



Independent Property Inspection Consultants Property Condition Assessment 2015-1380

Prepared For Exclusive Use By
John Q. Investor, President



For The Property Located At
3452 Hookstown Road, Beaver, PA 15061

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General Information

Property Address:	3452 Hookstown Road
Property City:	Beaver
Property State:	PA
Inspection Date:	12.10.2015
Inspection Start Time:	09:00:00 AM
Inspection End Time:	02:06:00 PM
Inspection Weather:	Overcast and cold with recent rain
Inspector's Name:	Ronald Bachner
Client's Name:	John Q. Investor, President
Client's Email:	JohnInvestor@gmail.com
Buyer Agent Name:	Trent Buyer Agent
Buyer Agent Work Phone:	123-555-9876
Seller Agent Name:	Rebecca Sales
Seller Agent Work Phone:	724-123-4567
Inspection Fee:	Client Fee Is Confidential
Structure Type:	Wood Frame
Furnished:	Tenant Furnishings Present
Number of Stories:	1
Structure Style:	Commercial
Structure Orientation:	North
Property Occupation Status:	Occupied
People on Site At Time of Inspection:	Seller's Agent, None

Summary Inspection Report

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Executive Summary

Opinions of Probable Costs

General Comments

1.3 -- COMMENTS: Opinions of Probable Costs

1.4 -- COMMENTS: Immediate Repairs & Deferred Maintenance Cost Estimate

Recommendations

Professional Recommendations To Client

1.6 -- COMMENTS: Professional Individuals To Consult

Site & Grounds Exterior

Paving, Curbing, and Parking

Vehicle Driveway - Parking - Curbing

4.6 -- MAINTENANCE: Subject Curb Conditions

4.7 -- MAINTENANCE: Asphalt driveway and parking area cracked or deteriorating.

Building Exteriors & Envelope Non-Structural

Building Features

Porticos

6.1 -- MAINTENANCE: Paint loss or deterioration observed.

Roof

Primary Roof

General Comments

8.1 -- COMMENTS: Roof Leak Information

Roof Drainage

8.4 -- MAINTENANCE: Gutters need cleaning and servicing

Heating System Main

Heating Distribution System

Furnace

10.5 -- COMMENTS: Forced air furnace information

Life Safety & Fire Protection

Other Life Safety Systems

Specific Life Safety System

14.6 -- **IMMEDIATE REPAIRS:** Emergency Lights and Exit Signs

Interior Building Components

Walls and Ceilings

Walls

15.6 -- COMMENTS: Wall coverings are functional

Ceilings

15.9 -- MAINTENANCE: Water stains or evidence of roof leakage

Accessibility and ADA Observations

ADA Accessibility Building Features

Parking Spaces & Access Routes

16.4 -- MAINTENANCE: Accessible Parking Paint Conditions

Independent Property Inspection Consultants Property Condition Assessment 2015-1380

Executive Summary

General Description

General Description

1.1 - SUMMARY:

The subject property in which a property condition assessment was completed is a commercial medical office building. It is a one story building on an approximate 1.54 acre site. It is owned by Valley Neurological. The Tax Parcel ID is 56-173 -0178.001.

The building is a wood frame building with a masonry brick exterior. There is a basement area where medical records are stored. The walls are concrete block. The attic area was designed to hold the heating systems for the five zones in which they serve. The parking lot is asphalt for approximately 51 vehicles including two van accessible handicap spaces. The site was a former pizza shop and home to the current business. The owners rebuilt the current facility after a fire. The current basement was the old basement of the pizza shop or prior occupancy. It was saved and used in the design of the current structure.

The subject has many quality features in design and materials. The floor plan allows use by other professionals other than medical related. The current main floor plan space is used for office functions, patient services, and minor lab services. Also included is a conference room, patient waiting room, and employee lounge with equipped kitchen. There is an office area for the general employees. It is in a desirable area and is located next to the C. J. Betters Shopping Center. The Beaver Valley Mall is nearby. The general area appears very positive. At the rear of the parking lot is a wooden area which is also part of the site.

The building has deferred maintenance and areas where repairs and expenditures should be anticipated which you will read about in the General Physical Condition section of this report.



