safety when servicing the unit. You may want to install this as a safety improvement.

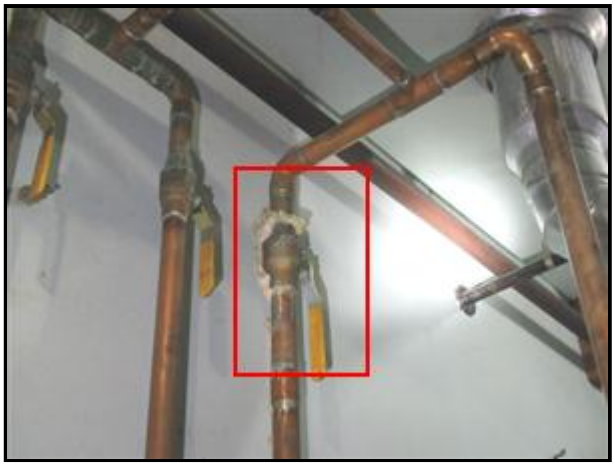
The unit drains to the floor. If it leaks you have water all over the flooring, etc. There is a mop sink next to it that may be a better drain location than the floor.

(2) The Rheem gas water heater in the Mechanical Room the staff refers to as the "Boiler Room" in the main hall is a 97 gallon unit that looks like it was made in 2006 (per its data tag) and rates at 199,000 btuh of heat input.

There was corrosion at the tank fittings over the tank (dry today).

The unit gets combustion air from 2 vents (high & low). The unit looks functional.

3.5 Picture 1 Water Heater



3.5 Picture 2 Corrosion

(3) **FYI -** There water heaters like this have a typical lifespan of about 10 to 16 years. Continue to use and service the units until replacement is needed.

3.6 ADDITIONAL COMMENTS

Not Inspected

In the basement by the electrical panel there was a lot of disconnected / not in use plumbing, electrical, gas piping, lines, etc. Verify with seller what it was for to determine if still needed AND repairs needed.

3.7 GENERAL INFORMATION

Repair, Modify or Further Evaluation Recommended, Maintenance

Based on the inspection industry's definition of a recommended water test for "functional flow" in a plumbing system, the plumbing drainpipes appear operational at this time. However, only a **video-scan** of the interior of drainpipes and drain lines can fully confirm the actual condition. When the plumbing system is older or there are large trees on the grounds, it can be prudent to have the drain lines "video-scanned" prior to close.

4. ELECTRICAL SYSTEMS

Styles & Materials

SERVICE ENTRANCE:
OVERHEAD
120/277 VOLT
3 PHASE

SIZE OF SERVICE:
1200 AMP

SUB PANEL:
MULTIPLE

MAIN DISCONNECT:
BREAKERS

MAIN PANEL:
MECHANICAL ROOM

MAIN CABLE:
MAIN COVER NOT REMOVED
NOT VISIBLE
UNKNOWN

BRANCH WIRE 120 VOLT:
COPPER

BRANCH WIRE 240 VOLT:
ALUMINUM
COPPER
NOT ALL VISIBLE

MAIN GROUNDING:
NOT SEEN

WIRING METHODS:
3-PRONG OUTLETS
CONDUIT
ROMEX
OTHER

Items

4.0 SERVICE ENTRY

Repair, Modify or Further Evaluation Recommended

(1) Courtesy View Of Main Electrical Entry on left exterior of building.

4.0 Picture 1

4.0 Picture 2

4.0 Picture 3

(2) Exposed SErvice Conductors observed at Roof. Safety Concern ..... Electrical Contractor to Service / Repair

4.0 Picture 4

4.1 MAIN PANEL / SUB-PANEL(S)

Repair, Modify or Further Evaluation Recommended

(1) Courtesy view of main electric panels. We observed the main service panel(s) and multiple other panels throughout the building (at least 8). These are in various rooms in the building and basement (mechanical room, kitchen and in the basement room with disconnected mechanical equipment). There may be others not located. Verify this information with the facility manager.

To check wiring inside the main panels (high voltage) and small panels immediately below it would require turning off power to the building. This was **NOT** done. Nothing is known of the condition of wiring, etc in these panels.

We **DID NOT** kill power to the building, so the wiring, circuit protection inside these panels was **NOT** inspected. We Recommend having a licensed electrical contractor access those panels to check the condition of wiring and other components inside the panels **AND** since the original building has been added onto multiple times over the years ... determine that current wiring, amps, etc is adequate for the loads.

4.1 Picture 1 Main Panel & Sub-Panels

4.1 Picture 2 Main BReaker

(2) During the examination of the multiple electrical panels throughout the building we noted defects OR unreliable conditions in need of a licensed competent electrical contractor to evaluate and repair, such as the following conditions:

1) Basement Electric Panel & Disconnect: 3 Phase. Double Tapped main circuit (more than 1 wire on a circuit designed for a single wire). Oversized breakers or mismatched for the wiring it controls; the disconnect box is off but has live wires in it; improperly terminated wire splices over the box.

2) Kitchen Electric Panel: 3 Phase. Unprotected opening(s) OR missing wire clamps were noted at the panel. Unused openings are required to be closed equivalent to original condition.

3) Boiler Room / Main Panels: 3 Phase. The **1200amp main breaker and 5-6 subs directly below it were not opened** because it would require turning off power to the building.

There were **two 3 phase "Breaker Panels"** to the right of the main breaker panel that were examined. In these panels we observed... Unprotected opening(s) OR missing wire clamps. Unused openings are required to be closed equivalent to original condition. Double Tapped breakers (more than 1 wire on a circuit designed for a single wire). Oversized breakers or mismatched for the wiring it controls; Some panel screws are missing AND others were the wrong type (sharp and pointed).

There were **two single phase "Fuse Panels"** to the right of the main breaker panel that were examined. In these panels we observed... Double Tapped fuses (more than 1 wire on a circuit designed for a single wire). Oversized fuses or mismatched for the wiring it controls; at least 1 or more fuse missing (no power to that circuit).

4) Chemical Store Room Panels: 3 Phase. There were 5 panels in this room (1 disconnect and 4 other panels). **Two fuse panels** were blocked by storage and not accessed or examined (nothing is known of the condition of wiring, etc in these panels). **Three breaker sub-panels** were accessed and examined. We observed... improperly terminated wiring inside the panels; Some panel screws are missing AND others were the wrong type (sharp and pointed); Unprotected opening(s) OR missing wire clamps (unused openings are required to be closed equivalent to original condition); Neutral and ground wires were improperly installed on the same buss bar at a sub-panel (in case of a short, this can allow electricity to go in multiple directions); the gutter box was missing screws; the latch at the panels was broken.

5) MISCELLANEOUS: Various electrical circuits or panels were not labeled as to their usage. Each circuit is to be legibly labeled with sufficient detail to identify it. Besides being inconvenient, this prevents us from determining if the circuit, wire, etc being used is correctly sized for its purpose.

These are samples of unreliable conditions or deficiencies present that should be repaired by a competent electrical contractor.

4.1 Picture 3 Chemical Store Room

4.2 BRANCH WIRING

Repair, Modify or Further Evaluation Recommended

(1) During the examination of the electrical branch circuit we noted deficiencies OR unreliable conditions, such as the following conditions:

Ungrounded 3-prong electrical outlets at varied areas; live wires exposed on wall or ceiling surfaces at the basement (wires are to be inside walls, ceilings or conduit); open electrical junction boxes with exposed wiring at the basement (cover plates missing); exposed electrical splices noted at the basement, Boiler Room and kitchen mop closet (electrical splices are to be in a covered junction box or fixture, etc); extension cords used for permanent wiring at the basement, kitchen and other interior

areas; GFCI(s) that were defective OR not tripping and resetting properly outside; missing light or outlet cover plates at various areas throughout, etc.

These are samples of unreliable conditions or deficiencies present that should be repaired by a competent electrical contractor.

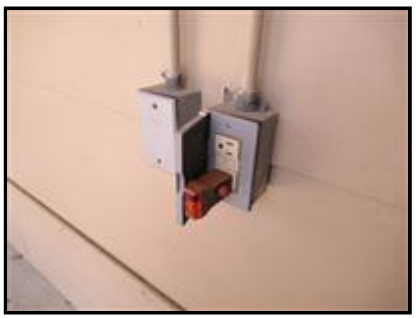
These are samples of unreliable conditions or deficiencies present that should be repaired by a competent electrician.

4.2 Picture 1 Ungrounded / Defective GFCI

4.2 Picture 2 Ungrounded / Defective GFCI

4.2 Picture 3 Extension Cord

4.2 Picture 4 Exposed Splices



4.2 Picture 5 Extension Cords

4.2 Picture 6 Defective GFCI Outside

(2) Current Safety Standards use GFCI's (ground fault interrupter circuits) at **"ALL wet areas"** (wet areas are outlet locations like kitchens, restrooms, exterior, laundry, sinks, unfinished basement areas, jacuzzi's, etc).

Not all of the electrical outlet(s) at the **"wet areas"** had GFCI protection. We recommend installing a GFCI at any applicable area without one.

4.3 ADDITIONAL COMMENTS

Repair, Modify or Further Evaluation Recommended

There were electrical conditions present that in our opinion indicate there has been a liberal approach to proper installation practices. This type of installation has the potential to become problematic in the future. We recommend having a licensed and competent electrical contractor read **ALL** of the inspection report; evaluate the buildings **FULL** electrical system and its conditions; then service, repair or modify **ALL** unreliable conditions or deficiency's in a safe and proper manner prior to closing.

The cost of doing this Service is unknown to us, so you should consult with a contractor to determine the exact costs prior to the end of your due diligence period. In our opinion if ALL electrical issues and conditions are addressed AND repaired you could anticipate costs of $3,000 or more.

