



National Property Inspections

**National Property Inspections
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Property Location

Riverside, Ca 92507

Prepared for



Consultant

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TABLE OF CONTENTS

1. Executive Summary	3
1.1 General Description	3
1.2 General Physical Condition	3
1.3 Opinions of Probable Costs	4
2. Purpose and Scope	5
3. System Description and Observations	6
3.1 Topography	6
3.2 Storm Water Drainage	6
3.3 Access and Egress	8
3.4 Paving, Curbing and Parking	8
3.5 Flatwork	9
3.6 Landscaping and Fencing	10
3.7 Retaining Walls	10
3.8 Exterior Lighting	11
3.9 Recreational & Laundry Facilities	12
3.10 Utilities	13
4. Structural Frame and Building Envelope	14
4.1 Foundation	14
4.2 Building Frame	14
4.3 Exterior Sidewall System	15
4.4 Doors & Windows	15
4.5 Roofing	16
5. Plumbing Components & Systems	17
5.1 Plumbing Supply & Waste Piping	17
6. HVAC Components & Systems	17
6.1 Heating and Air Conditioning	17
7. Electrical Service and Metering	18
7.1 Main Electrical Panels and Systems	18
8. Interior Tenant Spaces	19
8.1 Individual Apartment units	19
9. Additional Considerations	26
9.1 ADA Compliance	26
9.2 Regulatory Compliance	26
10. Out of Scope Considerations	27
11. Qualifications	27
12. Limiting Conditions	27



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1. Executive Summary

1.1 General Description

A property condition assessment was performed by National Property Inspections on the apartment building located at *****; Riverside, Ca 92507. The Walk through Survey was conducted on April 3, 2010.

The subject structure sits a relatively flat lot. The structure is a free standing building constructed with 14 individual apartment units with the front facing west. The total square footage of the apartment building is approximately 13,000 square feet. The foundation of the building is presumably re-enforced concrete slabs on grade. The subject property is a two-storey wooden framed structure and the exterior is plastered. The peaked roof is supported by a wooden frame and truss system. There are 14 air conditioning condensers mounted atop the surface of the roof and the heating units are located above the ceiling in the hallways of the individual units. The exterior doors are wood and the window frames are metal with single glass panes. Parking is located at the rear of the property under carports and secured at the southeast corner of the property. The surfaces consist of asphalt with concrete curbing. The landscaping consists of grass; trees and shrubs located around the front and left side of the building. There is a community laundry room and storage room toward the northeast area of the property. The fenced in swimming pool is located in the center of the complex. Information was obtained from the Riverside County Assessors Office.

1.2 General Physical Condition

The following observations and comments is a brief summary of the condition of main components and systems throughout the subject property. More details will be provided in their respective sections of this Property Condition Report.

The drainage of the property appears to be adequate with some pooling located atop the patio area left of the laundry room. The drain which is located at the carport is obstructed with debris and dirt. According to tenants, the opening located in the secured parking lot drains slow. There is also excessive pooling on Canyon Crest Dr., in front of the building.

The condition of the asphalt at the carport and secured parking lot is fair with some crack repairs needed.. The exterior lighting components appear to be in fair condition.

The swimming pool itself appears in good position. The surrounding concrete has numerous cracks on the surface. A portion of the wrought iron fence mounted atop the block wall needs to be secured. There are three separate leaks located by the pool equipment and water lines.

The exterior of the building is overall in good to fair condition. The plaster and brick is satisfactory, although there does appear to be some dry rot present on fascia boards and trim.



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The surface of the roof is in poor condition. There are numerous areas where shingles are missing and the wooden roof sheathing is exposed which at least in one area water has intruded onto the ceiling. There appears to be evidence of pooling on the surface of the carport roof.

The wooden doors and metal windows appear to be in fair condition. There is at least one cracked pane, some damaged/missing window screens and some minor door deficiencies.

The main plumbing system appears to be fair to possibly poor condition. There are at least two plumbing leaks noted above the ceiling. Some minor drainage issues are located at sinks and tubs.

The HVAC units consist of heating coils and blowers located above the ceiling in the hallways of the individual units. The air conditioning units are mounted atop the roof. At least one apartment needs their inoperable HVAC system evaluated and another unit appears to have the inoperable heating coils which need to be further evaluated. All apartments units need to have the air filters replaced.

