

Advantage Inspection Service, Inc.

"The Inspectors You Can Trust - Since 1988"

8433 N. Black Canyon, Ste. 100 Phoenix AZ 85021
Tel: (602) 864-8331

CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

Solar Tech

INSPECTION ADDRESS

24490 N. 29th Drive, Phoenix, AZ 85085

INSPECTION DATE

04/09/2009 9:00 am to 12:30 pm



This report is the exclusive property of the Inspection Company and the Client whose name appears herein. Use or reliance on the findings of this report by any unauthorized persons is strictly prohibited.

GENERAL INFORMATION

Inspection Address: 24490 N. 29th Drive, Phoenix, AZ 85085
Inspection Date: 04/09/2009 Time: 9:00 am to 12:30 pm
Weather: Clear and Dry - Temperature at time of inspection: 70-80 Degrees
Inspected by: David Swartz, AZ Lic. #38046
Client Information: Solar Tech

Furnished: No
Structure Occupied: No
Number of Stories: One
Structure Style: Commercial Building
Structure Orientation: South
Estimated Year Built: 2007
Unofficial Sq.Ft.: 13,181

PLEASE NOTE:

The service and further review recommendations that we make in this report should be completed well before the close of escrow by licensed specialists, who may identify additional defects or recommend upgrades that could affect your evaluation of the property. The inspection and report is null and void if a signed contract does not exist between Advantage Inspection Service, Inc. and the Client.

Report File: DS-040909-ST-COMM

SCOPE OF WORK

You have contracted with us to perform a general inspection in accordance with industry standards for the inspection profession. It is different from a specialist inspection, which can be costly, take several days to complete, involve the use of specialized instruments, the dismantling of equipment, video-scanning, destructive testing, and laboratory analysis. By contrast, a general inspection is completed on-site at a fraction of the cost and within a few hours. Consequently a general inspection and its report will not be as comprehensive as that generated by specialists and it is not intended to be. Our purpose is to identify defects or adverse conditions that need additional evaluation, are safety related or may lead to costs that would significantly affect your evaluation of the property.

We evaluate systems/components and report on their general condition. A Satisfactory or Operational notation does not mean that the item is perfect but that it is either functional or met a reasonable standard on the day of the inspection. We take into consideration when a structure was built and allow for the predictable deterioration that would occur through time, such as the cracks that appear in concrete and in the 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 it did when new. Therefore, we tend to ignore insignificant and predictable defects and may or may not note them, particularly those that would be apparent to the average person or to someone without any construction experience. We are not authorized and do not have the expertise to test for environmental contaminants, or comment on dry rot, fungus or mold. You should schedule any desired specialized inspections with the appropriate specialists before the close of escrow.

A building and its components are complicated and because of this and the limitations of an on-site report, we offer unlimited consultation and encourage you to ask questions. We promote candid and forthright communication between all parties because we believe that it is the only way to avoid stressful disputes and costly litigation. Remember, it is essential that you read the entire report and any recommendations that we make for service or evaluation by specialists should be completed and documented well before the close of escrow (because additional defects could be revealed by specialists and upgrades recommended could affect your evaluation of the property). Our service should not be construed as a warranty or guarantee.

Key to Terms and Symbols used in the Report:

FUNCTIONAL, SATISFACTORY or OPERATIONAL - The system or component appears capable of being used and is considered acceptable for its age and general usefulness. Evidence of past or present defects or additional notations may be present, however, the item is considered to be repairable or capable of generally satisfactory service within the limits of its age.

ATTENTION - Specific notation is made that issues were found that need to be addressed by competent repair personnel (in most cases a licensed contractor) after full system evaluation prior to closing escrow.

REVIEW - Complete confirmation of condition was not made during our visual observation, a complete evaluation is needed prior to closing escrow.

MONITOR - Item or condition should be monitored or repaired as required. Consult a qualified expert prior to closing escrow if not familiar with the requirements.

CONSULT SELLER - Consult the seller for past history/performance details and/or other general information prior to closing escrow.

CONSULT a PEST EXPERT - Conditions warrant consultation with a pest control/fungi/wood destroying organism inspector prior to closing escrow.

SAFETY NOTE - The notation refers to a condition that affects safety, complete evaluation and correction is needed prior to closing escrow.

+ - A plus sign at the beginning of a notation means that this is a comment that requires specific consideration prior to closing escrow.

Site

Our evaluation of the site features of a property does not include subterranean drainage systems, fountains, ponds, statuary, fire pits, BBQ's, play equipment or display/security lighting.