4.4 GENERAL INFORMATION / MAINTENANCE / IMPROVEMENT

Maintenance

(1) **FYI -** Although commonly seen in pre-owned buildings, one or more light fixture(s) were closer to the closet shelving than is recommended by current safety standards. Current safety and electrical standards would not use exposed incandescent light bulbs in a closet near combustibles. It would be prudent for a client to modify lights (by using recessed lights, globes, fluorescent lights, etc).

(2) **FYI -** The occupants furniture, belongings and/or personal storage prevent the testing of each single outlet, fixture or switch present. If this is a concern to you, we recommend that you check these carefully at your pre-closing walk through (prior to the close of escrow).

5. COOLING / HEATING SYSTEMS

Styles & Materials

COOLING EQUIPMENT TYPE:	FUEL:	CEILING FAN(S):
FUJITSU SPLIT AC - 1 WINDOW AC UNITS (About 6 or more) PTAC HEAT/COOL UNITS (At Least 35+/-)	ELECTRIC	MULTIPLE

Items

5.0 COOLING and/or HEATING OPERATION

Repair, Modify or Further Evaluation Recommended

We did observe a main heating / cooling system for the building. The building used thru-wall **Amana PTAC's** in patients rooms and in some offices (these are heat/cool units). There was **1 Fujitsu Split System Cooling Unit** outside on the right side of building we were told supplies **cooling** for the **nurses station** in the middle of the building. There were also at least **6 Window AC units** at **various locations** in the building (Frigidaire, Kenmore, Amana, etc). The work shop in the basement used a **Portable Self Contained AC unit** for cooling the area. **At the customers request we only checked 11 patients rooms**. We spot checked cool or heat units in common areas and the ones we observed were working. Due to various brands and coloration differences of even the similar PTAC's the age and sizes may be different.

There were also **standing fans** at several rooms like the kitchen and **electric wall heaters** in entry hall, whirlpool tub room, boiler room, house keeping or other areas that **were not operable OR** obstructed, had no knobs to check them, and not being used at multiple areas throughout. *We saw ceiling registers at some locations but did not observe any central heat or cooling source for common areas, offices OR similar areas*. ***In our opinion the ability of the window units, PTAC's, the fans and Split System AC to properly cool and heat the entire building is questionable.***

We recommend having a licensed HVAC contractor Evaluate the Structure and Equipment, Distribution and do the calculations to determine the amount of tonnage needed to adequately cool / heat the property and to determine if extra equipment, etc is needed.

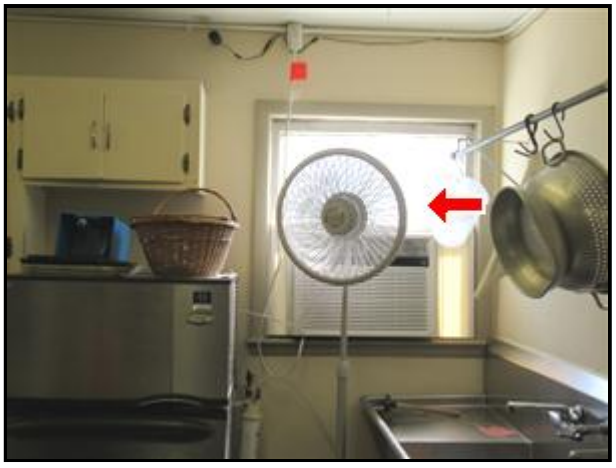
If needed, the cost of doing this is unknown to us, so you should consult with a contractor to determine the exact costs prior to the end of your due diligence period. In our opinion however the current systems are not adequate, you can anticipate costs to exceed $3,000 or more.

5.0 Picture 1 Electric Heater / No Knobs

5.0 Picture 2 PTAC Thru Wall Unit

5.0 Picture 3 Window AC

5.0 Picture 4 Basement Work Shop



5.0 Picture 5 Standing Fan

5.0 Picture 6 Split System Fujitsu

5.1 CEILING FANS

Inspected

Multiple Units

5.1 Picture 1

6. GROUNDS

Styles & Materials

DRIVES / PARKING LOTS:
ASPHALT

WALKWAYS:
CONCRETE

RETAINING WALL:
WOOD
STONE
OTHER
LANDSCAPE TIES

DECKS / RAMPS:
WOOD DECKS
WOOD RAMPS

Items

6.0 DRIVES / PARKING LOTS

Repair, Modify or Further Evaluation Recommended

PARKING LOTS: The drive and parking lots are useable and functional, however the parking lots show excessive deterioration, alligatoring, cracks, offset surfaces, etc. Sections of the parking lots are damaged, low or deteriorated and it appears that they could pond water or be a tripping hazard.

Ongoing maintenance includes sealing gaps or larger cracks to help prevent future deterioration, moisture intrusions or a trip potential. Resurfacing should be planned for now or in the near future.

Service and Repair any applicable areas as needed. This may include sealcoating the surface, filling in belly's, sealing the cracks, correcting any offset surfaces and/or restoring the drive to the original condition.

See Examples

Many contractors charge by the foot or square feet to seal cracks, overlay deteriorated surfaces, and seal coat drives and parking lots therefore the cost is unknown, nonetheless with lots / drives of this size it can be a significant cost. **The cost of doing this service is unknown to us, so you should consult with a contractor to determine the exact costs prior to the end of your due diligence period. In our opinion however you can anticipate costs to exceed $3,000 if all lots were resealed, etc.**

6.0 Picture 1

6.0 Picture 2

6.0 Picture 3

6.0 Picture 4

6.1 WALKWAYS

Repair, Modify or Further Evaluation Recommended

Deterioration, offset surfaces, gaps and/or large cracks at the surface of the walk(s) were noted. This can cause a tripping hazard and should be corrected as needed.

Poor drainage was noted. Sections of the walk(s) slope toward the foundation and will direct water toward the building rather than allowing it to drain away as intended. Service and correct as needed.

6.1 Picture 1 Damage / Trip Concern

6.1 Picture 2 Slopes to Building

6.1 Picture 3 Offsets / Trip Concerns

6.1 Picture 4

6.1 Picture 5

6.2 RETAINING WALLS

Inspected

Stone Wall

6.2 Picture 1

6.3 GRADING / DRAINAGE

Repair, Modify or Further Evaluation Recommended, Maintenance

(1) There was at least one or more locations around the perimeter of the building where the grading is either flat or slopes backward toward the structure. The drainage should be improved so that the soil slopes away from the foundation at least 6" in the first 10' on all sides.

When the ground next to the foundation is flat or slopes to the structure, it causes the soil to stay moist. Wet soil can greatly increase the stress on a foundation. This combined with expansive or heaving soils can lead to cracks, movements, and/or potential leakage. The soil, grading and/or other drainage paths should always be maintained to prevent this.

6.3 Picture 1

6.3 Picture 2

6.3 Picture 3

(2) Shrubs, trees or other foliage rub and obstruct the view of parts of the building, foundation or roof. These should be trimmed back from the structure to allow for proper access and complete visibility of the foundation, siding, etc. After trimming, check these areas prior to closing.

6.3 Picture 4

6.4 PATIO / SLAB

Inspected, Maintenance

Typical and ongoing maintenance will include sealing any gaps or cracks at the patio or slabs to help prevent future deterioration and a trip potential.

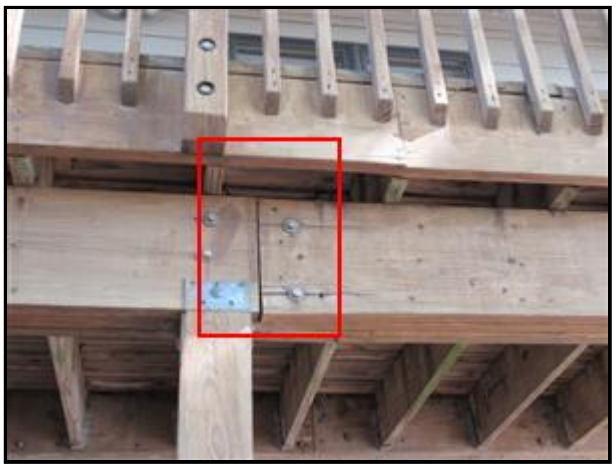
6.5 DECKS / RAMPS

Repair, Modify or Further Evaluation Recommended

1. Gaps between the railings are larger than 4". Although common in the past, current safety standards recommend less than 4" gaps to minimize safety risks.
2. Guard railings were using horizontal boards. These can be used to climb (by children, etc) and are not considered safe by current building standards.
3. There were worn and raised walk boards. Safety Concern.
4. There were various areas of moisture deterioration at the deck.
5. We were unable to inspect under part of the deck due to it being too low to the ground.
6. Joist hangers were missing at some locations.
7. The guard railings were loose at some areas.
8. One or more posts lack anchors at footings.
9. In our opinion the ramps are steeper than ADA standards allow.
10. The handrails at the stairs were a "board or ledge" rather than a properly sized graspable "grab rail".
11. We could not fully verify the presence or absence of a metal flashing detail at the deck attachment to the wall of the house. We would suggest having the deck contractor verify its presence or install one.
12. Wood components, even pressure treated wood should receive regular maintenance. Typically exterior wood requires the application of a preservative about every 2-3 years. If water does not bead on the wood when it is wet ..... Treat it with products that protect it from UV rays of the sun and water.
13. Have a competent deck contractor read the report; evaluate the conditions present; then service, modify or repair any deficiencies or unreliable conditions as needed to safely and properly correct them.
    1.
14. **The cost of doing this service is unknown to us, so you should consult with a contractor to determine the exact costs prior to the end of your due diligence period. In our opinion depending on what is done and the methods used, etc you could anticipate costs of $3,000 or more.**

6.5 Picture 1 Large Gaps in Rails

6.5 Picture 2 Raised Boards

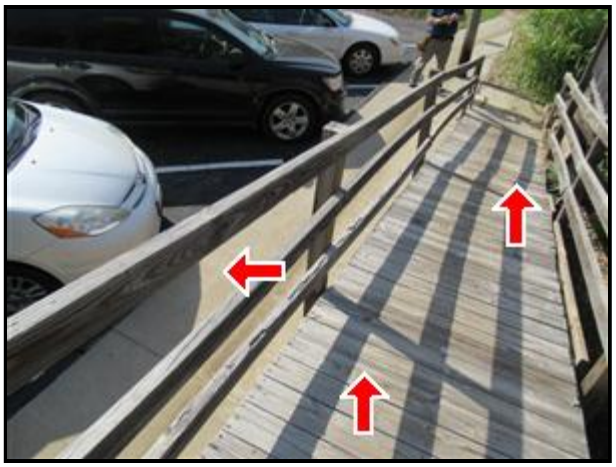


6.5 Picture 3 Joists Not on Support Post

6.5 Picture 4 Not a Grab Rail

6.5 Picture 5 No Anchor

6.5 Picture 6 No Joist Hangers



6.5 Picture 7 Horizontal Rails

6.5 Picture 8 Loose Rails

6.5 Picture 9 Can't Fully Access

6.5 Picture 10 Big Gaps

6.6 STORM SEWERS

Not Inspected

Storm Drains were noted at the street side of the property, but since underground they were not tested as part of a visual property review. Verify with the seller they are not clogged and they're free-flowing.