There is gas supplied to this apartment building. All systems and components are powered by electricity. The main electrical systems and components throughout the building appear to be in satisfactory condition. At least one apartment is missing smoke detectors. There is no GFCI circuitry located in the any of the unit kitchens or bathrooms.

Interior deficiencies in the individual apartment units will be addressed in the respective sections of this Property Condition Report.

1.3 Opinions of Probable Costs

Estimated Costs of Noted Deficiencies.

Noted Deficiencies	Current Estimated Cost
Repair all flatwork deficiencies	\$1,000 to \$2,000
Repaint wood deficiencies	Review termite report
Repair roof deficiencies	\$2,000 to \$3,000
Further evaluate defective HVAC systems and components	Obtain estimates
Accumulated minimal costs	\$4,000 to \$6,000

Total Estimated Costs: \$7,000 to \$11,000 plus the costs to have wood damage and HVAC systems further evaluated and repaired. Only exact quotations can be submitted by licensed contractors of the appropriate trade.



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2. Purpose and Scope

At the request of ***** and in accordance with the Property Condition Assessment proposal dated April 5, 2010, a visual review was performed on apartment building located at *****; Riverside, Ca 92507. This was a visual review of readily accessible areas and components. It was not technically exhaustive and no excavation, disassembly or removal of covers, panels or obstructions was performed. Some components were assessed on a random sampling of like items. This review was limited to identifying the existing conditions of the components and systems which included Drainage, Landscape, Parking Lot, Exterior Lighting, Structure, Exterior Siding, Roofs, Doors/Windows, Plumbing Systems, Electrical Systems, HVAC Systems, and Interior Surfaces in the individual apartment units.

This assessment is in accordance with the ASTM standard E2018-01 for Property Condition Assessments. This report provides recommendations for specific evaluations and ballpark cost estimates for repairing major deficiencies and replacing major components.

This assessment does not identify minor, inexpensive repairs or maintenance items that are usually done on a regular basis. Cost estimates are provided for recommendations expected to exceed \$3,000.

Contractors should be contacted for exact quotations.

The following terms are used throughout the report and are defined as follows:

- Good:** Average to above-average condition for the building system evaluated, taking into consideration factors of age and design. Generally, other than normal maintenance, no repair is recommended or required.
- Fair:** Average condition for the building system evaluated, taking into consideration factors of age and design. Some short term or immediate maintenance or repairs are recommended to return the system to a good condition.
- Poor:** Below-average condition for the building system evaluated taking into consideration factors of age and design. Immediate repair, significant work or replacement is anticipated to return the building system to a good or fair condition.

The Property Condition Report is intended for use by the Client only. It is not intended to benefit, be used by or relied upon by any third party.



3. System Description and Observations

3.1 Topography

Description:

There appears to be a positive grade around the perimeter of the buildings, with dirt against the majority of the perimeter. The grade of the structure is higher than the street and sidewalk level.

Observation/Comments:

The topography of the subject property appears to be adequate. No observed deficiencies were noted or reported.

3.2 Storm Water Drainage

Description:

The main concrete walkway from the front entrance drains in to a covered internal drain opening located by the laundry room. The surface under the carport drains from south to north into an opening at the base of the carport wall and out into the parkway. The secured parking lot drains from east to west via sheeting action atop the surface and into covered drain. Internal drains released north of the property into the street, Prescott Way.

Observations/Comments:

There is excessive pooling on Canyon Crest Dr; in front of the apartment building. This is difficult for tenants which use the street for parking. Recommend contacting the City of Riverside to further evaluate and repair deficiency. The internal drain by the laundry room is filled with debris and tenants claim the drain in the secured lot drains very slow which causes water to the walkway in front of some of the apartment entrances. Recommend contacting a licensed plumber to further evaluate and clean out all internal drains. Both drain openings in the carport are obstructed. Recommend clearing away debris in the carport and grading back the dirt at the parkway.