General Physical Condition

General Physical Condition Comments

1.2 - SUMMARY:

The general physical condition of the property known as Valley Neurological Center is positive. It was built in 1999 and has been generally maintained overall. Since it was built in 1999 and is now 16 years old it can be expected that some components are nearing their end of useful life (EUL) cycle.

These components include the typical components such as carpeting and wall coverings, heating units, air condition condenser's and components, and other normal wear and tear items from daily use. The roof is midway through its life cycle even though roof leaks were reported by the owners and management. These leaks are not believed as leakage through shingle failure but leaks from flashing or ice damming. The building has some currently deferred maintenance which is explained within.

The parking lot is in need of repairs, sealing, and new covering in some areas. The parking lot does need new striping completed. The concrete walkways or flatwork is in good condition but has some cracks and some minor damage. The landscaping is minimal but defined. The concrete curb at rear area needs repairs and has been in its current condition since structure was built. It is noted on the construction drawings. The majority of the landscape area has mulch with some shrubbery. Improvements can be made.

The building while having many positive features it is recommended that reserve's be established for replacement of some building elements and components. Please see Building Overview Summary.

Opinions of Probable Costs

General Comments

1.3 - COMMENTS: The observer and reviewers opinion of probable costs to remedy physical deficiencies is located at the back of this report. This opinion is to remedy physical deficiencies the observer believes needs immediate attention and includes safety items, deferred maintenance, and items that should have maintenance within 0 -12 months.

1.4 - COMMENTS: The inspection or assessment found that immediate repairs and deferred maintenance is present. These immediate repairs and deferred maintenance items include repairing non working emergency lights, replaced stained accoustical tiles on the interior ceilings, repairing, paving, and or sealing of the parking lot, striping the parking lot including the accessible spaces, cleaning the parking lot drain, painting the front entrance portico ceiling, and repairing the 16 year old damaged concrete curb at the rear of the parking lot. The cost estimate is \$23,100.00. Please see the attached Immediate Repair and Deferred Maintenance Cost Estimate herein.

Deviations From The ASTM E2018 Guide

General Comments

1.5 - NOTICE:

The ASTM Standard requires disclosure of any deviation from the Baseline Property Condition Standard. The deviations listed below are intended to make the PCA more comprehensive. The following is a list of deviations from and in addition to the ASTM E2018 -01 Baseline Standards.

* Opinions of costs below a threshold amount of \$3,000 may be omitted from the PCR. However to assist the client this report does not have a threshold for immediate repair costs and any deemed recommendations.

* The PCA may include information on flood, wind, seismic zone information, snow loads, environmental matters, unsafe conditions, unverified general comments made to the field inspector or observer, and other matters.

* Short term costs, if any, and identified, are incorporated in the Immediate Repairs and Deferred Maintenance Costs Estimate of this report.

* This PCA may contain an opinion of costs for anticipated capital expenditures as determined by field inspector or observer. This opinion of costs are incorporated on the Recommended Component Remaining Life Reserve Estimates of this PCA report.

* This PCA will exceed the ASTM Standards and will report on more information than is required.

Recommendations

Professional Recommendations To Client

1.6 - COMMENTS:

As a result of this property condition assessment survey the inspector or observer believes the following professionals should be consulted to provide additional information on the systems of their particular specialty. These recommendations are made as the observer believes conditions are present that are above or exceed normal typical conditions observed in similar properties. The client should obtain further information, facts, repair estimates, or evaluation from the following individuals. All recommendations are marked with an "x".

- A Municipal Building Inspector
- A Structural Engineer
- A Soils Engineer
- A Registered Qualified Electrical Contractor
- A Licensed Pest Exterminator
- A Qualified Roof Expert
- A Qualified Builder/Remodeler/Contractor
- A Qualified Landscaper
- A Professional Asphalt Paving Company
- A Qualified Bricklayer or Mason
- A Certified Lead Based Paint Inspector and or Risk Assessor
- A Certified Environmental Inspector and or Assessor
- The Local Sanitary Authority servicing Subject Property
- A Professional Painting Company
- A Licensed Master Plumber
- A Licensed Heating Ventilation and Air Conditioning Contractor Specialist
- A Well/Septic System Specialist
- A Chimney Professional
- A Masonry Cement Contractor
- A Registered Architect and Engineering Firm
- Utility Service Provider for _____.