6.6 Picture 1

6.7 ADDITIONAL COMMENTS

Repair, Modify or Further Evaluation Recommended, Maintenance

The exterior items in the pics are not fully secured and if they fell can be a safety issue. Repair as needed.

6.7 Picture 1

6.7 Picture 2

6.7 Picture 3

6.7 Picture 4

6.8 GENERAL INFORMATION / MAINTENANCE / IMPROVEMENT

Maintenance

FYI - Once you take occupancy of the property, we recommend caulking and sealing any gaps or cracks at the hard surface flatwork of any drive, patio, walk, slab, stoop, steps, etc to help prevent future deterioration, moisture intrusion or a trip potential. There are various types of sealant that can be used for this. Building Centers like Lowe's and Home Depot, or lumberyards like Sutherland's carry the materials needed to do this and can provide advice on which product to use for your project.

7. ROOFING

Styles & Materials

ROOF COVERING:
COMPOSITION SHINGLES
2 +/- LAYERS

ROOF SLOPE:
MEDIUM

ROOF VENTILATION:
SOFFIT
RIDGE VENTS

ROOF INSPECTED BY:
WALKED ON ROOF

GUTTER TYPE:
PARTIAL
METAL

ROOF TYPE:
GABLE

Items

7.0 ROOF COVERINGS / FLASHINGS

Repair, Modify or Further Evaluation Recommended, Maintenance

(1) The general condition appears functional with signs of wear, weather or age that in our opinion do not look inconsistent with their age and useage. Regular service, maintenance and inspections are advised to achieve continued service.

We also recommend that you verify the insurability and acceptability of the roofing with your insurance company prior to close.

7.0 Picture 1

(2) In walking the roof we noted raised shingles at various locations; rusty flashings; heavy built up mastic that was worn or splitting; unsealed separations and gaps at some flashings; the roof ventilation from soffits and ridge vents combined appears minimal in our opinion; the ridge vents were not sealed on the bottoms where they meet the shingled roof; and at the front of the roof we noted the 2nd layer of roofing was not offset which created a flat cup like area that can hold water (seal the edges, etc). These conditions lend themselves to moisture intrusion.

These are samples of unreliable conditions or deficiencies present that should be Serviced, Repaired or Corrected by a competent roofing contractor after evaluating the roof, its accessories and conditions.

Typical maintenance is recommended for the wood shake or shingle roof. This usually consists of repair or replacement of damaged and/or missing shakes, shingles, flashings or ridge caps. This can help to ensure the water tightness of the structure and should be done on a regular basis.

7.0 Picture 2

7.0 Picture 3

7.0 Picture 4

7.0 Picture 5

7.0 Picture 6

7.0 Picture 7

7.0 Picture 8

7.0 Picture 9

7.1 GUTTERS AND DOWNSPOUTS

Maintenance

(1) Underground downspouts and/or drains were noted but not tested as part of a visible building inspection. The daylight openings of these drains were not seen. Verify with the seller their location and ensure they are not clogged and they're free-flowing.

We noted a few downspouts depositing the roof run-off water close to the foundation. This can lead to leaks or foundation movement. We recommend extending any of them further away from the building (6' or more).

Gutters and/or drains were clogged at some locations (large trees). Keep cleared of debris at all times.

Due to the large trees over parts of the roof, we recommend installing gutter guards at the gutter system to help keep them clear of debris and gutters at applicable roof edges or eaves where not present.

The roof on the left side of the building did not have full gutters, etc. Recommend adding them.

7.1 Picture 1 d

7.1 Picture 2

(2) The gutters and downspouts appear to be in functional overall condition. However, without water in them for testing, it is difficult to fully determine if they will leak OR judge if they are correctly sloped in order to direct water into the downspouts. We recommend observing them in a strong rain to see if they are acceptable or not.

7.2 GENERAL INFORMATION / MAINTENANCE / IMPROVEMENT

Not Inspected, Maintenance

In accordance with industry standards for inspections, *a visual inspection service does not include a guarantee against leaks*. For such a guarantee, you would need to have a roofing company perform a water test and issue a roof certification. The sellers or the occupants will generally have the most intimate knowledge of the roof. We recommend asking them about its history and then schedule regular maintenance, service and inspection by a competent roofing contractor.

8. FIRE PROTECTION

Styles & Materials

SPRINKLERS:
YES
NOT TESTED

FIRE EXTINGUISHERS:
YES / MULTIPLE
NOT TESTED

FIRE HYDRANT NEARBY:
YES AT STREET

FIRE or ALARM SYSTEM:
YES
NOT TESTED

EMERGENCY EGRESS LIGHTING:
YES

Items

8.0 SPRINKLERS

Not Inspected, Maintenance

(1) See Fire Department hookup on front porch / stoop.

8.0 Picture 1

(2) A sprinkler system was present. Under the **SoP** (Standards-of Practice) for our type of inspections, these type devices are excluded and **NOT** inspected as part of the General Survey. We are not specialists in these systems and **DID NOT** perform any operation or testing on the system. Consultation and evaluation by a competent and licensed specialist in sprinkler systems can provide testing of the system to verify the proper operation and function.

8.1 FIRE HYDRANT

Not Inspected

There is a fire hydrant on the same side of the street approximately 200' from this building. Verify with the city this is functional. See Pic 3 ..... Connection at front porch.

8.1 Picture 1

8.1 Picture 2

8.2 FIRE EXTINGUISHERS

Maintenance

Most cities in the metroplex have rules on how many Fire Extinguishers should be present, where they should be, how often they should be checked and how often re-filled, by whom, etc. We recommend verifying with the city how many are present, when they will be checked next in 2017 and get all of the maintenance records from the current owner if present (we did not see them if present). Then check with the city for their requirements on these. We would anticipate that a new owner may have to add these and do regular service or maintenance.

Spot checking tags show most we saw were last checked in September 2016. See EXample

8.2 Picture 1

8.2 Picture 2

8.3 FIRE or ALARM SYSTEM

Not Inspected, Maintenance

An alarm, security and/or fire suppression system of some type was present. Under the **SoP** (Standards-of Practice) for our inspections, these type devices are excluded and **NOT** inspected as part of the General Review. We are not specialists in these type systems and **DID NOT** perform any analysis, operation or other testing on the system. Consultation and evaluation by a qualified individual

OR competent specialist in these systems can provide testing to verify the proper operation of the system / components.

8.3 Picture 1

8.3 Picture 2

8.4 EMERGENCY EGRESS LIGHTING

Maintenance

Although signs were present at most egress areas, they were not seen at **All** Exits in the building. They should be. We also noted that not all Exit signs present were the type that are illuminated / lit. ..... They should be.

Service and Correction recommended.

8.4 Picture 1

8.4 Picture 2

8.4 Picture 3

8.5 SMOKE DETECTORS / CARBON MONOXIDE DETECTORS

Repair, Modify or Further Evaluation Recommended, Maintenance

Safety Recommendation Upon Move In and On A Regular Basis: The National Fire Protection Association states smoke alarms should be changed if more than 10 years old and in our opinion you should ensure all units are present then test all units a day before taking occupancy and then monthly thereafter according to manufacturer's instructions. Current safety standards state smoke alarms should be at all sleeping rooms; on each level of the building (including basement); at any equipment room; on ceilings or high on walls.

Batteries should be replaced every 6 months or sooner if a smoke alarm "chirps," indicating a low battery. Smoke alarms should be replaced every 10 years, even those hard-wired, or labeled "long life" 10-year battery-types. We suggest installing these at any above areas without one.

Current safety standards recommend a CO-monitor outside each sleeping area or any equipment rooms without one.

8.6 OTHER COMMENTS

Not Inspected

Although **NOT** part of our General Review, we noted the air compressor in the Boiler Room used for Fire Suppression was disconnected and its breaker was turned off. These are typically oil based units.

A newer looking Dewalt **NAIL GUN** compressor was hooked up to the Fire Suppression System (not oil based).

We are not specialists in these type systems and **DID NOT** perform any analysis, operation or other testing on the system. Consultation and evaluation by a qualified individual OR competent specialist in these systems can provide testing to verify the proper operation of the system / components **AND** if a Nail Gun compressor is the correct equipment for this application.