Estimated costs: Minimal



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Excessive pooling in front of building



Clogged drain line on walkway



Slow drain in parking lot



Obstructed drain line in carport



Dirt needs to be graded back from drain opening

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3.3 Access and Egress

Description:

There are three separate entrances into the apartment complex. The main entrance is located at the front of the property. There is a concrete ramp leading to the wrought iron fence and security gate. There are two rear entrances which can be accessed from the rear alley on the left side of the property, off Prescott Way. One can be accessed through another security gate in the carport area. The other can only be accessed with a remote controlled security gate which allows entrance to a secured parking lot.

Observations/Comments:

The access and egress into the property appears to be adequate, although both pedestrian security doors can be entered with a key. Recommend further evaluation be completed by a qualified locksmith to determine options to secure the complex, is so desired.

3.4 Paving, Curbing and Parking

Description:

There are a total of 14 carports spaces and 13 surface parking spaces in the secured lot. There are no spaces which provide handicapped parking. Additional street parking is located on Canyon Crest Dr. and Prescott Way. The carports are wooden framed with flat roofs which are supported by the perimeter walls and posts. The surfaces are asphalt over a stabilized base with concrete curbs.

Observations/Comments:

The surfaces and curbs appear to be in fair condition with some typical cracking throughout. No major deficiencies were observed or noted. Recommend monitoring for any developments.



View carports and secured parking lot



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3.5 Flatwork

Description:

There are pedestrian street walkways at the front and left side of the property. In the complex there are concrete walkways leading to apartments and staircases. There is a concrete slab on the right side of the laundry room. Additional flatwork is located around the perimeter of the swimming pool.

Observations/Comments:

A section of the pedestrian street walkway on the left side of the property has lifted and created a trip hazard. An injury from a fall can produced litigation. Recommend contacting the City of Riverside to determine which party is responsible to repair this deficiency. There is some typical cracking atop the walkways in side the complex. There is evidence of pooling on the concrete slab on the right side of the laundry room. There is excessive cracking around the perimeter of the swimming pool. Recommend further evaluation and repairs to seal cracks be completed by a licensed concrete contractor.

Estimated costs: \$1,000 to \$2,000



Damaged sidewalk – trip hazard



Pooling on slab



Excessive cracking around pool perimeter



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3.6 Landscaping and Fencing

Description:

Landscaping is grass, ivy, shrubs and trees which are planted throughout the property. A controlled irrigation system is provided. There is a block located on the right side of the property and right side of the pool. There some small portions of wooden fencing. Wrought iron fencing is located at the front and around the perimeter of the swimming pool.

Observations/Comments:

Landscaping appears in fair condition. The irrigation system was reported to be in working order. The landscaping is considered a routine maintenance item. No observed deficiencies were noted or reported. The block walls appear to be in fair condition. No observed deficiencies were noted or reported. The wrought fence atop the block wall on the right side of the swimming pool is loose. Recommend repairs to secure.

Estimated cost: Minimal



Fence loose

3.7 Retaining Walls

Description:

There are retaining walls at the front and left side of the property. The walls consist of masonry block and define the perimeter around the building.

Observations/Comments:

There are some damaged and/or missing portions. Recommend contacting a licensed contractor to further evaluate and perform repairs.

Estimated cost: Minimal



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Damaged areas of the retaining wall

3.8 Exterior Lighting

Description:

Exterior lighting consists of building mounted light fixtures which illuminate the parking lot and walkways. Individual exterior light fixtures are also located by apartment front doors.

Observations/Comments:

Exterior light fixtures were reported to be in fair condition and according to the tenants, offered adequate light at the time of the assessment. The parking lot and swimming pool lights are on a timer and were not observed at night. No major deficiencies were observed or noted. Recommend monitoring for any developments.