Component Remaining Life Reserve Estimates

General Comments

1.7 - SUMMARY: The client is advised that the recommended component remaining life reserves cost estimate over the next five years is approximately \$89,500.00. Please see the attached Recommended Component Remaining Life Reserve Cost Estimates for more information on components be budgeted for replacement or repairs.

Purpose & Scope

Purpose & Scope Components

Property Condition Assessment (PCA) Scope

2.1 - SUMMARY:

Ronald C. Bachner of Independent Property Inspection Consultants has performed a Property Condition Assessment (PCA) of the improvements on the real estate identified herein. The assessment was performed in general accordance with ASTM E-2018 -01 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process. The purpose of the Property Condition Assessment (PCA) was to observe and document readily visible materials, components, and building system components that might have physical deficiencies. The physical deficiencies might significantly affect the value of the property, have a impact on the continued operation of the facility or improvements during the evaluation period and in the future. The term physical deficiencies means the presence of conspicuous defects or material deferred maintenance of a subject property's material systems, components, or equipment as observed by the field observe or inspector during the walk thru survey. The term physical deficiencies specifically excludes deficiencies that may be remedied with routine

maintenance, minor repairs, normal operating maintenance, and deminimis conditions that generally do not present material physical deficiencies of the subject property. The Client is advised that the PCA report will likely report on items in excess of this scope for the benefit of the client in understanding conditions found at the time of inspection. For more information on the scope of the inspection please review a copy of the contract attached to this report between the client and Independent Property Inspection Consultants.

All Property Condition Assessments (PCA's) are conducted under these terms unless requested differently by the client. This report is a professional opinion, based on the accessible visual features of the building and actually available for inspection consistent with ASTM Standards and the safety of the person performing the inspection or survey. We evaluated the current physical conditions. We did not perform a design analysis or an analysis for a particular use or to a conformity thereof. The inspection was visual where we looked for evidence of distress, deferred property maintenance, and conditions subject to the American Society of Testing and Materials guidelines for a property condition assessment. It should be understood that there are limitations to these inspections. The inspector may draw conclusion which can not be directly observed. It should be understood by the Client the inspection will reduce the number of unforeseen repairs, however we can not eliminate them. As such no warranty or guarantee can be offered or implied. This property condition report or assessment (PCA) only covers the items reported on and is not a technically exhaustive inspection and report.

2.2 - SUMMARY: This Property Condition Assessment was requested and authorized by the client. The initial discussion with the Client indicated that the primary concern and purpose of the PCA was to check and verify that no physical deficiency was present that would cost in excess of none agreed upon for any individual main component. The client did not request the inspection of any non scope issue to be considered or inspected. This report may not be relied upon or used by any other person or entity without the written consent of Independent Inspections.

2.3 - SUMMARY: This Property Condition Assessment is further conducted in accordance with the Inspection Service Contract between Independent Property Inspection Consultants and the Client which is made a part of this Property Condition Assessment Report. The Property Condition Assessment was completed by performing a walk thru survey of the available areas on the day of inspection using visual methods with no invasive methods or procedures unless otherwise indicated.

2.4 - NOTICE:

The authorized user of this Property Assessment Condition (PCA) Report is advised that the report does not include the following items, however some of the information may be commented on.

1. The identification of capital improvements, enhancements, or upgrades that may be needed.
2. The removing, relocating, or readjustment of materials or stored items including personal items but not limited there to. The PCA does not include exploratory probing, testing, dismantling or operation of equipment or appliances, or disturbing personal items and property that obstructs access or visibility.
3. The preparation of engineering calculations to determine a system's adequacy or compliance with any design requirements or building code, or preparing designs or specifications to remedy any physical deficiencies.
4. The taking of any required measurements to confirm any information or representations provided by the owner or user. Any measurements provided are to assist in consulting information to the client.