Grading-Drainage & Misc

Site Grading & Drainage Observations

Drainage appears Satisfactory based on a limited visual evaluation.

Exterior Elements

Driveways

The driveway was Satisfactory.

Walkways

Exterior walkways were Satisfactory.

Fences and Gates

+ Fences and gates were Satisfactory except Adverse Conditions noted - Review.

+ Evidence of damage/forced entry was observed at the FD access on the roll gate - Attention.



Issues - Various

+ East facing building address signage is missing - Attention.

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+ Roll gate address signage is incorrect - Attention.



Structure

We do not typically comment on surface coatings, cosmetic deficiencies or normal wear and tear that would be readily apparent to the average person.

Structural Elements

Wall Structure Type - Observations

The wall structure appeared Satisfactory.
The structure walls are masonry.

Column Type - Observations

The columns appeared Satisfactory.
Columns exist that are steel.

Wall Components

Wall Flashings

Wall flashing was Satisfactory where visible (inspection limited - most flashing is not visible for inspection).

Fascia-Soffits-Trim

+ Paint coverage is thin at exposed exterior structural steel trim (rusting at top) - Attention.



+ East corner welding is incomplete (tacked only) at the front exposed structural steel mounting bracket behind area shown in photo - Attention.



Concrete-Masonry Foundation

Method of Evaluation

We evaluated the slab foundation on the exterior by examining the stem walls that project above the soil. Interior not visible due to floor coverings (inspection limited).

Slab-Foundation Observations

Visible slab-foundation components appeared Satisfactory (inspection limited).

Attic-Roof

We will not attempt to enter an attic that has less than twenty-four inches of clearance, is restricted by components like ductwork, or when insulation obscures framing making mobility hazardous. Also, we do not move the insulation, which may obscure other components or defects. If the entire attic or portions of the attic are not accessible, components like: insulation, piping, ductwork, vapor retarder, etc. were not inspected in those areas. We access the roof to examine the surface or note that our access was limited. Roof flashings are not completely visible due to roofing materials and therefore inspection of the flashing is limited. The inspection will not include a prediction of remaining life-expectancy or a guarantee against leaking.

Attic

Method of Evaluation

We evaluated portions of the attic (area above offices) by ladder at perimeter and thru random ceiling tile locations - inspection limited. We observed the roof structure using binoculars.

Roof & Ceiling Structure Type

The roof & ceiling structure consists of a prefabricated truss system.

Insulation

The attic insulation type includes fiberglass.

- + The average attic insulation depth is approximately 4 to 6 inches. Current standards call for 8 to 10 inches, upgrading should be considered - Review.
- + We suggest adding insulation at the underside of the roof deck - Review.
- + Insulation is displaced in areas, correction suggested - Attention.



Vapor Barrier

No vapor barrier or an incomplete vapor barrier appears to be installed at the attic area - this is a normal condition in this climate zone and no action is required.

Issues - Framing

- + The north end of the west side girder truss bottom flange guide is improperly placed and ineffective (no welds exist at guide to lower flange connections) - Attention.

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Rolled Composition Roof

Method of Evaluation & Location

We evaluated the roof and its components by walking its surface.

Rolled Composition Roof Observations

The rolled composition roof appears to be in Satisfactory condition.

Flashing-Penetrations

Flashing Observations

+ Flashing area separations need correction at the west vent curb and at the cant area near the roof access scuttle - Attention.



Skylights

Skylight Observations

The skylight(s) appeared Satisfactory.

Drainage System

Drainage System Observations

The roof drainage system appeared Satisfactory.

Plumbing

The inspection includes evaluation of functional flow & drainage. Concealed piping will not be evaluated or identified for type during this inspection, description of material type noted in the report refers to visible portions only. Some plastic piping like polybutelene and pex can be problematic and require additional steps beyond this inspection to identify and analyze. Additional evaluation of waste lines by video scanning should be considered for properties constructed before the 1960's. Shut-off valves are not operated by the inspector. If the property has a gas system and appliances, you must realize that our inspection for leaks is limited to the use of the inspector's sense of smell only. Contact the fuel supplier for system leak testing (not part of this inspection) prior to closing escrow.

Meter & Supply

Main Shut-Off Observations

+ The main water shut-off valve was not located (missing at interior riser) - Consult Seller.

Distribution Piping

Type of Material

The building is served by copper potable water pipes (where visible - other piping types may exist).

Distribution Piping Observations

The distribution piping was Operational (functional flow Satisfactory).

+ The sink faucet is loose at the break room - Attention.

Distribution Piping Supports

The distribution piping supports were Satisfactory where visible.

