

PROPERTY CONDITION REPORT



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Client: Ultimate Properties
Property: 9940 Sunset Strip, Anywher, TX 75111
Year Built: 1995 - Size: 3,385 square feet

Date of Inspection: 8/6/2018 - Time: 9:00 AM
Weather: Partly Cloudy - 70+ degrees

INTRODUCTION



Ultimate Property Inspections is pleased to provide the results of the Property Condition Assessment performed on the aforementioned property. This assessment was performed in general conformance with the scope and limitations as set forth by ASTM E2018-15 “Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process”.

Listed below are some helpful features designed to help you understand the information contained in this report.

VIDEOS IN REPORT - We may have included videos of issues within the report. If you are opening the PDF Version of the report, make sure you are viewing the PDF in the free Adobe Reader PDF program. If you are viewing the report as a web page, the videos will play in any browser. Click on any video within the report to start playing.

GLOSSARY FEATURE - Our report contains a unique pop-up glossary feature. When you see words **highlighted in yellow**, hover your cursor over the term. The definition or a tip about the item will appear. The complete glossary is located at the end of this report.

ICONS AND COLORED PRINT - Throughout the report we utilize icons and colored print to make things easier to find and read. Use the legend below to understand each rating icon and print color.



Acceptable – Denotes a visible/accessible system or component that appears to be performing and is in satisfactory condition for it’s age and use. Routine maintenance is required.



Repair/Replace – Denotes a system or component which needs corrective action to assure proper and reliable function. Items with this rating should be examined by a professional and be repaired or replaced.



Major Concern or Safety Issue – Denotes a system or component that is considered significantly deficient or unsafe. Repair or Replacement is required.



Monitor – Denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary. This includes “As-Built” or “Grandfathered” conditions that do not meet current installation requirements or building standards.



Denotes notes, notices, or building codes.

PROPERTY CONDITION REPORT

Prepared For: Ultimate Properties

Concerning: 9940 Sunset Strip, Anywher, TX 75111

By: Stephen Monroe, TREC License #21413

Date: 8/6/2018

PURPOSE OF INSPECTION

The purpose of this report is to assist Ultimate Properties, (the "Client"), in evaluation of the physical aspects of the Property and how its condition may affect the soundness of their financial decisions over time. This report is intended to be utilized by the Client for the purpose of evaluating the general overall physical condition of the property and identifying physical deficiencies. The purpose of this Property Condition Assessment was to observe and document readily-visible materials and building system defects that might significantly affect the value of the property, and determine if conditions exist which may have a significant impact on the continued operation of the facility.

SCOPE OF INSPECTION

Ultimate Property Inspections has prepared one comprehensive Property Condition Report that includes pertinent information from building(s) present on the subject property. The inspection was performed in general conformance with the scope and limitations as set forth by ASTM E2018-15 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process". We have provided the standard Report Findings Summary normally utilized in Ultimate Property Inspections Property Condition Reports. We have provided suggestions for repairs and upgrades of selected maintenance items that are not considered "deferred maintenance." These suggestions have been provided to assist the user in identifying certain maintenance issues that may prolong the life of the respective systems. Suggestions for repairs and upgrades have been provided for selected conditions and should not be considered all-inclusive. No comment is offered on potential microbial growth, environmental conditions or asbestos containing materials.

These standards of practice define the minimum levels of inspection required for substantially completed building improvements to real property. A property condition assessment is a non-technically exhaustive, limited visual survey and basic performance evaluation of the systems and components of a building using normal controls and does not require the use of specialized equipment or procedures. The purpose of the inspection is to provide the client with information regarding the general condition of the real property at the time of inspection. The inspector may provide a higher level of inspection performance than required by these ASTM standards and may inspect components and systems in addition to those described by the ASTM standards.

We have prepared an Opinions of Probable Costs based on appropriate remedies to deficiencies noted in this report. These opinions are for components exhibiting significant deferred maintenance, and existing deficiencies requiring major repairs or replacement. Repairs or improvements that could be classified as cosmetic, decorative, routine or normal preventative maintenance, or that were considered the responsibility of the tenant are not included. Opinions presented in this report are derived from Ultimate's past experience on construction projects. Replacement and repair costs are based on approximate quantities and should be construed as preliminary. Actual costs most probably will vary from the opinions of probable costs due to a variety of factors including design, quality of materials, contractor selected, market conditions, and competitive solicitations.

Americans with Disabilities Act - Compliance with the Americans with Disabilities Act (ADA) is accomplished through a Tier I Visual Accessibility Survey. This limited-scope visual survey does not include the taking of measurements or counts. Included with a Tier I Visual Accessibility Survey are observations regarding path of travel, parking, public restrooms, ADA compliant guest rooms, and elevators.

Elevators - Elevator assessments are limited to providing relevant information regarding age, type, capacity, and recent inspections. It is recommended to have elevators evaluated by the current service provider, who is most likely to have the most recent and comprehensive knowledge of their condition and maintenance.

Recreational Equipment - With the exception of swimming pools, the condition of recreational equipment such as playground equipment and fitness equipment will be limited to a visual survey. It is recommended to have this type of equipment evaluated by a specialist in that field.