5. The reporting of present or absence of pests or other infestations unless evidence of such presence is apparent during field observers walk through survey or such information is provided to consultant by owner, user, property manager, or other means. Consultant shall not be required to provide estimates for removal, determine extent of infestation, provide remedies or opinions of such, or determine any remedy for any deterioration.
6. The reporting on the condition of subterranean conditions such as underground utilities, separate sewage disposal systems, wells, systems that are related to a specific tenancy or use, waste water treatment plants, or items that are not permanently installed.
7. The entering or accessing any potential unsafe areas or performing any actions that may expose field observer or inspector to any injury, danger, adverse condition, or harm. This includes performing any procedure that may damage or impair the physical integrity of the property, any system, or components
8. The providing of an opinion on a system that is shut down or beyond the scope of knowledge of the field inspector or whose operation by the field inspector may increase significantly the registered electrical demand load. The consultant, field observer, or inspector will provide an opinion of its physical condition to the extent reasonably possibly considering its age, condition, manufacturer, and other available information.
9. The evaluation of any acoustical or insulating characteristics of systems or components and their conditions.
10. The providing of an opinion on any security issue or matter including the protection thereof of occupants or users from unauthorized access.
11. The operation or witnessing of any timed controlled systems, clocks or other devices that are normally operated by the building staff, employees, service companies, or others.
12. The providing of any Environmental Site Assessment including any opinions, evaluations, inspections or other of the subject property regarding any environmental issues including but not limited there to including asbestos, lead based paint, hazardous waste, toxic materials, or the presence of designated wetlands.
13. This PCA is not a warranty, guarantee, or statement of code compliance regarding any system, material, or component of any federal, state, or local ordinance that may be applicable but beyond the scope of a property condition assessment.
14. This PCA offers no comments or warranty on fire protection equipment, fire regulations, building code compliance, or environmental matters. The PCA may note observations made or suspected for the purpose of advising client and or performing minimum due diligence.
15. The identification of any concealed physical deficiencies.
16. The reporting on any systems or components physical condition or use, nor is a PCA to be construed as substituting for any systems or equipment warranty transfer inspection.

17. The compliance with any federal, state, or local ordinance, including rules and regulations applicable except that matter which is conspicuous and observed by the field observer and known by the field observer having knowledge thereof, shall be identified in the PCA Report.

18. Compliance of any material, equipment, part, component, or system to any standard without agreement and disclosure prior to the commencement of the property condition assessment. This shall not include any requirement for compliance with ASTM E-2018 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process.

Document Reviews and Interviews

2.5 - SUMMARY: The client is advised that documents were received or reviewed from the property owner, real estate agent, or other in the completion of this property condition assessment or commercial inspection. The inspector or field observer did request specific documents if available be furnished for review.

2.6 - GENERAL:

The objective of the document reviews and the interviews is to augment the walk thru inspection and to assist the field consultant or inspectors in the understanding of the subject property and the identification of physical deficiencies. The review of these documents is to help identify physical deficiencies, obtain historical information, and to assist in the remediation of any deficiency through cost analysis and to identify important information about the subject property.

The requests for documents and interviews were made as identified herein. The Client is advised that if they require specific documents to be reviewed these documents should be obtained.

The following documents were reviewed in the completion of this report.

1. Seller Commercial Property Information Sheet.
2. Certificate of Occupancy 6848
3. Confirmatory Deed dated August 6, 1993
4. Emergency Floor Plan Drawing.
5. Beaver County Property Data Assessment
6. Blue Print of Floor Plan & Construction Details.

2.7 - GENERAL:

The Client is advised that interviews were conducted with the following individuals in the preparation of this report.

1. Elaine Savoldi, Associate Broker, Town Center Associates 1147 Third Street, Beaver, PA 15009.
2. Robin Brandt, Office Manager, Valley Neurological Center, 3452 Broadhead Road, Monaca, PA 15061
3. John Plutko, Code Enforcement Officer, Center Township, Beaver County, Pennsylvania.