9. EXTERIORS

Styles & Materials

EXTERIOR WALLS:
BLOCK

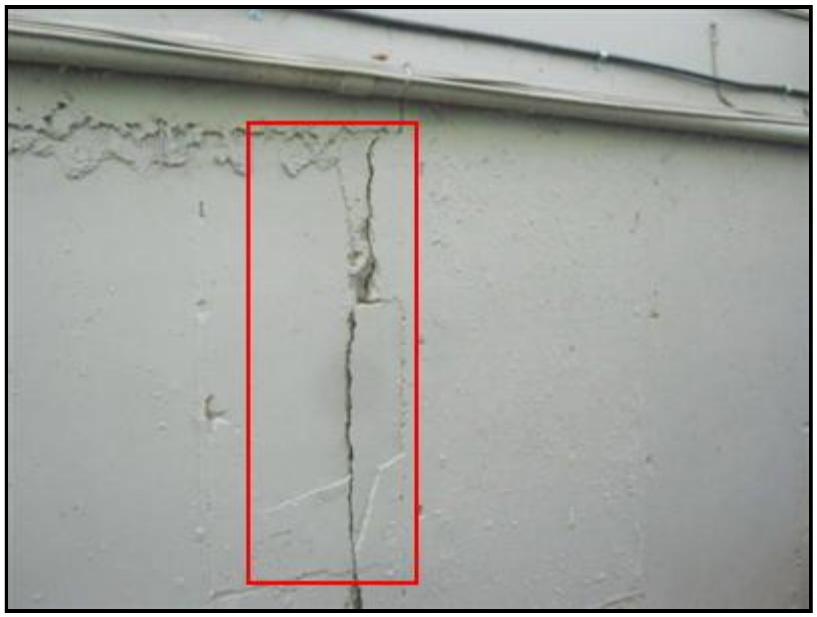
WALL COVERING:
FIBROUS SIDING
WOOD TYPE SIDING
OTHER

EXTERIOR TRIM:
WOOD
OTHER

Items

9.0 EXTERIOR FOUNDATION
Inspected, Maintenance

Small cracks, gaps, etc were noted in the foundation walls mainly on the buildings left side. These are often caused by shrinkage or movement in the building or its materials, and in our opinion this is not uncommon for the age and type construction, combined with expansive soils. We recommend keeping any crack, gap or utility penetration well sealed to be able to monitor for future movements or help prevent leakage. If either condition should ever occur, repairs could be needed.



9.0 Picture 1

9.0 Picture 2

9.0 Picture 3

9.1 WALL COVERING / TRIM

Repair, Modify or Further Evaluation Recommended

Wood rot, moisture damage or other damage was noted at in areas all around the building. This includes window trim, frames, siding, wood windows, etc. Repair and Paint needed.

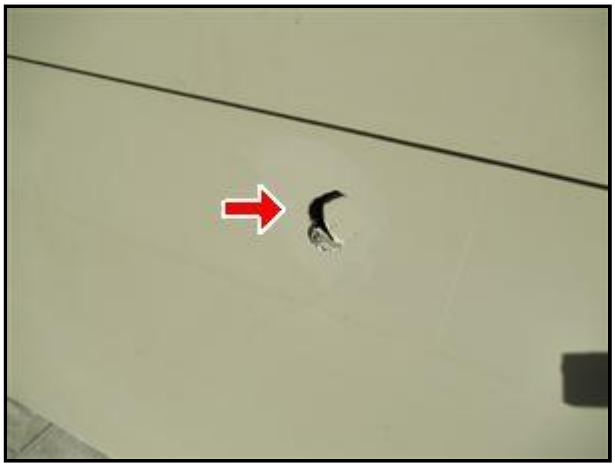
NOTE: Some siding looks like Hardie Board and some looks like Masonite. If so both have been involved in class action lawsuits for various reasons. Recommend having a competent siding contractor familiar with the issues regarding Hardie Board and Masonite siding ..... Read the report; review the siding areas of the structure and the conditions present; then Service, Modify, or Repair any defect(s) as needed to properly correct them.

The cost of doing this Service is unknown to us, so you should consult with a contractor to determine the exact costs prior to the end of your due diligence period. Depending on answers to the question about Masonite and Hardie Board Siding …. In our opinion you could anticipate costs as low as $1,500 for simple repairs OR significantly more if recalled siding was involved..

9.1 Picture 1 Window Frames

9.1 Picture 2 Window Sills

9.1 Picture 3 Window Sill



9.1 Picture 4 Siding / Hole

9.1 Picture 5 Window

9.1 Picture 6 Siding

9.1 Picture 7 Window

9.1 Picture 8 Window Sill

9.1 Picture 9 Window Sill

9.2 FLASHINGS

Not Present

Flashings were not present all recommended locations. There were various locations at one or more areas where flashings were not seen (doors, windows, trim). Areas where flashings are typically installed are: head flashing over doors, windows, trim or decorative pieces extending out from the siding or wall over 3/8".

Flashing is installed to help prevent ponding moisture from entering the structure and/or causing water damage, etc. Modification of areas with missing or improper flashing is recommended.

9.2 Picture 1 No Flashing Seen

9.2 Picture 2 Head Flashing Not Seen

9.3 EXTERIOR ELEVATIONS

Inspected

Courtesy Views of Exterior of building.

9.3 Picture 1 Front

9.3 Picture 2 Left Side

9.3 Picture 3 Left Side

9.3 Picture 4 Rear

9.3 Picture 5 Right Side

9.3 Picture 6 Right Side

9.4 GENERAL INFORMATION / MAINTENANCE / IMPROVEMENT

Maintenance

There were gaps, cracks or unsealed areas around areas like: trim, windows, doors, the joint where 2 different building materials meet, utility penetrations, siding laps, flashings, etc. This is common. Ongoing maintenance includes keeping these areas caulked, well sealed, filled, and painted if needed.

10. FOUNDATION / BASEMENT

Styles & Materials

FOUNDATION TYPE:
BASEMENT
SLAB-ON-GRADE

FOUNDATION WALLS:
CONCRETE

FOUNDATION FLOOR:
CONCRETE

OBSERVED BY:
ENTERED BASEMENT
SLAB ON-GRADE COVERED & NOT VISIBLE

SUMP PUMP:
NO

FOUNDATION WATER CONTROL SYSTEM:
NONE SEEN

FOUNDATION VENTILATION:
WINDOWS

Items

10.0 VISIBLE FOUNDATION

Inspected, Maintenance

There were no active moisture leaks noted at the time of our inspection.

There is evidence of previous moisture leakage.

There were wall cracks that should be sealed to help prevent moisture intrusion and monitored in the future.

10.0 Picture 1 Example

10.1 VISIBLE FOUNDATION (slabs, floors, etc)

Inspected, Maintenance

There were minor shrinkage or movement cracks at the floor slab(s) that in our opinion are not uncommon for this type of construction, and the expansive soils. Keep these well sealed to prevent leaks and monitor them for future movement or leakage.

10.2 VAPOR BARRIER

Not Present

10.3 INSULATION

Not Inspected

Not Seen

10.4 SUPPORT SYSTEM

Not Inspected

Not Visible

10.5 SUMP PUMP

Not Present

10.6 ADDITIONAL COMMENTS

Not Inspected, Maintenance

We were unable to fully view the foundation walls, structural components and floor slab(s) at all locations due to finish materials, storage and personal belongings. This prevents the inspector from seeing, testing or having access to every area or component. In brief, it prevents the inspector from accessing and checking everything. Concealed defects are not within the scope of our inspection. Along with defects that might not have been seen or noted due to such conditions, there may be deferred maintenance or items needing further evaluation, service or repair. We recommend that you do a careful check and a final walk-through of this area prior to closing.

10.6 Picture 1

10.6 Picture 2

10.6 Picture 3

10.6 Picture 4

11. INTERIORS

Styles & Materials

WINDOW TYPE:
SINGLE PANE WOOD
THERMAL PANE VINYL
OTHER

INTERIOR WALLS:
DRYWALL
OTHER

INTERIOR CEILINGS:
DRYWALL
CEILING TILE
OTHER

Items

11.0 EXTERIOR DOORS (a representative number)

Repair, Modify or Further Evaluation Recommended, Maintenance

(1) **FYI -** Examining screen or storm doors if present, is not part of the home inspection.

In our opinion the doors look to be in functional overall condition with wear and deterioration consistent with their type and usage.

(2) In this type facility, **entry / egress doors** like the front door typically have "Auto Openers" on the inside and outside. Here the front door had an "Auto Opener" going in BUT not coming out. Correct where needed.

The kitchen egress door had no "Push Bar" and we saw no Emergency Lighting in that hall. There should be.

11.1 GENERAL OBSERVATIONS of INTERIOR AREAS

Inspected, Maintenance

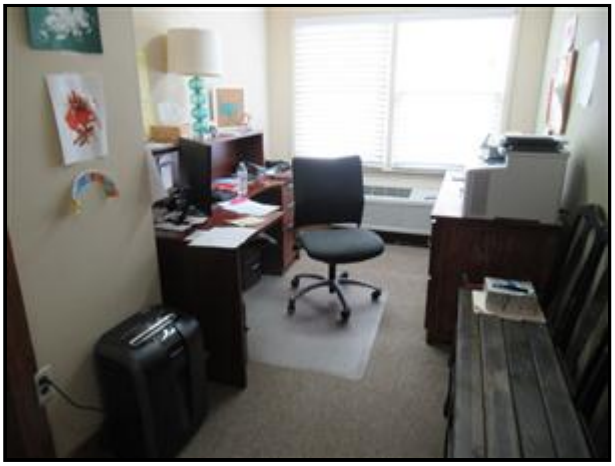
(1) In our opinion the interiors look to be in functional overall condition showing common wear, tear, moisture stains, damage, and/or deterioration to the walls, ceilings, floors, doors, windows consistent with their age and useage. Screen and storm windows or doors are **NOT** examined as part of the inspection.

However, in accordance with industry standards, we do not view every floor or ceiling NOR operate every door or window in the building - especially if the property is furnished or occupied, and some are obstructed as here.