GENERAL LIMITATIONS

The inspector is not required to:

(A) inspect:

- (i) items other than those listed within these standards of practice;
- (ii) elevators;
- (iii) detached buildings, decks, docks, fences, or waterfront structures or equipment;
- (iv) anything buried, hidden, latent, or concealed;
- (v) sub-surface drainage systems;
- (vi) automated or programmable control systems, automatic shut-off, photoelectric sensors, timers, clocks, metering devices, signal lights, lightning arrestor system, remote controls, security or data distribution systems, solar panels, refrigerators (built-in or free standing), wine coolers, ice makers or smart home automation components; or
- (vii) concrete flatwork such as; driveways, sidewalks, walkways, paving stones or patios;

(B) report:

- (i) past repairs that appear to be effective and workmanlike except as specifically required by these standards;
- (ii) cosmetic or aesthetic conditions; or
- (iii) wear and tear from ordinary use;

(C) determine:

- (i) insurability, warrantability, suitability, adequacy, compatibility, capacity, reliability, marketability, operating costs, recalls, counterfeit products, product lawsuits, life expectancy, age, energy efficiency, vapor barriers, thermostatic performance, compliance with any code, listing, testing or protocol authority, utility sources, or manufacturer or regulatory requirements except as specifically required by these standards;
- (ii) the presence or absence of pests, termites, or other wood-destroying insects or organisms;
- (iii) the presence, absence, or risk of asbestos, lead-based paint, MOLD, mildew, corrosive or contaminated drywall "Chinese Drywall" or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxin, pollutant, fungal presence or activity, or poison;
- (iv) types of wood or preservative treatment and fastener compatibility; or
- (v) the cause or source of a conditions;

(D) anticipate future events or conditions, including but not limited to:

- (i) decay, deterioration, or damage that may occur after the inspection;
 - (ii) deficiencies from abuse, misuse or lack of use;
 - (iii) changes in performance of any component or system due to changes in use or occupancy;
 - (iv) the consequences of the inspection or its effects on current or future buyers and sellers;
 - (v) the presence of water penetrations; or
 - (vi) future performance of any item;
- (E) operate shut-off, safety, stop, pressure or pressure-regulating valves or items requiring the use of codes, keys, combinations, or similar devices;
- (F) designate conditions as safe;
- (G) recommend or provide engineering, architectural, appraisal, mitigation, physical surveying, realty, or other specialist services;
- (H) review historical records, installation instructions, repair plans, cost estimates, disclosure documents, or other

reports;

- (I) verify sizing, efficiency, or adequacy of the ground surface drainage system;
- (J) verify sizing, efficiency, or adequacy of the gutter and downspout system;
- (K) operate recirculation or sump pumps;
- (L) remedy conditions preventing inspection of any item;
- (M) apply open flame or light a pilot to operate any appliance;
- (N) turn on decommissioned equipment, systems or utility services; or

This inspection report is made for the sole purpose of assisting the purchaser to determine his and/or her own opinion of feasibility of purchasing the inspected property and does not warrant or guarantee all defects to be found. If you have any questions or are unclear regarding our findings, please call our office prior to the expiration of any time limitations such as option periods.

This report contains technical information. If you were not present during this inspection, please call the office to arrange for a consultation with your inspector. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of the reports content.

This report is not intended to be used for determining insurability or warrantability of the structure and may not conform to the Texas Department of Insurance guidelines for property insurability. This report is not to be used by or for any property warranty company.

The digital pictures within this report are a representative sample of inaccessible areas, deficiencies or damages in place and should not be considered to show all of the inaccessible areas, deficiencies or damages observed. There will be inaccessible areas, deficiencies or damages not represented with digital imaging.

INSPECTOR/CLIENT RESPONSIBILITIES

This property condition assessment may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

An Inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is not required to move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code, however, this is **NOT** a code compliance inspection and does **NOT** verify compliance with manufacturer's installation instructions. **The inspection does NOT imply insurability or warrantability of the structure or its components.** Although some safety issues may be addressed in this report, this inspection is **NOT** a safety/code inspection, and the inspector is **NOT** required to identify all potential hazards.

This property condition assessment is not an exhaustive inspection of the structure, systems, or components. **The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a structure, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy.** 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 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.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. 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 option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or components 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.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you do not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

This report is paid and prepared for the exclusive use by Ultimate Properties. This copyrighted report is not valid without the accepted inspection agreement. This report is not transferable from the client named above.

THE CLIENT, BY ACCEPTING THIS PROPERTY INSPECTION REPORT OR RELYING UPON IT IN ANY WAY, EXPRESSLY AGREES TO THE SCOPE OF INSPECTION, INSPECTOR/CLIENT RESPONSIBILITIES, GENERAL LIMITATIONS AND INSPECTION AGREEMENT INCLUDED IN THIS INSPECTION REPORT.

REPORT FINDINGS SUMMARY

The "Report Findings Summary" section is intended to be a tool to assist our clients and their representative(s) in preparing a repair request, if and when applicable. ***THIS IS NOT A LIST OF MANDATORY REPAIRS BUT A LIST OF SUGGESTED REPAIRS OR UPGRADES NEEDED IN THE SHORT TERM.***

The Report Findings Summary is intended to follow the flow of the main body of the Property Condition Report and IS NOT a suggested priority repair list. The order of repair priority is left up to the sole discretion of the client. Further, there may be other items listed in the full body of the Property Condition Report that could be important to you and you may consider adding to your repair request if and when applicable. For more pictures and/or further explanation of items listed in this summary, go to the related section headings and sub-headings located in the full body of this inspection report.