Distribution Piping Insulation

No distribution piping insulation is installed at visible sections of piping - this is a normal condition in this climate zone and no action is required.

Hose Bibs

The hose bibs tested were Operational.

Waste and Vent Piping

Type of Material

The building is served by ABS plastic waste and vent pipes.

Waste and Vent Pipe Observations

The waste and vent piping was Operational (functional drainage Satisfactory).

Waste and Vent Piping Supports

The waste and vent piping supports were Satisfactory where visible.

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Water Heater - Electric

Electric Water Heater Size

Electric water heater(s) are 1 units at 30 gallons.

Water Heater Location & General Observations

Water heater location - warehouse area.

TPR-Automatic Safety Controls and Discharge Pipe

The water heater is equipped with a mandated TPR safety valve, testing this device is not part of the inspection.

Heat-Cool

The inspection includes identifying and evaluating systems and their components. We do not dismantle the heating-cooling system, nor do we evaluate the following components: electronic air-cleaners, humidifiers, in-line duct motors or dampers, all areas of the heat exchanger. We do not perform airflow diagnostic testing at the registers and it is imperative that any recommendation that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property. Our service does not include a warranty or guarantee on the systems.

Electric Heater Size & Type

Electric Heater Size & General Comments

Electric heat pump(s) are 1 unit(s) at approximately 6 tons.

Electric heat pump(s) are 1 unit(s) at approximately 3 tons.

Electric Heater Location

Electric heating system location - roof.

No heating system is provided for the warehouse.

Electric Heating System Observations

Operational Notes

The electric heating system was Operational.

Automatic Safety Controls

Automatic safety controls are Satisfactory where visible (inspection limited - units not disassembled).

Electric Cooling System Size & Type

Cooling System Size & General Comments

See heating system notes for size and location of heat pumps (provides heating & cooling).

Cooling System Location

Electric cooling system location - roof.

Electric Cooling System Observations

Operational Notes

The cooling system was Operational. We test this by evaluating the differential temperature split between the air entering the system and that coming out (should be 16 to 22 degrees F.).

Electric Evaporative Cooler

Evaporative Cooler Observations

The evaporative cooler was Operational.

+ The east evaporative cooler drain/overflow line was leaking - Attention.



Distribution-Duct System

Distribution-Duct System Observations

Ductwork appeared Satisfactory where visible.

Heating/cooling is supplied to all habitable rooms.

Registers

The registers appeared Satisfactory.

Filter(s) & Return Air Compartment

Filter & Return Air Compartment Observations

Filter(s) were Satisfactory.

Controls-Thermostats

Thermostat

The thermostat(s) were Operational.

+ The thermostat(s) are improperly located. Have an HVAC contractor perform further evaluation and provide recommendation for relocating - Review.

General

Issues - Notations

+ The front entry doors will not remain closed with the warehouse evaporative coolers in use. The office area is not properly isolated to resist becoming pressurized. This will be a problem with regard to summertime use of evaporative coolers and air conditioning systems that are not isolated from one another - Review.

Electrical

The inspection includes identifying the type and capacity of the service and evaluating panels, overcurrent protection, wiring, system ground, and a representative number of switches and outlets. It is essential that any service recommendations or upgrades that we make be completed well before the close of escrow because a specialist could reveal additional deficiencies or recommend upgrades. Generally, the comments made in this section are safety related and critically important. Adding Arc Fault Circuit Interrupter (AFCI) protection, a newly designed breaker to stop arcs and sparking from occurring, should be considered.

Main Panel

Type of Service Entrance Wiring

The service entrance wires were not visible (type unknown).

Size and Location

The property is served by a main panel located at the east exterior wall of the structure.

Service Entrance Observations

The main service conductors are underground. This is characteristic of modern electrical services but since the service lines are underground and cannot be seen, they are not evaluated as part of the inspection.

Main Panel Observations

+ The main electrical panel is locked, which prevented us from evaluating its components, and could prevent or delay emergency shut-off. The panel should be unlocked and evaluated by an electrician prior to closing escrow - Review.

Overcurrent Protection

The overcurrent protection is provided by breakers.

Grounding & Bonding

The electrical system grounding/bonding appears Satisfactory where visible.

Sub Panel(s)

Sub Panel Location

Two 225 amp sub-panels are located at the east interior wall of the warehouse. One sub-panel voltage is 480/277 and the other sub-panel voltage is 208/120.

Sub Panel Observations

The sub panel and its components have no visible deficiencies and appear Operational.

Overcurrent Protection

The overcurrent protection is provided by breakers.

Distribution System

Distribution Wiring Type

The wiring has no visible deficiencies and appears Operational.