See Examples of Interiors

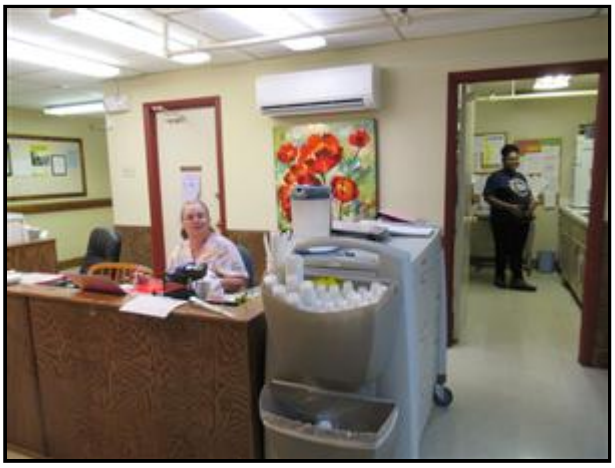
11.1 Picture 1 Dining Hall

11.1 Picture 2 Rear Lounge



11.1 Picture 3 Staff Office

11.1 Picture 4 Dining Area

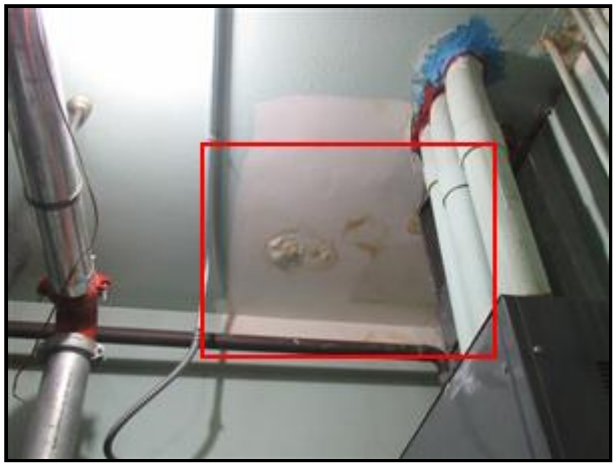


11.1 Picture 5 Nurses Station

11.1 Picture 6 Main Hall / Front to Back

(2) We noted cracks, moisture stains, holes in ceiling tiles or drywall or movements that in our opinion are consistent with the use and function of the component, and not uncommon for a building of this age.

11.1 Picture 7 Moisture Stain Main Level

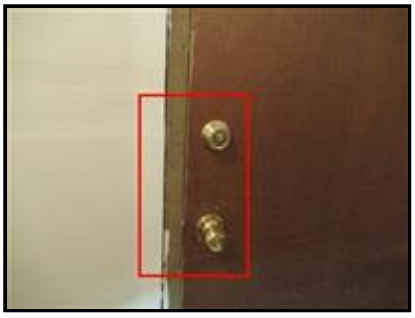


11.1 Picture 8 Moisture Stain Mechanical Room

(3) There were several locked doors at the basement and main level. We did not gain entry to those rooms.

11.1 Picture 9

11.1 Picture 10



11.1 Picture 11

(4) In our opinion the doors look to be in functional overall condition with wear and deterioration consistent with their type and usage. However, in accordance with industry standards, we do not operate every door in the building - especially if the property is furnished or occupied, and some are obstructed as here.

(5) Screen and storm windows are not examined as part of the home inspection.

In our opinion the windows look to be in functional overall condition with wear and deterioration consistent with their type and usage. However, in accordance with industry standards, we do not test every window in the building - especially if the property is furnished or occupied, and some are obstructed as here.

(6) When the door to the "Boiler Room" was opened, there is an immediate drop of 12" or so. Several times during the inspection someone opened the door and fell into the room. Recommend adding another step or handrail.

11.1 Picture 12

11.2 INTERIOR FLOORS (a representative number)

Inspected

11.3 INTERIOR STAIRWAYS / RAILINGS

Inspected

Functional

11.3 Picture 1 To Basement

11.4 ADDITIONAL COMMENTS

Inspected, Maintenance

(1) At the customers request we only examined 11 of the patients / occupants rooms for their general condition.

We reviewed rooms: 3, 5, 9, 11, 12, 16, 18, 24, 27, 34 and 36

The typical room had a window, doors, lights, electrical outlets, thru wall heat / cool unit, a bath sink, and toilet. A few rooms had their own tub or shower. Although nice half baths are not required to have heat. All bath areas should have a exhaust vent source. Many here did not. Correct as needed.

(2) **Room 3:** The window, doors, lights, electrical outlets, thru wall heat / cool unit, bath sink, toilet were present. There were moisture stains at the ceiling. The bath had no GFCI or electrical outlet or exhaust.

Room 5: The window, doors, lights, electrical outlets, thru wall heat / cool unit, bath sink, toilet were present. The unit had a ceiling fan / light. The bath had no GFCI or electrical outlet or exhaust fan.

Room 9: The window, doors, lights, electrical outlets, thru wall heat / cool unit, bath sink, toilet were present. The unit had a ceiling fan / light. The bath had no GFCI or electrical outlet or exhaust fan.

Room 11: The window, doors, lights, electrical outlets, thru wall heat / cool unit, toilet were present. The sink had no water on to it?? The bath had no GFCI or electrical outlet or exhaust vent

Room 12: The window, doors, lights, electrical outlets, thru wall heat / cool unit, bath sink, toilet, bath exhaust vent were present. The carpet had torn seams (trip concern). The bathing facility was not in use but filled with storage, and it had no heat. The bath a GFCI electrical outlet.

Room 16: The window, doors, lights, electrical outlets, thru wall heat / cool unit, bath sink, toilet were present. No exhaust vent. The unit had a ceiling fan / light. The bath had no GFCI or electrical outlet.

Room 18: The window, doors, lights, electrical outlets, thru wall heat / cool unit, bath sink, toilet, were present. The unit had no bath exhaust vent. The bath had no GFCI or electrical outlet.

Room 24: The window, doors, lights, electrical outlets, thru wall heat / cool unit, bath sink, toilet, bath heat were present. The bath had no GFCI electrical outlet. No exhaust vent.

Room 27: The window, doors, lights, electrical outlets, thru wall heat / cool unit, bath sink, toilet, bath heat were present. The bath had no GFCI electrical outlet. No exhaust vent.

Room 36: The window, doors, lights, electrical outlets, heat / cool unit, bath sink, toilet, shower were present. The bath had no GFCI electrical outlet. No exhaust vent or heat in bath.

Room 39: The window, doors, lights, electrical outlets, thru wall heat / cool unit, bath sink, toilet were present. The bath had no GFCI electrical outlet. No exhaust vent.

11.5 GENERAL INFORMATION / MAINTENANCE / IMPROVEMENT

Not Inspected, Maintenance

(1) Structures that are occupied, being lived in and used, and furnished at the time of the inspection prevent the inspector from seeing, testing or having access to all areas or components. In brief, it prevents the inspector from accessing everything. Concealed defects are not within the scope of our inspection. Along with defects that we might not have seen or noted due to such conditions, there may be deferred maintenance or items needing further evaluation, service or repair that are present by the time escrow closes. We recommend that you do a careful check and a final walk-through of the structure prior to closing of escrow.

(2) The Bio-Waste container was blocked by shelving and not operated or checked.

11.5 Picture 1

12. ATTIC

Styles & Materials

ATTIC DESCRIPTION:
NO ACCESS SEEN

VENTILATION:
MINIMAL

Items

12.0 ATTIC CAVITY

Not Inspected, Maintenance

(1) The gable roof was low sloped (probably 4/12). We did not locate or observe an attic access. Nothing is known of the absence or presence of any defects **NOR** the condition of the components present in that area(s) IF there is an attic. Verify with the sellers if there is one. If so we recommend having the roofing contractor doing repair examine this prior to close.

In accordance with industry standards for this type of review, we do **NOT** enter an attic with less than 60" of headroom; if there are no permanently installed steps or pull-down stairs; if there is no solid walkway or standard flooring designed for normal walking; with no commentary or evaluations made of any areas not readily viewed from the hatch area.

(2) **FYI** - Bathroom exhaust vents were not seen exiting the roof, etc, therefore we assume they terminate in the attic. This can allow moisture to develop in the attic. Current building standards would extend these to the exterior of the building for reasons such as: helping lower interior humidity levels; reducing the likelihood of mold; etc.

13. MISCELLANEOUS

Items

13.0 REPAIR / REPLACE / FURTHER EVALUATION

Repair, Modify or Further Evaluation Recommended

Always have any repair, replacement or further evaluations performed by a competent, insured and licensed contractor specializing in that trade or profession. They should read the report; review the component or system conditions; then service, modify, repair or replace any defects or unreliable conditions as needed to properly and safely correct them. You should get at least 3 written estimates on any major work, **AND** all repairs or work should follow the Manufacture Installation Guidelines; and applicable National, State, or Local building codes. Further evaluation for any service, repair or replacement should take place before the end of the inspection contingency period.

Items or conditions noted in the report do not obligate ANY party to perform service, make repairs or take other action, nor is the purchaser required to request that the seller take any action. When a deficiency or adverse condition is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations or inspection contingency in your real estate contract, etc. *Evaluations by qualified tradesmen can lead to the discovery of additional deficiencies or conditions which may involve additional repair costs.* Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is **NOT** required to provide follow-up services to verify that proper repairs have been made.

13.1 RE-INSPECTION POLICY

Maintenance

We are sometimes asked to re-inspect certain problem areas discovered during the original inspection, after repairs have been made to these components or systems. As a **prerequisite**

to our company **performing a re-inspection** , the following criteria **MUST** be met:

1 **.** A **LICENSED CONTRACTOR**

that specializes in the trade or component being repaired and/or replaced, **MUST** perform the repairs, replacement or other work on any **MAJOR COMPONENTS and/or SPECIALIZED**

SYSTEMS. For example: roofing repairs must be made by a licensed roofer; foundation repairs must be made by a licensed foundation contractor; electrical repairs must be made by a licensed electrician, plumbing repairs must be made by a licensed plumber, fireplace or chimney repairs must be done by a CSIA Chimney Sweep, etc. **

2. The licensed contractor **MUST** provide receipts that clearly indicate the scope and type of all repair work performed; the type and quantity of material used; and a full description of the work

that was done (not just furnace serviced & repaired).