SITE		
Page 10 Item: C	Paving & Curbing	The following deficiencies were noted. Concrete curbing was observed to be damaged at the landscape area east of the main driveway access. Condition should be further evaluated and corrected as necessary.
Page 11 Item: D	Parking	The following deficiencies were noted. Fire lanes were not marked at the time of this inspection. Parking lot striping was observed to be fading or flaking at the time of this inspection. Striping should be painted in the near future.
Page 12 Item: E	Flatwork	The following deficiencies were noted. Some settlement between the sidewalk and the outside dining patio has occurred. The joint between the sidewalk and the patio should be sealed to prevent water intrusion and further settlement.
Page 13 Item: F	Landscaping & Appurtenances	The following deficiencies were noted. The palm tree located at the main entrance to the subject building appears to be dead and needs replacement.
Page 15 Item: H	Waste Storage Area	The following deficiencies were noted. The gates to the waste storage area appear to be sprung and are in need of adjustment.
STRUCTURAL FRAME & BUILDING ENVELOPE		

Page 21 Item: E	Roofing	<p>ROOFING</p> <p>The following deficiencies were noted.</p> <p>The flat roof area has standing water. Ponding and/or standing water can be caused by factors such as inadequate drainage, deflection of structure and insufficient slope. Flat roof structures should not hold water more than 24-hours. This condition should be closely monitored and improved as necessary.</p> <p>Note: The condensate lines to the HVAC units was cut allowing condensation to drain onto the roof surface. This condition appears to be the cause for excess water on the roof.</p>
PLUMBING		
Page 25 Item: B	Wastes, Drains, & Vents	<p>The following deficiencies were noted.</p> <p>A plumbing vent extension on the roof was observed to be held together by rubber couplings allowing the vent pipe to flex. Rubber couplings should be replaced with rigid PVC couplings.</p>
HVAC SYSTEM		
Page 27 Item: A	Heating & Cooling Systems(s)	<p>The following deficiencies were noted.</p> <p>The condensate line draining all four units was observed to be cut in two just before it enters the drain, allowing the condensate to drain onto the roof surface. Condensation from HVAC units should drain to the sanitary sewer. Condition should be further evaluated and corrected as necessary.</p>
ELECTRICAL SYSTEM		
Page 30 Item: B	Branch Circuits, Connected Devices, & Fixtures	<p>The following deficiencies were noted.</p> <p>Open junction boxes were observed in the north landscape areas. All exterior junction boxes should be sealed for reasons of safety.</p>
LIFE SAFETY/FIRE PROTECTION		
Page 31 Item: B	Alarm Systems	<p>The following deficiencies were noted.</p> <p>The inspection tag to the pull station for the fire suppression equipment in the kitchen vent hoods was observed to be out of date.</p>
Page 32 Item: C	Fire Extinguishers	<p>The following deficiencies were noted.</p> <p>Inspection Tags were observed to be out of date.</p>
INTERIOR ELEMENTS		
Page 33 Item: A	Common Areas	<p>The following deficiencies were noted.</p> <p>Some of the ceiling tiles in the kitchen were observed to be water damaged. Condition could be caused by condensation or a roof leak. Condition should be further evaluated and corrected as necessary.</p>

I. EXECUTIVE SUMMARY

A. General Description

The **Subject Building** is a restaurant facility originally constructed circa 1995. The **Subject Property** is located on the east side of Sunset Strip, and is situated on approximately 1.01 acres. The Subject Property contains one wood frame building with a total net area of approximately 3,385 square feet.

B. General Physical Condition

Observations/Comments:

Property appears to be in Good condition.

Recent capital improvements, as reported by property management consist of - none reported

Recent planned capital improvements, as reported by property management consist of - none reported

The detailed observations of reviewed systems are detailed in the following sections of this report.

II. SITE

A. Storm Water Drainage

Description:

Storm water is removed primarily by sheet flow action across the paved surfaces towards a storm water drain located in the southeast corner of the parking lot. Site storm water from the roofs of the subject building(s) is directed to paved surfaces.

Observations/Comments:

Sloping and grade elevations of the Property appear to be adequate for proper drainage and connections to the storm sewer drains.

No observed or reported deficiencies were noted.



PARKING LOT DRAINAGE



PARKING LOT DRAINAGE



STORM DRAIN AT SOUTHEAST CORNER OF PARKING LOT



STORM WATER OUTLET AT SOUTHEAST CORNER OF PROPERTY

B. Access & Egress

Description:

Vehicular access and **egress** is provided by one two-way, concrete paved driveway(s) from Sunset Strip. and one two-way concrete paved common access from the restaurant immediately to the north. The driveway is constructed of concrete with 6" Concrete curb.

Observations/Comments:

Access to the Property appears to be adequate.

No observed or reported deficiencies were noted.