The distribution system wiring was not visible (type unknown) - Review.

GFCI Outlets

+ GFCI outlet inoperative (will not reset) at the warehouse service sink area - Attention.

Issues - Switch & Lighting

+ Lighting system is not responding properly at the warehouse and at the exterior - Review.

+ Switches are not installed at the entry door area to control lighting as you enter the structure at the northeast warehouse exterior door and at the door from the warehouse into the office area - Safety Note.

Issues - Outlets

+ The property does not appear to have enough electrical outlets to conform to current standards - Review.

Interior

The inspection includes the visually accessible areas of walls, floors, cabinets and counters, including the testing of a representative number of windows and doors. We do not evaluate window treatments, move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. A number of environmental pollutants can exist in a building such as asbestos, carbon monoxide, radon, and a variety of molds and fungi that require specialized equipment to detect, which is beyond our expertise and the scope of our service.

Exterior Doors

Exterior Door Observations

The exterior doors were Operational.

- + We suggest adding insulation to the roll-up doors - Review.
- + Missing front entry stationary panel upper/lower latch hardware noted - Attention.

Interior Doors

Interior Door Observations

The interior doors were Operational.

Windows

Predominant Window Type

The windows are multi-pane (dual pane seal condition not confirmed as part of the inspection).

Window Observations

The windows were Satisfactory.

Floors

Floor Observations

The flooring appeared Satisfactory (this is a subjective opinion and you should judge for yourself).

Walls & Ceilings

Walls and Ceiling Observations

- + A ceiling tile is missing at the break room - Attention.
- + The drywall areas in the warehouse needs typical repairs (correct imperfections as required) - Attention.
- + There is a moisture stain at the break room ceiling (we were unable to determine a cause) - Review.

- + There may be missing insulation at the west office wall - Review.

General

Issues - Insects or Rodents Noted

- + There is evidence of insects and a bat within the structure - Consult a Pest Expert.

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General

Notations

Commercial Building Comments

+ Additional evaluations of the property (that are not part of this inspection) should be considered, including but not limited to: Smoke/Heat Detection System Review, Current Code/ADA Compliance Evaluation, Environmental Investigation, Telephone System Review, Cosmetic Defect Evaluation.

Property Comments on Issues

+ We suggest obtaining an infra-red and/or blower door evaluation of the property to determine insulation needs and building pressure problems - Review.

REPORT CONCLUSION

24490 N. 29th Drive, Phoenix, AZ 85085

Congratulations on the purchase of your property. We are proud of our inspection service and trust that you will be happy with our thoroughness. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, opened every window and door, or identified every defect. Also, because we are not specialists and because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as a guarantee or warranty. It is simply a report on the general condition of the property at a given point in time. Furthermore, as a property owner, you should expect ongoing problems to occur and budget 1% to 3% of the property's value every year for repairs. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. If you have been provided with a property protection warranty policy, read it carefully. Such policies may not cover all repair costs and they may deny coverage on the grounds that a given condition was pre-existing or not covered because of a code violation, wear and tear, or manufacturers defect.

Since we never know who will be occupying or visiting a property, whether it be children or the elderly, we ask you to consider following these general safety recommendations: install smoke and carbon monoxide detectors; identify all escape and rescue locations; rehearse an emergency evacuation plan for the property; upgrade older electrical systems to current standards for maximum protection; never service any electrical equipment without first disconnecting its power source; replace or install safety-film on all non-tempered glass in impact risk areas; ensure that every elevated window and the railings of stairs, landings, balconies and decks are child-safe; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds like bleach, drain cleaners, and nail polish removers are stored where small children cannot reach them; replace any dual-cylinder deadbolts from primary escape route doors.

Thank you, in advance, for taking the time to read this entire report carefully. Remember to call us immediately if you have any questions or observations. We work very hard to continuously improve the quality of our service and our report. Let us know how we can serve you.

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SUMMARY REPORT

Client: Solar Tech

Inspection Address: 24490 N. 29th Drive, Phoenix, AZ 85085
Inspection Date: 04/09/2009 Start: 9:00 am End: 12:30 pm

Inspected by: David Swartz, AZ Lic. #38046

This Summary Report is intended to provide a convenient and cursory preview of the conditions and components that we have identified within our report as Notice items. It is obviously not comprehensive and reading the entire report is absolutely essential. An endorsement of the condition of components or features that do not appear in this summary is not to be implied. Also, the service or further review recommendations that we make in this summary and throughout the report should be completed well before the close of escrow by licensed specialists, who may identify additional defects or recommend upgrades that could affect a purchasers evaluation of the property. Note: See main report section for important Advisories and Photographs specific to this property.