Exterior light fixtures



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3.9 Recreational & Laundry Facilities

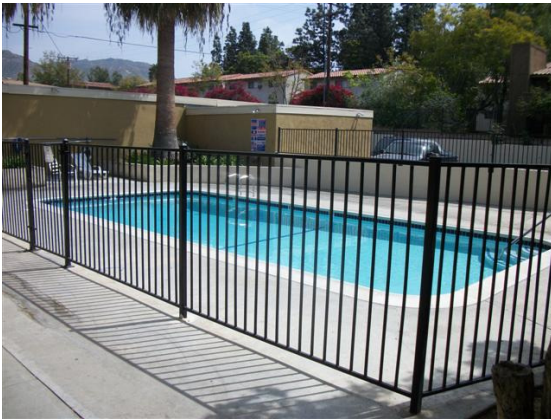
Description:

There is an in ground built swimming pooling located in the center of the apartment complex. The pool is secured behind a wrought iron fence and gate system. There are is a handrail at the steps and steps with hand rails in the deep end to insure safety while accessing and egressing the swimming pool. The motor pump, filter and other related equipment is located behind a wooden corral which can only be accessed from the exterior perimeter on the left side of the building. A laundry room is located on the left side of the pool which houses laundry equipment, an electric water heater and an electrical sub-panel. There is also a storage room next to the laundry, although was locked and could not be observed.

Observations/Comments:

The surface of the pool appears to be in good to fair condition. The safety handrails are properly mounted and secured. Both pool drains have covers placed over them to insure safety. The deficiencies consist of 3 separate leaks. One from the PVC pipe to the motor connection, the other from the in-line chlorine feeder component and the last is from one of the PVC supply lines in front of the storage room. Recommend all leaks be repaired. One of the light fixtures in the laundry room has detached from the ceiling. Recommend repairs.

Estimated cost: Minimal



View of swimming pool and fence



View of leaks



Additional leaks at pool supply line



Detached light fixture

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3.10 Utilities

Description:

Electricity is provided by Southern California Edison. There are two separate overhead service drops with transformers mounted on electrical poles located at the southwest corner and rear of the property.

Water is provided by the City of Riverside. The water meter is housed and located at the front of the property. Water valves are located at the front and left side of the building.

Sewer service is provided by the City of Riverside. Cleanouts were not observed or noted.

Gas service is not provided in the apartment complex.

Observations/Comments:

One of the main electrical wires from the service drop at the right side of the building is exposed at the end, which may be live. Recommend contacting Southern California Edison to further evaluate and insure a safe atmosphere.



One of two pole mounted transformers



Exposed service drop



View of water meter



View of one of the water valves



4. Structural Frame and Building Envelope

4.1 Foundation

Description:

The foundation system of the structures presumably consists of reinforced concrete slabs on grade.

Observations/Comments:

Foundation construction could not be verified at the time of the observation due to exterior and interior wall finish and interior floor covering systems. No apparent signs of movement or settlement were observed. The foundation seems to be intact and in good condition. Recommend monitoring for any developments.

4.2 Building Frame

Description:

The building frame and 2nd floor flooring consist of wood. The roof framework, support trusses, and roof sheathing all consist of wood.

Observations/Comments:

The observation of the structure was limited to exposed framework in the attic space. The overall condition of the frame appears to be fair. No major deficiencies were observed or noted. Gable and ridge vents are present to insure proper ventilation in the attic. Loose fill insulation has been applied insure interior temperature efficiency.



View of framework



View of insulation



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4.3 Exterior Sidewall System

Description:

The exterior wall finish at the front of the building is wood and brick at the lower section of the siding. The sides, rear and the carports are plastered. The eaves and fascia boards are wood.

Observations/Comments:

The plaster appears to be in fair condition, except for the damage located at the corner of the carport by the gate entrance of the secured parking lot. There does appear to be some dry rot on some of the surfaces of the fascia boards. Recommend reviewing the termite report for recommendations.

Estimated cost: Review termite report



Damaged plaster



Dry rot wood damage

4.4 Doors & Windows

Description:

The apartment front doors are wood and the windows are metal framed with single glass window panes.

Observations/Comments:

The doors and windows appear to be in fair condition. No major deficiencies were observed or noted in this assessment.



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4.5 Roofing

Description:

The apartment building roof is peaked in the center and the surface is a single layer of asphalt shingles. There is additional roof covering halfway up the siding atop the constructed eaves around the perimeter of the building. The roof does not need a draining system; it drains via sheeting action and over the edges. There are 14 air conditioning condensers mounted atop the roof.