APPROACH FROM BAYMAR LANE

C. Paving & Curbing

Description of Paving:

Paving is concrete

Description of Curbing:

Curbing is 6" Concrete curb

Observations/Comments:

PAVING

The paved areas of the Property appeared to be in good structural condition.

No observed or reported deficiencies were noted.

CURBING

The following deficiencies were noted.

Concrete curbing was observed to be damaged at the landscape area east of the main driveway access. Condition should be further evaluated and corrected as necessary.



PAVING



DRIVE-THRU



DRIVE THRU



PAVING



PAVING



MINOR CRACKS IN PAVEMENT



DAMAGED CURB ADJACENT TO ENTRANCE DRIVE

D. Parking

Description of Pavement Striping:

There were 40 marked regular vehicle parking spaces on the day of the inspection.

Fire Lanes were not marked at the time of this inspection.

Description of ADA Accessibility:

The Property provides 2 handicap accessible parking spaces with curb-cuts, proper striping and pole mounted signage located along the building frontages. Of these spaces, there are 1 van-accessible spaces.

Handicap curb cuts/ramps were in place at the time of this inspection.

Proper handicap parking signage was in place at the time of this inspection.

Observations/Comments:

The following deficiencies were noted.

Fire lanes were not marked at the time of this inspection.

Parking lot striping was observed to be fading or flaking at the time of this inspection. Striping should be painted in the near future.



PARKING



PARKING



PARKING



PARKING



PARKING



HANDICAP PARKING



VAN ACCESSIBLE HANDICAP PARKING SIGNAGE



HANDICAP SIGNAGE



HANDICAP RAMP

E. Flatwork

Description:

Building entrance **flatwork** and pedestrian walkways consists of poured-in-place concrete construction.

Observations/Comments:

The pedestrian concrete walkways appear to be in Good overall condition.

The following deficiencies were noted.

Some settlement between the sidewalk and the outside dining patio has occurred. The joint between the sidewalk and the patio should be sealed to prevent water intrusion and further settlement.



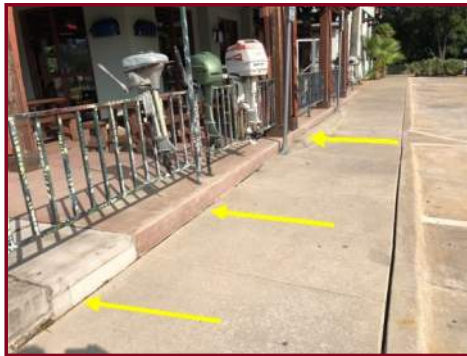
EXTERIOR DINING PATIO



EXTERIOR DINING PATIO



JOINT BETWEEN PATIO AND SIDEWALK SHOULD BE SEALED



JOINT BETWEEN PATIO AND SIDEWALK SHOULD BE SEALED

F. Landscaping & Appurtenances

Description of Landscaping:

Landscaping was in place at the time of this inspection.

Landscaped areas, consisting of grass-covered lawns, trees and shrubs are provided along the perimeters of the subject building and Property.

Description of Irrigation System:

An irrigation system was in place at the time of this inspection

Observations/Comments:

The landscaping appears to be performing its intended function, achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use at the time of the inspection

The following deficiencies were noted.

The palm tree located at the main entrance to the subject building appears to be dead and needs replacement.



LANDSCAPING



LANDSCAPING



LANDSCAPING



IRRIGATION SYSTEM CONTROL BOX



THE PALM TREE AT THE MAIN ENTRANCE APPEARS TO HAVE DIED

G. Site Lighting

Description:

Site lighting is provided by pole-mounted lighting fixtures located along the property drive aisles and in island landscaped areas and wall and soffit mounted fixtures located on the South and West Sides of the building. The fixtures are equipped with high-intensity discharge lamps. Timers and photocells control exterior lighting.

Observations/Comments:

Note: The property condition assessment was conducted during daylight hours and lighting operation could not be verified. Based on the number of lights provided and the spacing, the lighting appears to be adequate and was reported to be sufficient for the property.

The light fixtures were observed and reported to be in good overall condition. Ultimate Property Inspections anticipates that the light fixtures will require minimal repairs and replacements that can be addressed as part of routine maintenance.

No observed or reported deficiencies were noted.



POLE MOUNTED FIXTURES



POLE MOUNTED FIXTURES



POLE MOUNTED FIXTURES



WALL MOUNTED FIXTURES



SOFFIT MOUNTED FIXTURES



SOFFIT MOUNTED FIXTURES

H. Waste Storage Area

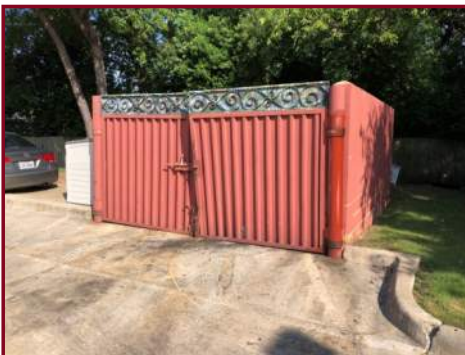
Description:

Waste Storage Area is a Concrete Block with **Stucco** Veneer structure.

Observations/Comments:

The following deficiencies were noted.

The gates to the waste storage area appear to be sprung and are in need of adjustment.