Key to Terms and Symbols used in the Summary Report:

ATTENTION - Specific notation is made that issues were found that need to be addressed by competent repair personnel (in most cases a licensed contractor) after full system evaluation and prior to closing escrow.

CONSULT an ENGINEER - Consult an appropriate, competent and licensed engineer for full review and further determination prior to closing escrow.

CONSULT SELLER - Consult the seller for past history/performance details and/or other general information prior to closing escrow.

REVIEW - Complete confirmation of condition was not made during our visual observation, we recommend complete evaluation prior to closing escrow.

CONSULT a PEST EXPERT - Conditions warrant consultation with a pest control/fungi/wood destroying organism inspector prior to closing escrow.

MONITOR - Item or condition should be monitored or repaired as required. Consult a qualified expert prior to closing escrow if not familiar with the requirements.

SAFETY NOTE - The notation refers to a condition that affects safety, complete evaluation and correction is suggested prior to closing escrow.

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Site

Exterior Elements

Fences and Gates

+•Evidence of damage/forced entry was observed at the FD access on the roll gate - Attention.

Issues - Various

- +•East facing building address signage is missing - Attention.
- +•Roll gate address signage is incorrect - Attention.

Structure

Wall Components

Fascia-Soffits-Trim

- +•Paint coverage is thin at exposed exterior structural steel trim (rusting at top) - Attention.
- +•East corner welding is incomplete (tacked only) at the front exposed structural steel mounting bracket behind area shown in photo - Attention.

Attic-Roof

Attic

Insulation

- +•The average attic insulation depth is approximately 4 to 6 inches. Current standards call for 8 to 10 inches, upgrading should be considered - Review.
- +•We suggest adding insulation at the underside of the roof deck - Review.
- +•Insulation is displaced in areas, correction suggested - Attention.

Issues - Framing

- +•The north end of the west side girder truss bottom flange guide is improperly placed and ineffective (no welds exist at guide to lower flange connections) - Attention.

Flashing-Penetrations

Flashing Observations

- +•Flashing area separations need correction at the west vent curb and at the cant area near the roof access scuttle - Attention.

Plumbing

Meter & Supply

Main Shut-Off Observations

- +•The main water shut-off valve was not located (missing at interior riser) - Consult Seller.

Distribution Piping

Distribution Piping Observations

- +•The sink faucet is loose at the break room - Attention.

Heat-Cool

Electric Heater Size & Type

Electric Heater Location

No heating system is provided for the warehouse.

Electric Evaporative Cooler

Evaporative Cooler Observations

- +•The east evaporative cooler drain/overflow line was leaking - Attention.

Controls-Thermostats

Thermostat

+•The thermostat(s) are improperly located. Have an HVAC contractor perform further evaluation and provide recommendation for relocating - Review.

General

Issues - Notations

+•The front entry doors will not remain closed with the warehouse evaporative coolers in use. The office area is not properly isolated to resist becoming pressurized. This will be a problem with regard to summertime use of evaporative coolers and air conditioning systems that are not isolated from one another - Review.

Electrical

Main Panel

Main Panel Observations

+•The main electrical panel is locked, which prevented us from evaluating its components, and could prevent or delay emergency shut-off. The panel should be unlocked and evaluated by an electrician prior to closing escrow - Review.

Distribution System

GFCI Outlets

+•GFCI outlet inoperative (will not reset) at the warehouse service sink area - Attention.

Issues - Switch & Lighting

+•Lighting system is not responding properly at the warehouse and at the exterior - Review.

+•Switches are not installed at the entry door area to control lighting as you enter the structure at the northeast warehouse exterior door and at the door from the warehouse into the office area - Safety Note.

Interior

Exterior Doors

Exterior Door Observations

+•We suggest adding insulation to the roll-up doors - Review.

+•Missing front entry stationary panel upper/lower latch hardware noted - Attention.

Walls & Ceilings

Walls and Ceiling Observations

+•The drywall areas in the warehouse needs typical repairs (correct imperfections as required) - Attention.

+•There is a moisture stain at the break room ceiling (we were unable to determine a cause) - Review.

+•There may be missing insulation at the west office wall - Review.

General

Issues - Insects or Rodents Noted

+•There is evidence of insects and a bat within the structure - Consult a Pest Expert.

General

Notations

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Commercial Building Comments

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Property Comments on Issues

+•We suggest obtaining an infra-red and/or blower door evaluation of the property to determine insulation needs and building pressure problems - Review.