Observations/Comments:

The roof was walked on and accessed above the laundry room with ladder. The surface is approximately 15 to 20 years in age and the overall condition of the roof appears to be poor with numerous areas where shingles are missing which has exposed some of the roof sheathing. Recommend further evaluation of the entire surface be completed by a licensed roofer to determine repair options which address water intrusion.

Estimated costs to further evaluate and repair: \$2,000 to \$3,000



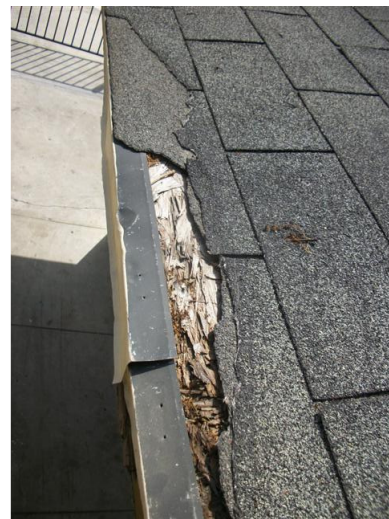
Overall view of surface



Missing shingles



Additional damaged area



Damages on edge

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5. Plumbing Components & Systems

5.1 Plumbing Supply & Waste Piping

Description:

The City of Riverside provides the domestic water supply and sewer services for the building. Hot and cold water lines were observed to be galvanized and rubber. The drain lines and plumbing vents were observed to be cast iron and galvanized.

Observations/Comments:

Observation of the piping was limited to under sinks. Cleanouts were not observed on the property. Plumbing deficiencies concerning plumbing lines, plumbing drainage and water heaters will be addressed in the individual apartment units.

6. HVAC Components & Systems

6.1 Heating and Air Conditioning

Description:

Each apartment unit is supplied with a heating coil and blower component located above the ceiling in the hallway. Cool air is supplied by individual air conditioning condensers mounted atop the roof surface. The heating units all appear to be original and the condensers vary in make, model, size and age.

Observations/Comments:

The operation the HVAC system will be addresses in the individual apartment unit section of this report. Some of the pressurized lines exiting from the condensers are missing insulation. Recommend applying insulation were needed to insure efficiency while the air conditioning is in use.

Estimated cost: Minimal



View of condensers



Missing insulation from lines

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7. Electrical Service and Metering

7.1 Main Electrical Panels and Systems

Description:

There are two separate main service panels located on the property. The electrical service meters on the right side of the building supply apartments #6 - #15. The main disconnect to these apartments are located at the meters. The disconnect components are 125 amp breakers; 240v and 3 wire. The other electrical panel is located on the right side of the laundry room. The panel is 600 amp; 120/240v, 1 phase 3 wire service. Apartments #1 - #4 are supplied with 100 amp disconnects and #5 is supplied with 90 amp disconnect. There are sub-panels in each individual apartment units and in the laundry room. The capacities were determined by the manufacture's labels.

Observations/Comments:

Detailed load calculations were not performed during the observation. The electrical system appears to be properly grounded. These services appear to be adequate for the present usage. Interior electrical deficiencies will be addressed in the individual apartment section. No major deficiencies were observed or noted.



Main panel on right side of building and right side of laundry room



8. Interior Tenant Spaces

8.1 Individual Apartment units

Description:

All apartment units are equipped with a kitchen, dining area, family room, bathroom (some units have two bathrooms) and two bedrooms. The floors are covered with carpet, floor coverings and tile. The walls are dry walled and painted. The ceiling is dry walled and textured.

Observations/Comments:

There are common deficiencies in all apartment units. To avoid redundancy, these deficiencies will not be addressed in each individual apartment units. The electrical outlets in the kitchen and above counter tops need to be GFCI outlets. All bathroom outlets also need to be upgraded with GFCI circuitry. All air filters located above the ceiling in the hallways need to be replaced to insure a clean air flow and improve HVAC distribution efficiency. None of the vent hoods above the stoves appear to have knock-out to allow proper exhaust venting into ductwork.

Estimated repairs (not including new vent hoods): Minimal



No GFCIs



Dirty air filters



Improper exhaust venting



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Unit #1 – Section of the threshold is missing between family room and kitchen.
The bathroom interior door is damaged.



Missing threshold



Damaged bathroom door

Unit #2 – The hallway bathroom is door not latching/locking.