WASTE STORAGE AREA



WASTE STORAGE AREA



GATES ARE SPRUNG AND OUT OF ALIGNMENT

I. Site & Building Signage

Description:

Building signage is provided by metal fabricated signage with neon lighting positioned at the Subject Building West Side.

Observations/Comments:

The property signage was observed to be sufficient and in good condition.

No observed or reported deficiencies were noted.



BUILDING SIGNAGE

J. Utilities

Description:

UTILITY	PROVIDER
Electric	Oncor
Gas	TNG
Water	City of Anywhere
Sanitary Sewer	City of Anywhere
Storm Sewer	City of Anywhere

III. STRUCTURAL FRAME & BUILDING ENVELOPE

A. Foundation

Description:

Foundation is Slab on Ground

Notice: This inspection is one of first impression and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection.

The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region, at the time of the inspection. This does not guarantee the future life or failure of the foundation. The Inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied. If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by an engineer of your choice.

Observations/Comments:

Foundation Is Performing Adequately.

In my opinion, the foundation appears to be providing adequate support for the structure at the time of this inspection. I did not observe any apparent evidence that would indicate the presence of adverse performance or significant deficiencies in the foundation. The interior and exterior stress indicators showed little affects of adverse performance and I perceived the foundation to contain no significant settlement.

No observed or reported deficiencies were noted.

B. Building Framework

Description:

The subject building is wood frame supporting a wood **truss** roof system. Roof is a flat roof surrounded by **parapet walls** and an ancillary shed roof over the outdoor eating area.

Observations/Comments:

The building framework appears to be performing its intended function, achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use at the time of the inspection

No observed or reported deficiencies were noted.

C. Facades or Curtainwall

Sidewall Description:

Building facade are finished with EIFS Veneer.

Fenestration Description:

Building fenestration includes fixed, insulated glazing with grade level entry doors. Windows and main entry door framing are anodized extruded aluminum. Emergency Exit doors are insulated painted metal with painted metal framing.

Observations/Comments:

SIDEWALL SYSTEM

The buiding sidewall system appears to be performing its intended function, achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use at the time of the inspection

No observed or reported deficiencies were noted.

FENESTRATION

The building fenestration appears to be performing its intended function, achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use at the time of the inspection

No observed or reported deficiencies were noted.



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



EAST ELEVATION AND GLAZING



MAIN ENTRANCE



MAIN ENTRANCE



ENTRANCE VESTIBULE
DOORS



OUTDOOR DINING ENTRANCE
AND GLAZING



GLAZING



DINING AREA EMERGENCY
EXIT DOOR



KITCHEN EXTERIOR EXIT
DOOR



KITCHEN SIDE EXIT DOOR



KITCHEN EXIT DOOR

D. Parapets, Balconies, Elevated Walkways, & Exterior Stairs

Description:

A five foot high parapet wall surrounds the flat roof area concealing the rooftop mechanical equipment.

Description:

The flat roof is accessed by an interior ladder located in the upstairs storage area. The ladder leads to a lockable roof hatch accessing the roof.

Observations/Comments:

PARAPETS

No observed or reported deficiencies were noted.

ROOF HATCH

No observed or reported deficiencies were noted.

ROOF ACCESS LADDER

No observed or reported deficiencies were noted.



PARAPETS



PARAPETS



PARAPETS



ROOF ACCESS LADDER



ROOF HATCH

E. Roofing

Description of Roofing Material:

Main Roof - Modified Bitumen (membrane)

Ancillary Roof(s) - Metal (Galvanized Steel)

Description of Roof Drainage:

The roof has a slight pitch allowing rainwater to flow to roof drains, down drainpipes/**downspou**ls to paved areas.

Notice: Life expectancy of the roofing material is not covered by this property inspection report. If any concerns exist about the roof covering life expectancy or potential for future problems, a roofing specialist should be consulted. The Inspector cannot offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leaks, either expressed or implied.

The inspection of this roof may show it to be functioning as intended or in need of minor repairs. This inspection does not determine the insurability of the roof. You are strongly encouraged to have your Insurance Company physically inspect the roof, prior to the expiration of any time limitations such as option or warranty periods, to fully evaluate the insurability of the roof.

Observations/Comments:

ANCILLARY ROOF

The ancillary roofing appears to be performing its intended function, achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use at the time of the inspection

No observed or reported deficiencies were noted.

FLASHING

No observed or reported deficiencies were noted.

ROOFING

The following deficiencies were noted.

The flat roof area has standing water. Ponding and/or standing water can be caused by factors such as inadequate drainage, deflection of structure and insufficient slope. Flat roof structures should not hold water more than 24-hours. This condition should be closely monitored and improved as necessary.

Note: The **condensate line**s to the **HVAC** units was cut allowing condensation to drain onto the roof surface. This condition appears to be the cause for excess water on the roof.