Summary of Immediate Major Repairs

2.8 - SUMMARY:

The Client is advised that the following components or items are in need of recommended immediate repairs. An immediate repair is defined as a repair expected to exceed \$3,000.00 or more. The repairs are as follows: **Please see the Immediate Repair and Deferred Maintenance Cost Estimate.**

Summary of Replacement Reserves

2.9 - SUMMARY:

As a result of the inspection of the subject property this Property Condition Assessment or inspection makes the follow recommendations to the Client regarding the replacement reserves recommended during the term of this report. These recommendations are opinions for the following capital replacement reserve that are anticipated to occur. All other building systems are expected to perform adequately beyond the evaluation period. Independent Property Inspection Consultants can make no comment on the marketability of the useful life of the property. **Please see the Recommended Component Remaining Life Reserve Cost Estimates.**

Property Background Summaries

Property Description

2.10 - GENERAL: The subject inspected property is a commercial building located at 3452 Broadhead Road, Monaca, PA 15061. It is located in Center Township, County of Beaver, State of Pennsylvania.

2.11 - GENERAL: The subject inspected property or real estate is known legally as Parcel Number 56 -173 - 0178.001 in the Beaver County Pennsylvania Assessment Records.

2.12 - GENERAL: The subject property is currently occupied with a valid occupancy permit. The subject property is currently zoned commercial.

2.13 - GENERAL: There is no currently active building permits. A call to the local municipal office indicated there are no known active prior permits issued. In addition the call to the municipality or local government body indicated that there are no active outstanding code violations.

Property Description

Property Background Summaries

Property Description

3.1 - SUMMARY: The subject property is currently occupied with a valid occupancy permit. The subject property is currently zoned commercial. It is in a designated C1 Limited Commercial District .

3.2 - GENERAL: The subject inspected property is a one story commercial building located at 3452 Hookstown Road, Beaver, PA 15061. It is located in Salisbury Township, County of Beaver, State of Pennsylvania.

3.3 - GENERAL: The subject inspected property is known legally as Parcel Number XX-XXXXXXXXX in the Beaver County Assessment records. The deed is recorded in Book Number XXXX, page XXX.

3.4 - GENERAL: There is no currently active building permits. A call to the local municipal office indicated there are no known prior permits issued. In addition the call to the municipality or local government indicated that there are no active outstanding code violations.

Site & Grounds Exterior

Site Features

Access & Egress

4.1 - GENERAL: There is access to the subject on the north side of the of the subject property . There are no known restrictions.



Refuse Transfer Areas & Containers

4.2 - GENERAL: The waste and refuse container are placed at the south area of the parking lot. They do not have a secure fence around the container area which is often required of municipalities.



Grading and Storm Water Drainage

Topography & Grading

4.3 - GENERAL: The topography and grading conditions appear satisfactory for the subject property. The physical site itself can best be described as level and sloping west to east for drainage purposes .

Surface Drainage

4.4 - GENERAL: Surface drainage is from the west to the east and eventually to the southeast corner of the parking lot where a surface drain is located. The drain is the only site drain present. It is connected to a drainage system that runs down the hill to a point of connection on the adjoining property know as the C. J. Betters Shopping Center which adjoins the subject property. The office manager indicated that water does not pool any where significantly.



4.5 - GENERAL: The basement does have a sump pump in the basement.



Paving, Curbing, and Parking

Vehicle Driveway - Parking - Curbing

4.6 - MAINTENANCE: The concrete curbing on the subject property is damaged and crumbling in some areas. Repairs are recommended.



4.7 - MAINTENANCE: Although functional, the asphalt driveway has not been maintained and is cracked and/or deteriorating in some areas. As a preventive measure, we recommend that all cracks be filled/sealed and that the driveway be re-coated or resurfaced to repair and extend its life span.

4.8 - GENERAL: The asphalt driveway and parking areas are functional. The drive areas do need repairs. The parking lot has approximately 51 parking spaces.



4.9 - GENERAL: The last know maintenance performed on the parking and drive areas was on September 9, 2006 when the lot was repaved and striped including the accessible parking spaces. The invoice was for \$4750.00 by Brandt Paving Company. It is unclear what the scope of the work was that was performed.

Flatwork & Walkways

4.10 - GENERAL: The concrete walkways around the subject building are functional. There are some cracks and damaged areas but they do not present a trip hazard at present.



Building Features

Signage

4.11 - GENERAL: The subject property has a free standing sign located at the northeast corner of the lot.