Not latching

Unit #3 – This apartment unit is vacant and the electricity has been cut off. Cannot confirm the operation of any systems or components related to the electricity.

There are no smoke detectors in the apartment.

A window screen is missing in the guest bedroom.

The interior door is missing from the master bedroom.

The master bedroom bathroom door is damaged.

The section of the ceiling in the hallway bathroom has been replaced and covered. It appears there may be a plumbing leak from above. Recommend further evaluation be completed by a licensed plumber. Also, the shower head is missing.



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Missing smoke detectors



Missing window screen



Missing interior door



Damaged interior door



Bathroom ceiling damage



Missing shower head

Unit #4 – There is excessive moisture in the ceiling by the exhaust fan. Recommend opening the drywall in the ceiling and contact a plumber to further evaluate.
The window screen is missing in the bedroom.
The garbage disposal is seized. (No photo provided)



Excessive moisture



No window screen

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Unit #5 – There is a plumbing leak above the ceiling in the bathroom. Recommend further evaluation be completed by a licensed plumber. Also the exhaust fan is inoperable.
The window screen is missing in the bathroom.
There is no insulation on the supply lines of the water heater.



Plumbing leaks above ceiling



Missing window screen



Missing insulation

Unit #6 – This apartment unit is vacant.
The heating coils do not appear to be working. There is air conditioning, but no heat.
There is no insulation on the supply lines of the water heater.



No heat



Missing insulation

Unit #7 – One of the closet doors is not operable.
There is no insulation on the supply lines of the water heater.



Inoperable closer door



Missing insulation

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Unit #8 – No observed deficiencies.

Unit #9 – There is no electricity in this apartment unit.

There is a crack in the window of the family room.

The window screen is missing in the bedroom.

The supply valve to the water heater is missing.



Cracked window pane



Missing screen



Missing valve at water heater

Unit #10 – The tub/shower faucet drips excessively. Also, the shower head is not dispensing water well.

Recommend repairs be completed by a licensed plumber.

There is no insulation on the supply lines of the water heater.



Tub faucet dripping



Shower head weak water pressure



Missing insulation

Unit #11 – One of the bedrooms was not observed due to a sleeping tenant.

The HVAC system is not operable. Recommend further evaluation be completed by a licensed HVAC technician.

There appears to be damaged floor boards below the carpet in the family room. Recommend removing carpet to further evaluate.

There is a missing water supply valve underneath the bathroom sink.



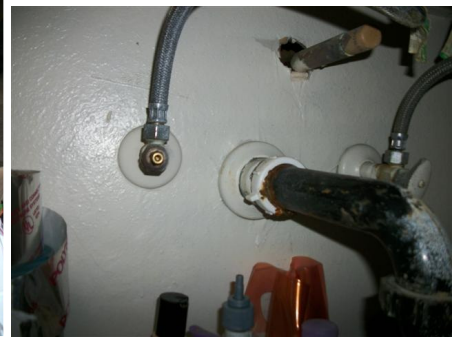
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HVAC system not operable



Damaged floor boards under carpet



Missing supply valve

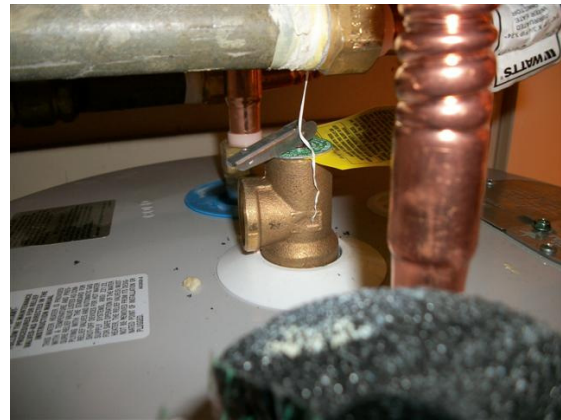
Unit #12 – The exhaust fan in the hood vent is seized.

The pipe is missing from the TPR valve atop the water heater and insulation is missing from the supply lines.

The HVAC vent cover has detached from the ceiling.