ANCILLARY ROOF



ROOFING



ROOFING



ROOFING



STANDING WATER ON ROOF



ROOFING



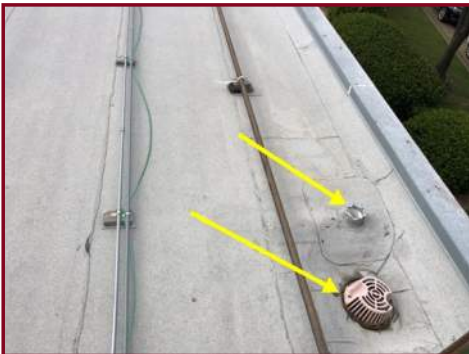
ROOFING



CAP FLASHING ON ROOF



CAP FLASHING ON ROOF



ROOF DRAIN AND OVERFLOW



ROOF DRAIN AND OVERFLOW



ROOFING



STANDING WATER ON ROOF



STANDING WATER ON ROOF

IV. PLUMBING

A. Plumbing Supply, Distribution, & Fixtures

Description:

The plumbing consists of public women's and a men's restrooms, three compartment kitchen sinks, kitchen equipment, and mop sinks.

Notice: The Inspector has attempted to discover and report conditions requiring further evaluation or repair. However; determining the condition of any component that is not visible and/or accessible, such as plumbing components that are buried, beneath the foundation, located within construction voids or otherwise concealed, and reporting any deficiency that does not appear or become evident during our limited cursory and visual survey is outside the scope of this inspection. The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. The inspector makes no guarantee or warranty, express or implied, as to future performance of any item, system or component.

Observations/Comments:

The building's common plumbing systems were reported to be in Good overall condition. Normal routine maintenance is anticipated.

No observed or reported deficiencies were noted.



MEN'S RESTROOM



MEN'S RESTROOM



MEN'S HANDICAP TOILET



WOMEN'S RESTROOM



WOMEN'S RESTROOM



WOMEN'S HANDICAP TOILET

B. Wastes, Drains, & Vents

Description:

Wastes, Drains, & Vents consist of **PVC**

Notice: The Inspector has attempted to discover and report conditions requiring further evaluation or repair. However; determining the condition of any component that is not visible and/or accessible, such as plumbing components that are buried, beneath the foundation, located within construction voids or otherwise concealed, and reporting any deficiency that does not appear or become evident during our limited cursory and visual survey is outside the scope of this inspection. The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. The inspector makes no guarantee or warranty, express or implied, as to future performance of any item, system or component.

Observations/Comments:

The following deficiencies were noted.

A plumbing vent extension on the roof was observed to be held together by rubber couplings allowing the **vent pipe** to flex. Rubber couplings should be replaced with rigid PVC couplings.



GREASE TRAP



PLUMBING VENT NEEDS PROPER PVC COUPLINGS

C. Water Heating Equipment

Description:

WATER HEATER #1

Energy Source: Gas

Location: Upstairs Storage Area

Approximate Capacity: Tankless Water Heater

Approximate Age: 2012

Brand Name: Navien

WATER HEATER #2

Energy Source: Gas

Location: Upstairs Storage Area

Approximate Capacity: Tankless Water Heater

Approximate Age: 2012

Brand Name: Navien

Observations/Comments:

WATER HEATER #1

No observed or reported deficiencies were noted.

WATER HEATER #2

No observed or reported deficiencies were noted.



WATER HEATERS

V. HVAC SYSTEM

A. Heating & Cooling Systems(s)

Description:

Rooftop Package Unit #1

Brand Name: Trane

Approximate System Age: 2012

Approximate System Size: 6.0 Tons

Rooftop Package Unit #2

Brand Name: Trane

Approximate System Age: 2011

Approximate System Size: 10 Tons

Rooftop Package Unit #3

Brand Name: Trane

Approximate System Age: 2011

Approximate System Size: 6.0 Tons

Rooftop Package Unit #4

Brand Name: Trane

Approximate System Age: 2011

Approximate System Size: 7.5 Tons

Infra-Red tube heaters are mounted to the ceiling in the exterior covered dining area.

Mist fans are mounted under the covered area in the exterior dining area.

Observations/Comments:

The following deficiencies were noted.

The condensate line draining all four units was observed to be cut in two just before it enters the drain, allowing the condensate to drain onto the roof surface. Condensation from HVAC units should drain to the sanitary sewer. Condition should be further evaluated and corrected as necessary.



ROOFTOP PACKAGE UNIT #1



ROOFTOP PACKAGE UNIT #2



ROOFTOP PACKAGE UNIT #3



ROOFTOP PACKAGE UNIT #4



CONDENSATE DRAIN HAS BEEN CUT



CONDENSATE DRAIN HAS BEEN CUT



KITCHEN EQUIPMENT VENT FANS



COOLER COMPRESSORS



HVAC CONDENSATE LINES LEAKING ON ROOF



INFRA-RED HEATER



INFRA-RED HEATER



MIST FANS UNDER COVERED DINING AREA



MIST FANS UNDER COVERED DINING AREA

VI. ELECTRICAL SYSTEM

A. Service Entrance & Panels

Description:

Electrical service enters the East Side of the building via an Underground line. Electrical service is 600 amps. The distribution wiring was observed to be Copper.

Observations/Comments:

The Electrical Service Entrance and Panels appears to be performing its intended function, achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use at the time of the inspection

No observed or reported deficiencies were noted.