Recreational Facilities

4.12 - GENERAL: There are no recreational facilities on the subject property.

Natural Hazard Information

Flood Zone Information

4.13 - GENERAL: According to Flood Insurance Rate Map 42007C0168D published by the Federal Emergency Management Agency on August 17, 2015 the subject property is located in Zone X which is defined as areas outside the 100 and 500 year flood plain zone.

Wind Zone Information

4.14 - GENERAL: According to the Wind Zones of the United States map published by Fema in 1998 approximately the property is located in Wind Zone Number III which has a Design Wind Speed of 200 MPH. . The property does not appear to be located in a Hurricane Susceptible Region. The subject property also does not appear to be located in a Special Wind Region.

Earthquake Zone Information

4.15 - GENERAL: According to the Earthquake Zones of the United States map published by FEMA and the U. S. Geological Survey the property is located in Seismic Zone One . This is an area of low risk for seismic activity. Although the risk is low the building was likely constructed to standards applicable at the time of construction and may not be building code compliant. No further investigation or Probable Maximum Loss (PML) study is recommended at this time. In addition we did not observe, experience, or otherwise identify any sinkholes, earthquakes, or other similar hazardous features at the Site.

Soil Erosion

General Comments

4.16 - GENERAL: The presence of minor soil erosion has taken place on the west side of the property where it abuts the neighboring property. The erosion is minor but landscaping is recommended to control

and improve soil retention.



Fences & Guardrails

Guardrails

4.17 - GENERAL: A guardrail is present at the south area of the property. It is in good condition.



Vehicle Driveway - Parking - Curbing

4.18 - GENERAL: The last know maintenance performed on the parking and drive areas was on September 9, 2006 when the lot was repaved and striped including the accessible parking spaces. The invoice was for \$4750.00 by Brandt Paving Company. It is unclear what the scope of the work was that was performed.

Flatwork & Walkways

4.19 - GENERAL: The concrete walkways around the subject building are functional. There are some cracks and damaged areas but they do not present a trip hazard at present.



Utility Systems

Water Supply

Water Supply System

5.1 - GENERAL: The subject property is supplied by a municipal or city water system. There are no known main leaks observed. The adequacy of the system for a particular purpose was not evaluated. The subject is serviced by Center Township Water & Sanitary Authority .



5.2 - GENERAL: The subject water supply system was on at the time of inspection or survey. If the subject water supply was not on at the time of inspection or survey this property condition survey can not report on matters such as leaks, pipe failures, and other related matters.

Electrical Supply

Electrical Supply System

5.3 - GENERAL: The subject property is serviced by an underground lateral system to the real improvements. This inspection or survey makes no statements as to the adequacy of the capacity of the system and its ability to service the load requirements of the building, tenants, and individual operations. The subject is serviced by Duquesne Light Company.



Gas Supply Systems

Gas Supply System

5.4 - GENERAL: The property is supplied by a natural gas supplier for heating and other purposes. The utility supplier for the subject is Peoples Natural Gas Company .



Sanitary Sewer System

Sanitary Supply & Service System

5.5 - GENERAL: The subject property sewage and sanitary waste disposal is provided by a a municipal or city provided system . There were no conditions observed indicating maintenance or repairs are required of this system. The service provider identified is Center Township Water and Sanitary Authority .



Storm Sewer

Storm Sewer System

5.6 - GENERAL: The subject property storm sewer systems is provided by a a municipal or city provided system . There were no conditions observed indicating maintenance or repairs are required of this system.



Utility General

Utility General Observations

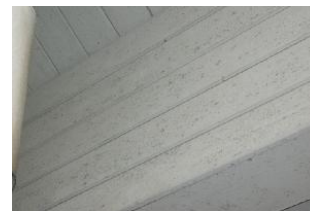
5.7 - GENERAL: The inspection is visual and even though all utility services were in service based on the inspection or survey there can be no assurance that no adverse condition is present.

Building Exteriors & Envelope Non-Structural

Building Features

Porticos

6.1 - MAINTENANCE: Paint loss or deterioration was observed at the soffit or ceiling area of the front entrance portico. It is recommended repainting be completed for protection against the elements.