Inoperable exhaust fan



Missing pipe from TPR valve



Missing insulation



Detached cover



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Unit #14 – This apartment unit is vacant and the electrical meter has been pulled. The pipe is missing from the TPR valve on the side of the water heater.



Missing electrical meter



Missing pipe

Unit #15 – There are excessive water stains on the surface of the ceiling texture. It appears moisture is intruded from the roof above.

The closer doors are missing from the master bedroom.

The window screen is missing from the family room.

There is a slow drain in the hallway bathroom tub.



Ceiling stains



Missing closet doors



Missing window screen



Slow drain

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9. Additional Considerations

9.1 ADA Compliance

The conclusions of this report are limited to a visual review and assessment of areas considered to be Public Accommodations based on the requirements of Title III of the Americans with Disability Act (ADA). Title III of the ADA requires that any place of public accommodation that was designed and constructed for first occupancy after January 26, 1992 be compliant with the ADA. Buildings that are considered to be places of public accommodations are to remove those architectural and communication barriers that are considered readily achievable in accordance with the resources available to building owner ship. This is to provide persons with disabilities with accommodations and access equal to, or similar to, that available to the general public.

The ADA was enacted as a guideline for designing new buildings and was not necessarily intended to serve as a regulation for buildings constructed prior to January 1992. Accommodations or upgrades may or may not be mandated on buildings constructed prior to this date. The extent of any upgrade requirements are determined by the Authority Having Jurisdiction.

It appears through the visual assessment that the exterior public accommodations of the property are in general compliance with Title III requirements. An ADA compliance assessment was not completed in this assessment.

9.2 Regulatory Compliance

The local code compliance department was contacted to determine the current status of any outstanding building or safety code violations. No outstanding violations were reported at the time of the assessment.



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10. Out of Scope Considerations

Property Condition Report. No verification of actual lot size, **Property Condition Assessment** specifically excludes deficiencies that may be remedied with routine maintenance, miscellaneous minor repairs, normal operating maintenance, and excludes de minimis conditions that generally do not present material physical deficiencies of the subject property. We express no opinion on the condition of this property beyond what is set forth in the **Property Condition Report**. Specifically excluded are environmental issues such as asbestos, lead paint, mold, air-borne pollutants, hazardous waste, noise pollution, or geological faults, area flood conditions and the like. Nor does it address termite infestation and termite damage, compliance with building codes or regulations of any governmental or non-governmental body, entity or agency or any handicap-related use or access. Specialty systems such as security alarms, fire alarms, fire suppression or emergency lighting and the like are not assessed or are assessed only in the manner as described in the **Property Condition Report**. No verification of actual lot size, boundaries, easements, egress/ingress or square footage of the building(s) is done.

11. Qualifications

Client acknowledges and agrees that; National Property Inspections is an independently owned and operated franchisee and not an employee, partner, or agent and cannot make any contract, agreement, warranty or representation on behalf of National Property Inspections, Inc., 9375 Burt Street, Suite # 201, Omaha, NE 68114.

12. Limiting Conditions

NO WARRANTY OF FITNESS OF MERCHANTABILITY IS IMPLIED OR INTENDED WITH THE ISSUANCE OF THE **PROPERTY CONDITION REPORT**. It may reduce, but cannot eliminate the risk of owning real estate. Additional invasive and destructive-type testing is available through other firms and may be necessary to further reduce your risk. In the event any dispute arises out of or relates to the **Property Condition Assessment** or **Property Condition Report**, it is mandatory that such dispute be submitted to arbitration for resolution. Notice of a demand for arbitration submitted in accordance with the provisions of this paragraph shall be given in writing to National Property Inspections within one hundred twenty days (120) of the **Property Condition Assessment**. Failure to receive the request for arbitration within one hundred twenty days (120) from the date of the **Property Condition Assessment** shall forever bar and preclude the bringing of or making any claim. A suit filed in any court does not satisfy the requirement of notification within the specified one hundred twenty day (120) limitation period. In the event that a dispute is submitted to arbitration pursuant to this Paragraph, the decision of the arbitrator is final and binding on the parties and judgment on the award of the arbitrator may be entered in any court of competent jurisdiction. As a condition of the reduced fee incorporated herein, our liability shall in no case exceed five times the amount of the fee charged.