MAIN SERVICE ENTRANCE



BREAKER PANELS



BREAKER PANEL "A"



BREAKER PANEL "B"



BREAKER PANEL "C"



ROOFTOP EQUIPMENT DISCONNECTS



ROOFTOP EQUIPMENT DISCONNECTS

B. Branch Circuits, Connected Devices, & Fixtures

Description of Wire:

Copper

Observations/Comments:

The following deficiencies were noted.

Open junction boxes were observed in the north landscape areas. All exterior junction boxes should be sealed for reasons of safety.



OPEN JUNCTION BOX IN NORTH LANDSCAPE AREA

OPEN JUNCTION BOX IN FRONT LANDSCAPE AREA

VII. LIFE SAFETY/FIRE PROTECTION

A. Sprinklers & Standpipes

Description:

A Fire Sprinkler System was not in place at the time of the inspection.

B. Alarm Systems

Description:

Life safety equipment includes hardwired smoke detectors, heat detectors, illuminated exit signs located throughout the restaurant. Emergency lighting is provided by illuminated wall and ceiling-mounted battery-operated fixtures. Office areas are typically equipped with illuminated exit signs.

Pull Station inspection tag shows the last inspection date was in June of 2017.

Observations/Comments:

The following deficiencies were noted.

The inspection tag to the pull station for the fire suppression equipment in the kitchen vent hoods was observed to be out of date.



TYPICAL EXIT SIGN AND EMERGENCY LIGHTING



TYPICAL EXIT SIGN AND EMERGENCY LIGHTING



KITCHEN VENT HOOD FIRE SUPPRESSION PULL STATION



KITCHEN VENT HOOD PULL STATION INSPECTION TAG

C. Fire Extinguishers

Description:

Fire Extinguisher inspection tags show the last inspection date was in June of 2017.

Observations/Comments:

The following deficiencies were noted.

Inspection Tags were observed to be out of date.



TYPICAL FIRE EXTINGUISHER



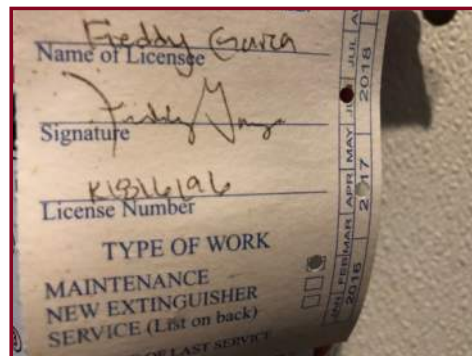
FIRE EXTINGUISHER INSPECTION TAG



TYPICAL FIRE EXTINGUISHERS



FIRE EXTINGUISHER INSPECTION TAG



FIRE EXTINGUISHER INSPECTION TAG

VIII. INTERIOR ELEMENTS

A. Common Areas

Description:

Common areas consist of main entry vestibule, food order line, salsa bar, dining area, restrooms, kitchen, and manager's office. nurseries and classrooms, restrooms, laundry room, kitchen, playroom, and playgrounds. Interior finishes include 9' drywall ceilings, painted drywall walls, quarry tile flooring throughout most of the structure, and suspended vinyl ceiling tile ceilings in the kitchen.

Observations/Comments:

The following deficiencies were noted.

Some of the ceiling tiles in the kitchen were observed to be water damaged. Condition could be caused by condensation or a roof leak. Condition should be further evaluated and corrected as necessary.



KITCHEN EXHAUST VENT



DRIVE THRU



FOOD PREP AREA



COOKING EQUIPMENT



COOLERS



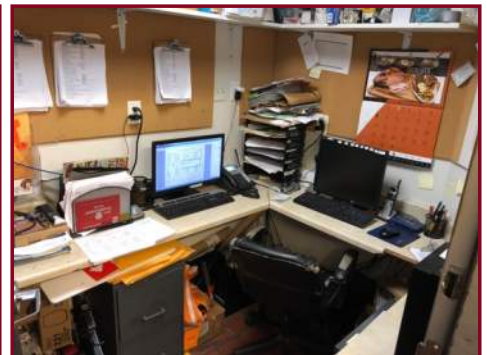
KITCHEN EQUIPMENT



KITCHEN STORAGE



CO-2 TANK



OFFICE



MOP SINK



ICE MACHINE



UPSTAIRS STORAGE



UPSTAIRS STORAGE



UPSTAIRS STORAGE



UPSTAIRS STORAGE



STAIRCASE



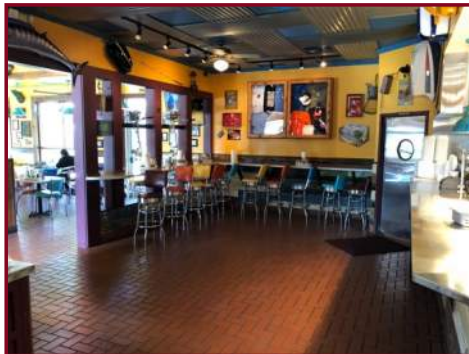
HAND WASH SINK



ORDER COUNTER



ENTRANCE LOBBY



DINING AREA



DRINKS AND SAUCE BAR



DINING AREA



DINING AREA



DINING AREA



OUTDOOR COOLER



OUTDOOR DINING



MOISTURE DAMAGED
CEILING TILES IN KITCHEN

IX. ADA

A. ADA Compliance

Description:

The scope of this report is limited to a general overview of the subject improvements common public areas (of improvements considered to be "Public Accommodations") based upon the requirements of Title III of the Americans with Disability Act (ADA). Per Title III, disabled persons are to be provided accommodations and access equal to, or similar to, that available to the general public and requires that architectural and communication barriers in existing public accommodations be removed if they are "readily achievable" and are not an "undue burden". Most states and local municipalities have adopted accessibility requirements that, in some cases, may be more stringent than the ADA. The review of the subject property for compliance with state and local accessibility requirements is beyond the scope of this report.