Building Exteriors & Envelope Structural

Foundation Comments Subject Property

General Comments Construction

7.1 - GENERAL: The subject property foundation construction is concrete block where obserable and appears in good condition without physical deficiencies. The structure does not have a basement under the whole building. If the structure did not have a basement under the whole building then access is limited.



Structure & Building Framing

General Comments

7.2 - GENERAL: The roof, exterior walls, and structural framing is not completely accessible for evaluation. The general structural framing components are wood, concrete, and steel beam.



Wall Structure

7.3 - GENERAL: The wall structure components appear functional.

Floor Structure

7.4 - GENERAL: Where visible, the floor structure components appeared functional.

Ceiling and Roof Structure

7.5 - GENERAL: The ceiling and roof structure appeared functional.

Facades or Curtainwall

Sidewall System

7.6 - GENERAL: The wall structure components appear functional.

7.7 - GENERAL: The walls of the subject property appear to be conventionally framed with 2x6 wood studs.

7.8 - GENERAL: The facade or curtain wall is made of wood framing and masonry brick exterior.



Wall Structure

7.9 - GENERAL: The wall structure components appear functional.

Ceiling and Roof Structure

7.10 - GENERAL: The ceiling and roof structure appeared functional.

7.11 - GENERAL: The ceiling and roof structure is framed with 2x8 wood joists and rafters.

Basements and Cellars

Moisture and Dampness

7.12 - GENERAL: There is a float-activated sump pump in the basement which strongly suggests that water has entered the area at some point in the past and is likely to reappear in the future. The sump-pump was not tested and you will need to have it checked and monitored regularly for proper function.

Roof

Primary Roof

General Comments

8.1 - COMMENTS: The property owners have reported leaks with the roof. These leaks are evidenced by the water stains on the drop in ceiling tiles at the structure. As reported further under the Interior Elements section a flashing leaking was repaired within the last two months according to the Office Manager. The ice damming penetrations are to a point uncontrollable due to weather. It is recommended that de-icing heaters be installed on the lower ends of the roofs and in the gutters. There is no evidence that during construction ice guard was installed. The other stains observed on the ceiling tiles in the inner areas of the office are likely from the drip pans under the furnaces and evaporator coils over flowing in the attic. They do not appear recent. The overall roof shingle appears good and only halfway thru its life expectancy. In the future repair as required and monitor any new development.

8.2 - GENERAL: The property has a sloped or pitched roof. Most sloped roofs are covered with individual pieces of shingle or tile material that is over lapped to prevent water penetration. The slope of a roof is usually a factor in the life expectancy of the roofing material. The life expectancy of a roof covering is also dependent upon the type of material used, the quality of workmanship, exposure to sun and wear from tree branches, snow or ice, and wind. Asphalt and composition shingles are the most common roofing material used on sloped or pitched roofs. Other types of covering for sloped roofs include asphalt roll roofing, concrete or clay tiles, wood shakes and shingles, and slate shingles. There are also fiberglass shingles, metal shingles and metal sheet roofing systems.

Composition Shingle

8.3 - GENERAL: The composition shingle roofing material appeared to be in satisfactory condition relative to its age. The roof was not accessed or walked upon for the inspection.

Roof Drainage

8.4 - MAINTENANCE: The roof gutters need to be cleaned and serviced to perform properly.

8.5 - GENERAL: The gutters and downspouts that were installed appeared to be in satisfactory condition.



Observations and Comments

8.6 - SUMMARY: The subject roof is 16 years of age. The roof is estimated at halfway through its life expectancy. The roof has signs of leakage which is reported on further under Interior Building Components. The roof has leaked at the front valley entrance flashing and at the eaves during winter months. The office manager has reported that the front valley flashing has been repaired in the last two months. It is recommended that gutters be cleaned and drains checked to insure proper drainage of the downspouts. The installation of ice melting cables be installed to help prevent future ice damming development.



Plumbing Systems

Water Supply System

Water Main

9.1 - GENERAL: Where exposed to view, the water main entering the subject property is 3/4 inch copper. minimum. The supply line enters at the northeast corner side of the subject property .



Water Main Shut Off

9.2 - GENERAL: The water main shut off valve is located in the electrical room .