3. The licensed contractor **MUST** state in writing whether or not the repair work is warranted and if so, for how long, and what the warranty covers.

4. The licensed contractor **MUST** state in writing if the warranty is transferable to the new owner and if the same terms convey to the new owner.

** (Due to the safety risks and the liability involved both to the new owner and to ourselves, **we DO NOT re-inspect repairs** to **MAJOR COMPONENTS or SPECIALIZED SYSTEMS** that were **performed by**

unlicensed contractors, building owners, handymen or amateur contractors) .

When the above conditions have been met and a **re-inspection** is scheduled and carried out, the customer agrees that the same limitations, parameters, terms and conditions that were

outlined in the **original Inspection Agreement** will apply to the **re-inspection** (refer to the **original Inspection Agreement** if you need clarification on those terms). The **re-inspection** will be carried out on a visual and non-invasive basis and only in regards to the **completed repairs**. Confirmation of any hidden damages or ancillary repairs carried out that are not readily visible should be sought from the individual repair contractors. Neither the individual inspector nor **Dan Bowers Company** assume any liability or offers any warranty (expressed or implied) for any repair work that was performed. Please note that new repairs can be more susceptible to a greater degree of thermal expansion or contraction than the existing components. Additional attention such as, caulking or sealing or other follow-up service after the repairs or following a change of seasons may be needed. Client stipulates they have read, understand and agree to the above required conditions.

All **Re-inspections** are performed at the rate of **$159 p/hour** with a **2 hr** minimum billing fee PLUS Travel Time.

13.2 RADON

Not Inspected

We **DID NOT** not perform **any radon testing or radon sampling** or evaluation at this property. A visual survey or inspection can not verify the absence or presence of radon gas. A NRSB or NEHA certified radon specialist can provide more information or testing for you.

13.3 TERMITES

Not Inspected

We **DID NOT** not perform any **WDI (wood destroying insect) inspection or evaluation at this property**. A visual survey or inspection can not verify the absence or presence of wood destroying insects like termites, etc. A state licensed WDI specialist can provide more information or perform testing for you.

13.4 ASBESTOS

Not Inspected

Due to the age of the building, it's possible that **ACM (asbestos containing materials) could be present** somewhere. A visual inspection alone can not verify the absence or presence of ACM. Only having a state licensed asbestos laboratory examine suspect sample materials can make this determination. We are **NOT** a state licensed asbestos test laboratory.

13.5 LEAD PAINT

Not Inspected

Due to the age of the building, **it's possible that lead based paint could be present somewhere**. A visual inspection can **NOT** verify the absence or presence of lead based paint. Only a state licensed lead paint inspector can make this determination. We are **NOT** state licensed lead inspectors.
A licensed specialist in lead paint inspections can provide testing.

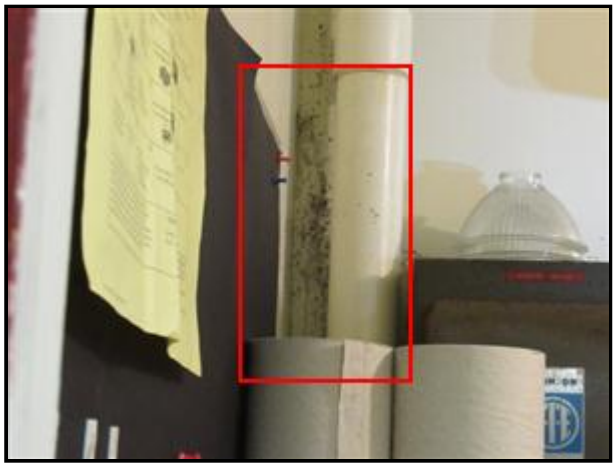
13.6 MOLD/MILDEW

Not Inspected, Repair, Modify or Further Evaluation Recommended

We **DID NOT** perform any mold tests or mold / air sampling evaluations at this property. A visual inspection alone can not verify the absence, presence, types or significance of mold. Almost all buildings have some form of mold spores present, most of which are not harmful. Mold however, can cause health or respiratory problems for some people. Mold types and their significance can only be discovered through sampling and laboratory analysis.

There were visual indications that indicate the presence of mold in the building at some areas like in the various areas. A competent mold or indoor air quality specialist can provide further testing or evaluation for you to determine what types of mold (allergenic or toxic) which can tell you the type of cleanup or remediation required.

The cost of doing this is unknown to us, so you should consult with a contractor to determine the exact costs prior to the end of your due diligence period. In our opinion we would anticipate mold testing on a building that size could start at $500 - $750 and go up depending on whether you tested 1-2 areas OR the entire building. Mold cleanup or remediation can exceed $3,000.



13.6 Picture 1 Mold / Chemical Store Room

13.7 EXCLUSIONS

Not Inspected, Maintenance

(1) **No documents or past maintenance history of the building, etc was provided to us** prior to arriving at the site ..... So no assessment or review was part of the visual building survey. We recommend getting all getting all maintenance, service, renovation or inspection records on this building from the seller, service companies or maintenance people prior to close.

We also recommend viewing the municipal inspection records and permit information for this property. They may contain information on any upgrades, addition, renovation, change-outs, etc. which were not a part of our inspection process, nor were they performed by our company.

(2) **Phase 1 Environmental Inspection:** We do **NOT** perform these type inspections, however a licensed environmental contractor can perform these for you if needed.

(3) ***BUILDING INSPECTIONS / PERMITS / CODE / ADA INSPECTIONS:*** We recommend viewing the municipal inspection records and permit information for this property. They may contain information on any upgrades, addition, renovation, change-outs, etc. which were **NOT** a part of our inspection process, **NOR** were they performed by our company.

This inspection does **NOT** perform **ADA** compliance inspections as part of our visual review.

(4) ***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. ing 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 may 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 is merely providing an opinion and does not warrant or guarantee the present or future condition of the subject property, its systems or components 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 the were 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.

(5) Structures that are occupied, lived in and being used, and furnished at the time of the visual review prevent the inspector from seeing, testing or having access to all areas or components. In brief, it prevents the inspector from accessing everything. **Concealed defects are not within the scope of our inspection**. Along with defects that we might not have seen or noted due to such conditions, there may be deferred maintenance or items needing further evaluation, service or repair that are present by the time escrow closes.

We recommend that you do a careful check and a final walk-through of the structure prior to closing of escrow.

(6) **SPECIAL SYSTEMS:** Under the **SoP** (Standards-of Practice) for our inspections, Specialized Systems like these are excluded and **NOT** inspected as part of the General Inspection. We **DID NOT** inspect these.

13.7 Picture 1

13.7 Picture 2

(7) Under the **SoP** (Standards-of Practice) for our inspections, landscape OR other low voltage outside lighting are excluded and **NOT** inspected as part of the General Inspection. We **DID NOT** inspect any landscape OR other low voltage lighting on the property.

13.7 Picture 3

13.8 TRASH REMOVAL / DUMPSTER

Maintenance

We saw a trash dumpster at the side of the parking lot. Ask seller to verify about trash pick-up schedules and if this is a public or private service.

13.8 Picture 1

13.9 BUILDING PERMITS / ADDITIONS

Not Inspected

In our opinion, the property shows signs of renovation, change-outs or addition after the original construction AND looks like it has been added onto 2-3 times. This work may or may not have been performed by a licensed contractor(s) with proper permits and code inspections, etc. We suggest verifying with the seller and local code authority to determine if this work was done properly and conforms to the building standards applicable at that time. Amateurish or un-permitted work can sometimes conceal poor workmanship or hidden defects, and under certain conditions has been known to be subject to penalties or fines.

Dan Bowers Company

Dan Bowers, CMI, CRI, ACI

HomeGauge Services

(913) 649-4455

Immediate Summary (Now or Short Term Actions)

Dan Bowers Company

(913) 649-4455

Customer
Kris Kringle Enterprises

Address
6732 W. Anywhere Ave
Wichita KS 67234

1. KITCHEN

1.0 COURTESY COMMENTS / OBSERVATIONS

Not Inspected, Repair, Modify or Further Evaluation Recommended

As discussed with the client in advance, we do **NOT** perform commercial kitchen inspections NOR operate kitchen equipment **BUT** we will make courtesy comments for conditions we observed. We Noted:

1) Hood over dishwasher was not operable

2) No gas cock shut-off for the 2 gas ranges and left one has a broken door

3) Dishwasher sink had leak under it / far left

4) Kitchen Center Work Station not secured to the floor

5) Small Hand Sink not operable

6) Walls at 2nd Mop Closet damaged

7) The disposal splashguard was open / no guard (this can allow objects to fall inside the unit or be thrown up into your face during operation)

8) The anti-tilt device was not installed on the 2 gas ranges. This is a safety feature and prevents a top-heavy range from tilting forward and accidentally spilling hot liquids or food. These have been mandated by UL since about June of 1991.

9) On the Steam Table , 2 sides work OK but the 3rd side has missing control knobs (not operated)

10) The Exhaust Hood was noisy but worked. Its lites did not come on

11) Many Commercial Dishwashers have their own separate water heater. We don't believe this one has this feature. Verify with a Commercial Kitchen supplier if it should have this.

Have a competent appliance repair contractor read the report; evaluate the appliance conditions; their connections; then service, modify or make any necessary repairs as needed to safely and properly correct the issue(s).

See Courtesy Pics of kitchen area.