The purpose of this section is to identify certain obvious items that do not appear to be in general conformance with the Title III requirements; without inferring that correction of the reported items will bring the property into total compliance with the ADA. While opinions of cost to correct or remove noted barriers are provided herein, they do not constitute an opinion that elimination of the barriers is "readily achievable" and not an "undue burden" as defined by the ADA. The owner must determine this issue. The ADA is not intended to affect the contractual responsibilities existing in lease agreements between owners and tenants. Typically, the tenant is responsible for reviewing and making readily achievable accommodations in the tenants own lease/work space while the owner is responsible for the common areas of the improvements.

Our survey of the Subject did not constitute an American with Disabilities Act (ADA) compliance audit; however, the property appears generally handicapped accessible. Handicap-designated parking spaces and curb cuts are provided, as well as exterior doors with adequate dimensions. Based on our cursory observations no obvious items of non-conformance were observed.

Observations/Comments:

No observed or reported deficiencies were noted.

B. ADA Exclusions

Description:

Ultimate Property Inspections completed a visual survey as part of this assessment. The survey is intended to identify those items that can be determined to be noncompliant with the ADA Accessibility Guidelines by visual observation. The nature of many accessibility improvements may require services that are beyond the scope of the ASTM guidelines and this PCA such as the preparation of design studies, exploratory probing and discovery, detailed measurements, and space planning or alteration studies to determine the feasibility, efficacy, and appropriate cost to implement such improvements.

Because of the complexities of the ADA, it is understood that, Ultimate Property Inspections and their affiliates, will not be held liable for any complaints or actions brought against the building(s), nor can it be held responsible for determining whether deficiency corrections are "readily achievable".

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Glossary

Term	Definition
ADA	(Americans with Disabilities Act): Federal U.S. legislation enacted in 1990 to provide for, among other rights, physical access for disabled persons to public accommodations and commercial facilities, mandated in new construction and requiring retrofitting for existing buildings.
ASTM	Acronym for American Society for Testing and Materials International. An international standards organization that develops and publishes voluntary consensus technical standards for a wide range of materials, products, systems, and services.
Common Areas	Areas that are available for common use by all tenants, (or) groups of tenants and their invitees.
Condensate Line	The condensate drain plays an important role in removing condensation produced by the air conditioner's evaporator coil. If the line isn't properly cleaned, algae and mold can grow inside and clog the drain, causing elevated humidity, musty odors and water damage.
Downspout	In roofing, a pipe for conveying rainwater from the roof gutter or roof drain to the storm drain or ground surface; also called a leader, conductor or downpipe.
EIFS	Exterior insulation and finish system (EIFS) is a general class of non-load bearing building cladding systems that provides exterior walls with an insulated, water-resistant, finished surface in an integrated composite material system. EIFS has the appearance of stucco.
Egress	To exit or a means of exiting.
Facade	The face of a building, especially the principal front that looks onto a street or open space
Fenestration	The arrangement of windows and doors on the elevations of a building.
Flatwork	Common term describing concrete floors, driveways, basements and sidewalks.
HVAC	Acronym for heating, ventilation and air conditioning; refers to the system, work, and type of contractor.
PVC	Acronym for Polyvinyl Chloride, which is used in the manufacture of white plastic pipe typically used for water drain lines.
Parapet	A low protective wall along the edge of a roof, bridge, or balcony.
Parapet Wall	A low wall around the perimeter of a roof deck.
Photocell	A device that detects light. Used for photographic light meters, automatic on-at-dusk lights and other light-sensitive applications, a photocell varies its resistance between its two terminals based on the amount of photons (light) it receives. Also called a "photodetector," "photoresistor" and "light dependent resistor" (LDR).
Soffit	The soffit board is tucked away under the fascia board. It is usually the board that you see most of from street level. The soffit can be ventilated to allow the flow of air into the roof area.

Stucco	A type of exterior finish plaster made with Portland cement as its base.
Subject Building	Part of the subject property, which refers to the primary building or buildings on the subject property, and that are included in the scope of the inspection.
Subject Property	The commercial real estate consisting of the site and primary real estate improvements that are the subject of the inspection and related activities as established within this Standard.
Truss	A roof truss is an engineered structural framework of timbers designed to bridge the space above a room and to provide support for a roof and ceiling. Trusses are normally pre-fabricated and shipped to a construction site.
Vent Pipe	A vertical pipe of relatively small dimensions that protrudes through a roof to provide for the ventilation of gases or exhaust from various combustion systems or appliances, including a heater/furnace, clothes dryer, water heater, etc., as well as stale or damp air, odors, grease and contaminants, such as from a range, bathroom, attic, etc.