2. RESTROOM(S)

2.0 COMMENTS

Repair, Modify or Further Evaluation Recommended, Maintenance

(2) **MAIN LEVEL HALLS:**

Womens by Kitchen: Toilet, Sink, Heat Vent, Light.

There is an improper "accordion" type drain line. This type of flexible pipe is often used by do-it-yourself repair men. Drain lines are to be smooth bore so they don't trap hair, soap, etc and over time slow down or clog drains at the sink. No Exhaust vent noted. No GFCI or outlet present. Service or correct as needed.

Mens by Kitchen: Toilet, Sink, Heat Vent, Light.

No Exhaust vent noted. No GFCI or outlet present. Service or correct as needed.

Hallway by Room #27: Toilet, Sink, Heat Vent, Light.

No Exhaust vent noted. No GFCI or outlet present. Service or correct as needed.

Hallway by Room #27: Shower, Sink, Heat Vent, Light.

No Exhaust vent noted. Defective GFCI outlets. Shower faucets leak. There is an improper "accordion" type drain line. This type of flexible pipe is often used by do-it-yourself repair men. Drain lines are to be smooth bore so they don't trap hair, soap, etc and over time slow down or clog drains at the sink.

Service or correct as needed.

Hallway by Room #13: Whirlpool, Sink, Exhaust, Heat Vent, Light.

No Exhaust vent noted. GFCI outlet has no power to its. Whirlpool is out of Service.

Service or correct as needed.

3. PLUMBING SYSTEM

3.0 MAIN WATER ENTRY

Repair, Modify or Further Evaluation Recommended

(1) Large Gaps by in-ground water shut-off access AND deep hole. Trip Concern. City or Contractor to Service and Correct.

3.2 VISIBLE DRAIN / WASTE / VENT LINES

Repair, Modify or Further Evaluation Recommended

Cast Iron drain pipes were present and typically indicate an older system (in this area cast iron was commonly used from around 1920 till about 1980). At that time many contractors started switching to Ductile Iron pipe OR plastics like PVC. Cast iron is subject to deterioration from the inside out. These types of pipe can clog or fail at any time. In the **basement where much was exposed** we saw indications of small cracks and leaks starting. See Examples

Some Repairs / Replacement recommended now. Budget for other replacement and/or unexpected repairs now, OR upgrade it now, OR continue to use and service this until replacement is mandatory. Repair OR Replacement of cast iron pipe can get expensive quickly.

The cost of doing this service is unknown to us, so you should consult with a plumbing contractor to determine the exact costs prior to the end of your due diligence period. In our opinion however, based on the current areas we could see at the basement you can anticipate costs to exceed $3,000.

3.6 ADDITIONAL COMMENTS

Not Inspected

In the basement by the electrical panel there was a lot of disconnected / not in use plumbing, electrical, gas piping, lines, etc. Verify with seller what it was for to determine if still needed AND repairs needed.

4. ELECTRICAL SYSTEMS

4.0 SERVICE ENTRY

Repair, Modify or Further Evaluation Recommended

(2) Exposed SErvice Conductors observed at Roof. Safety Concern ..... Electrical Contractor to Service / Repair

4. ELECTRICAL SYSTEMS

4.1 MAIN PANEL / SUB-PANEL(S)

Repair, Modify or Further Evaluation Recommended

(1) Courtesy view of main electric panels. We observed the main service panel(s) and multiple other panels throughout the building (at least 8). These are in various rooms in the building and basement (mechanical room, kitchen and in the basement room with disconnected mechanical equipment). There may be others not located. Verify this information with the facility manager.

To check wiring inside the main panels (high voltage) and small panels immediately below it would require turning off power to the building. This was **NOT** done. Nothing is known of the condition of wiring, etc in these panels.

We **DID NOT** kill power to the building, so the wiring, circuit protection inside these panels was **NOT** inspected. We Recommend having a licensed electrical contractor access those panels to check the condition of wiring and other components inside the panels **AND** since the original building has been added onto multiple times over the years ... determine that current wiring, amps, etc is adequate for the loads.

(2) During the examination of the multiple electrical panels throughout the building we noted defects OR unreliable conditions in need of a licensed competent electrical contractor to evaluate and repair, such as the following conditions:

1) Basement Electric Panel & Disconnect: 3 Phase. Double Tapped main circuit (more than 1 wire on a circuit designed for a single wire). Oversized breakers or mismatched for the wiring it controls; the disconnect box is off but has live wires in it; improperly terminated wire splices over the box.

2) Kitchen Electric Panel: 3 Phase. Unprotected opening(s) OR missing wire clamps were noted at the panel. Unused openings are required to be closed equivalent to original condition.

3) Boiler Room / Main Panels: 3 Phase. The **1200amp main breaker and 5-6 subs directly below it were not opened** because it would require turning off power to the building.

There were **two 3 phase "Breaker Panels"** to the right of the main breaker panel that were examined. In these panels we observed... Unprotected opening(s) OR missing wire clamps. Unused openings are required to be closed equivalent to original condition. Double Tapped breakers (more than 1 wire on a circuit designed for a single wire). Oversized breakers or mismatched for the wiring it controls; Some panel screws are missing AND others were the wrong type (sharp and pointed).

There were **two single phase "Fuse Panels"** to the right of the main breaker panel that were examined. In these panels we observed... Double Tapped fuses (more than 1 wire on a circuit designed for a single wire). Oversized fuses or mismatched for the wiring it controls; at least 1 or more fuse missing (no power to that circuit).

4) Chemical Store Room Panels: 3 Phase. There were 5 panels in this room (1 disconnect and 4 other panels). **Two fuse panels** were blocked by storage and not accessed or examined (nothing is known of the condition of wiring, etc in these panels). **Three breaker sub-panels** were accessed and examined. We observed... improperly terminated wiring inside the panels; Some panel screws are missing AND others were the wrong type (sharp and pointed); Unprotected opening(s) OR missing wire clamps (unused openings are required to be closed equivalent to original condition); Neutral and ground wires were improperly installed on the same buss bar at a sub-panel (in case of a short, this can allow electricity to go in multiple directions); the gutter box was missing screws; the latch at the panels was broken.

4. ELECTRICAL SYSTEMS

5) MISCELLANEOUS: Various electrical circuits or panels were not labeled as to their usage. Each circuit is to be legibly labeled with sufficient detail to identify it. Besides being inconvenient, this prevents us from determining if the circuit, wire, etc being used is correctly sized for its purpose.

These are samples of unreliable conditions or deficiencies present that should be repaired by a competent electrical contractor.

4.2 BRANCH WIRING

Repair, Modify or Further Evaluation Recommended

(1) During the examination of the electrical branch circuit we noted deficiencies OR unreliable conditions, such as the following conditions:

Ungrounded 3-prong electrical outlets at varied areas; live wires exposed on wall or ceiling surfaces at the basement (wires are to be inside walls, ceilings or conduit); open electrical junction boxes with exposed wiring at the basement (cover plates missing); exposed electrical splices noted at the basement, Boiler Room and kitchen mop closet (electrical splices are to be in a covered junction box or fixture, etc); extension cords used for permanent wiring at the basement, kitchen and other interior areas; GFCI(s) that were defective OR not tripping and resetting properly outside; missing light or outlet cover plates at various areas throughout, etc.

These are samples of unreliable conditions or deficiencies present that should be repaired by a competent electrical contractor.

These are samples of unreliable conditions or deficiencies present that should be repaired by a competent electrician.

(2) Current Safety Standards use GFCI's (ground fault interrupter circuits) at **"ALL wet areas"** (wet areas are outlet locations like kitchens, restrooms, exterior, laundry, sinks, unfinished basement areas, jacuzzi's, etc).

Not all of the electrical outlet(s) at the **"wet areas"** had GFCI protection. We recommend installing a GFCI at any applicable area without one.

4.3 ADDITIONAL COMMENTS

Repair, Modify or Further Evaluation Recommended

There were electrical conditions present that in our opinion indicate there has been a liberal approach to proper installation practices. This type of installation has the potential to become problematic in the future. We recommend having a licensed and competent electrical contractor read **ALL** of the inspection report; evaluate the buildings **FULL** electrical system and its conditions; then service, repair or modify **ALL** unreliable conditions or deficiency's in a safe and proper manner prior to closing.

The cost of doing this Service is unknown to us, so you should consult with a contractor to determine the exact costs prior to the end of your due diligence period. In our opinion if ALL electrical issues and conditions are addressed AND repaired you could anticipate costs of $3,000 or more.

5. COOLING / HEATING SYSTEMS

5.0 COOLING and/or HEATING OPERATION

Repair, Modify or Further Evaluation Recommended

We did observe a main heating / cooling system for the building. The building used thru-wall **Amana PTAC's** in patients rooms and in some offices (these are heat/cool units). There was **1 Fujitsu Split System Cooling Unit** outside on the right side of building we were told supplies **cooling** for the **nurses station** in the middle of the building. There were also at least **6 Window AC units** at **various locations** in the building (Frigidaire, Kenmore, Amana, etc). The work shop in the basement used a **Portable Self Contained AC unit** for cooling the area. **At the customers request we only checked 11 patients rooms**. We spot checked cool or heat units in common areas and the ones we observed were working. Due to various brands and coloration differences of even the similar PTAC's the age and sizes may be different.

There were also **standing fans** at several rooms like the kitchen and **electric wall heaters** in entry hall, whirlpool tub room, boiler room, house keeping or other areas that **were not operable OR** obstructed, had no knobs to check them, and not being used at multiple areas throughout. *We saw ceiling registers at some locations but did not observe any central heat or cooling source for common areas, offices OR similar areas*. ***In our opinion the ability of the window units, PTAC's, the fans and Split System AC to properly cool and heat the entire building is questionable.***

We recommend having a licensed HVAC contractor Evaluate the Structure and Equipment, Distribution and do the calculations to determine the amount of tonnage needed to adequately cool / heat the property and to determine if extra equipment, etc is needed.

If needed, the cost of doing this is unknown to us, so you should consult with a contractor to determine the exact costs prior to the end of your due diligence period. In our opinion however the current systems are not adequate, you can anticipate costs to exceed $3,000 or more.

6. GROUNDS

6.5 DECKS / RAMPS

Repair, Modify or Further Evaluation Recommended

1. Gaps between the railings are larger than 4". Although common in the past, current safety standards recommend less than 4" gaps to minimize safety risks.
2. Guard railings were using horizontal boards. These can be used to climb (by children, etc) and are not considered safe by current building standards.
3. There were worn and raised walk boards. Safety Concern.
4. There were various areas of moisture deterioration at the deck.
5. We were unable to inspect under part of the deck due to it being too low to the ground.
6. Joist hangers were missing at some locations.
7. The guard railings were loose at some areas.
8. One or more posts lack anchors at footings.
9. In our opinion the ramps are steeper than ADA standards allow.
10. The handrails at the stairs were a "board or ledge" rather than a properly sized graspable "grab rail".
11. We could not fully verify the presence or absence of a metal flashing detail at the deck attachment to the wall of the house. We would suggest having the deck contractor verify its presence or install one.
12. Wood components, even pressure treated wood should receive regular maintenance. Typically exterior wood requires the application of a preservative about every 2-3 years. If water does not bead on the wood when it is wet ..... Treat it with products that protect it from UV rays of the sun and water.
13. Have a competent deck contractor read the report; evaluate the conditions present; then service, modify or repair any deficiencies or unreliable conditions as needed to safely and properly correct them.
    1.
14. **The cost of doing this service is unknown to us, so you should consult with a contractor to determine the exact costs prior to the end of your due diligence period. In our opinion depending on what is done and the methods used, etc you could anticipate costs of $3,000 or more.**

8. FIRE PROTECTION

8.6 OTHER COMMENTS

Not Inspected

Although **NOT** part of our General Review, we noted the air compressor in the Boiler Room used for Fire Suppression was disconnected and its breaker was turned off. These are typically oil based units.

A newer looking Dewalt **NAIL GUN** compressor was hooked up to the Fire Suppression System (not oil based).

We are not specialists in these type systems and **DID NOT** perform any analysis, operation or other testing on the system. Consultation and evaluation by a qualified individual OR competent specialist in these systems can provide testing to verify the proper operation of the system / components **AND** if a Nail Gun compressor is the correct equipment for this application.

9. EXTERIORS

9.1 WALL COVERING / TRIM

Repair, Modify or Further Evaluation Recommended

Wood rot, moisture damage or other damage was noted at in areas all around the building. This includes window trim, frames, siding, wood windows, etc. Repair and Paint needed.

NOTE: Some siding looks like Hardie Board and some looks like Masonite. If so both have been involved in class action lawsuits for various reasons. Recommend having a competent siding contractor familiar with the issues regarding Hardie Board and Masonite siding ..... Read the report; review the siding areas of the structure and the conditions present; then Service, Modify, or Repair any defect(s) as needed to properly correct them.

The cost of doing this Service is unknown to us, so you should consult with a contractor to determine the exact costs prior to the end of your due diligence period. Depending on answers to the question about Masonite and Hardie Board Siding .... In our opinion you could anticipate costs as low as $1,500 for simple repairs OR significantly more if recalled siding was involved..

13. MISCELLANEOUS

13.6 MOLD/MILDEW

Not Inspected, Repair, Modify or Further Evaluation Recommended

We **DID NOT** perform any mold tests or mold / air sampling evaluations at this property. A visual inspection alone can not verify the absence, presence, types or significance of mold. Almost all buildings have some form of mold spores present, most of which are not harmful. Mold however, can cause health or respiratory problems for some people. Mold types and their significance can only be discovered through sampling and laboratory analysis.

There were visual indications that indicate the presence of mold in the building at some areas like in the various areas. A competent mold or indoor air quality specialist can provide further testing or evaluation for you to determine what types of mold (allergenic or toxic) which can tell you the type of cleanup or remediation required.

The cost of doing this is unknown to us, so you should consult with a contractor to determine the exact costs prior to the end of your due diligence period. In our opinion we would anticipate mold testing on a building that size could start at $500 - $750 and go up depending on whether you tested 1-2 areas OR the entire building. Mold cleanup or remediation can exceed $3,000.

13.9 BUILDING PERMITS / ADDITIONS

Not Inspected

In our opinion, the property shows signs of renovation, change-outs or addition after the original construction AND looks like it has been added onto 2-3 times. This work may or may not have been performed by a licensed contractor(s) with proper permits and code inspections, etc. We suggest verifying with the seller and local code authority to determine if this work was done properly and conforms to the building standards applicable at that time. Amateurish or un-permitted work can sometimes conceal poor workmanship or hidden defects, and under certain conditions has been known to be subject to penalties or fines.

Near Future Summary (1-3 Years)

Dan Bowers Company

(913) 649-4455

Customer
Kris Kringle Enterprises

Address
6732 W. Anywhere Ave
Wichita KS 67234

3. PLUMBING SYSTEM

3.5 WATER HEATER(S)

Repair, Modify or Further Evaluation Recommended, Maintenance

(1) The Sears electric water heater in the mop room off the kitchen is a 50 gallon unit that looks like it was made in 2000 (per its data tag).

The electric water heater did not have a disconnect within eyesight. Current building standards will have this feature present (or a lockable breaker) for safety when servicing the unit. You may want to install this as a safety improvement.

The unit drains to the floor. If it leaks you have water all over the flooring, etc. There is a mop sink next to it that may be a better drain location than the floor.

4. ELECTRICAL SYSTEMS

4.4 GENERAL INFORMATION / MAINTENANCE / IMPROVEMENT

Maintenance

(1) **FYI -** Although commonly seen in pre-owned buildings, one or more light fixture(s) were closer to the closet shelving than is recommended by current safety standards. Current safety and electrical standards would not use exposed incandescent light bulbs in a closet near combustibles. It would be prudent for a client to modify lights (by using recessed lights, globes, fluorescent lights, etc).

6. GROUNDS

6.0 DRIVES / PARKING LOTS

Repair, Modify or Further Evaluation Recommended

PARKING LOTS: The drive and parking lots are useable and functional, however the parking lots show excessive deterioration, alligatoring, cracks, offset surfaces, etc. Sections of the parking lots are damaged, low or deteriorated and it appears that they could pond water or be a tripping hazard.

Ongoing maintenance includes sealing gaps or larger cracks to help prevent future deterioration, moisture intrusions or a trip potential. Resurfacing should be planned for now or in the near future.

Service and Repair any applicable areas as needed. This may include sealcoating the surface, filling in belly's, sealing the cracks, correcting any offset surfaces and/or restoring the drive to the original condition.

See Examples

Many contractors charge by the foot or square feet to seal cracks, overlay deteriorated surfaces, and seal coat drives and parking lots therefore the cost is unknown, nonetheless with lots / drives of this size it can be a significant cost. **The cost of doing this service is unknown to us, so you should consult with a contractor to determine the exact costs prior to the end of your due diligence period. In our opinion however you can anticipate costs to exceed $3,000 if all lots were resealed, etc.**

6.1 WALKWAYS

Repair, Modify or Further Evaluation Recommended

Deterioration, offset surfaces, gaps and/or large cracks at the surface of the walk(s) were noted. This can cause a tripping hazard and should be corrected as needed.

Poor drainage was noted. Sections of the walk(s) slope toward the foundation and will direct water toward the building rather than allowing it to drain away as intended. Service and correct as needed.

7. ROOFING

7.1 GUTTERS AND DOWNSPOUTS

Maintenance

(1) Underground downspouts and/or drains were noted but not tested as part of a visible building inspection. The daylight openings of these drains were not seen. Verify with the seller their location and ensure they are not clogged and they're free-flowing.

We noted a few downspouts depositing the roof run-off water close to the foundation. This can lead to leaks or foundation movement. We recommend extending any of them further away from the building (6' or more).

Gutters and/or drains were clogged at some locations (large trees). Keep cleared of debris at all times.

Due to the large trees over parts of the roof, we recommend installing gutter guards at the gutter system to help keep them clear of debris and gutters at applicable roof edges or eaves where not present.

The roof on the left side of the building did not have full gutters, etc. Recommend adding them.

8. FIRE PROTECTION

8.4 EMERGENCY EGRESS LIGHTING

Maintenance

Although signs were present at most egress areas, they were not seen at **All** Exits in the building. They should be. We also noted that not all Exit signs present were the type that are illuminated / lit. ..... They should be.

Service and Correction recommended.

9. EXTERIORS

9.2 FLASHINGS

Not Present

Flashings were not present all recommended locations. There were various locations at one or more areas where flashings were not seen (doors, windows, trim). Areas where flashings are typically installed are: head flashing over doors, windows, trim or decorative pieces extending out from the siding or wall over 3/8".

Flashing is installed to help prevent ponding moisture from entering the structure and/or causing water damage, etc. Modification of areas with missing or improper flashing is recommended.

11. INTERIORS

11.0 EXTERIOR DOORS (a representative number)

Repair, Modify or Further Evaluation Recommended, Maintenance

(2) In this type facility, **entry / egress doors** like the front door typically have "Auto Openers" on the inside and outside. Here the front door had an "Auto Opener" going in BUT not coming out. Correct where needed.

The kitchen egress door had no "Push Bar" and we saw no Emergency Lighting in that hall. There should be.

11.1 GENERAL OBSERVATIONS of INTERIOR AREAS

Inspected, Maintenance

(6) When the door to the "Boiler Room" was opened, there is an immediate drop of 12" or so. Several times during the inspection someone opened the door and fell into the room. Recommend adding another step or handrail.