Supply Distribution Pipes and Joints

9.3 - GENERAL: The potable water distribution pipes and joints, where visible, are copper, and appear to be in a satisfactory typical condition.

Waste Drainage and Venting System

Drain and Vent Pipes

9.4 - GENERAL: The drainage and vent piping appears to be PVC, ABS, or other plastic material . The sewage drains by gravity flow to a municipal system.

9.5 - GENERAL: The fixture drain and vent pipes within the subject were functional where check at the time of the inspection however this is not required in accordance with ASTM E2018 Guidelines.



9.6 - GENERAL: Access to the sanitary system was observed on the exterior of the property.



Sewage Ejection System

9.7 - GENERAL: There is no sewage ejector pump at subject.

Gas Supply System

Meter and Main

9.8 - GENERAL: The gas meter(s) appeared to be in satisfactory condition, and is located at the east side of the subject property .

Gas Shut-Off

9.9 - GENERAL: The gas shut-off valve is located at the gas main.

Lines and Valves

9.10 - GENERAL: Where visible, the gas supply system appears to be in satisfactory condition. The above ground gas supply system consists of black steel piping supply lines and approved gas cock valves.



Domestic Hot Water Heater Production

Water Heater

9.11 - GENERAL: There was 1 water heater(s) observed during the survey with the capacity of 30 gallons each. They were made by Rheem and other recognized manufacturers. The water heater(s) were located in the attic or in relationship to the fixtures they serve. The water heater observed is an electric powered unit.



9.12 - GENERAL: The domestic hot water heater was manufactured in April 2011 . It was placed in to service on January 12, 2012 .

9.13 - GENERAL: The water heater(s) observed during inspection survey appear to be functioning satisfactorily with no evidence of prior or active leakage observed or problems suspected.

9.14 - GENERAL: Water heaters are typically sized by the demand placed upon them, and plumbers typically use fifteen gallons of hot water per bathroom as a guide for demand. Based on this guide, the water heater may be too small to adequately serve the three bathrooms and exam room sinks. It is recommended that a larger heater be installed when the current one fails.

Plumbing Fixtures

Plumbing Fixture Summary

9.15 - SUMMARY: The plumbing fixtures are not tested individually. The assessment did not indicate any deficiencies visually.

Heating System Main

Heating System Main Comments

Heating System Comments

10.1 - SUMMARY: The subject property heating system has five gas fired forced air furnaces horizontally mounted and installed in the attic. These units are 16 years old and replacement should be budgeted within the next five years. Naturally, all the furnaces will not fail at the same time but preparation for replacement is recommended. There are five furnaces installed as designed to control heating and cooling in five zones within the building. One of the furnaces is larger than the other four with a rating of 120,000 BTU input. The others are 80,000 BTU input. The record shows one of the units has had a replacement motor installed. These units are high efficiency and vented through the roof. All units are operational as per the Office Manager. Please see the Recommended Component Remaining Life Reserve Cost Estimates.

Controls

10.2 - GENERAL: The thermostats for the five heating and cooling zones for the subject building are located in the following locations. 1. Patients Women's Room.2. Visitor Waiting Room. 3. Hallway Near Exam Room 6. 4. Hallway Near EMG Room.5. Exam Room 2.

Vent Pipe and Termination

10.3 - GENERAL: The forced air furnace venting system components appear satisfactory.



Heating Distribution System

General Comments

10.4 - GENERAL: A forced-air or warm air heating system is one which uses air as its heat transfer medium. These systems use ductwork and vents as a means of air distribution. The return plenum carries the air from several large return grills to a central air handler for re-heating. The supply plenum directs heated air from the central unit to registers in the rooms which the system is designed to heat. Regardless of type, all air handlers consist of an air filter, blower, heat exchanger/element/coil, and various controls. Like any other kind of central heating system, thermostats are used to control forced air heating systems.

Furnace

10.5 - COMMENTS: The 16 year old, 80,000 Btu BRYANT PLUS 90 gas-fired forced air heating unit(s) are located in the attic. . The number of furnaces present and in operation are five . The furnaces useful life is typically 15-20 years.



Gas Valve and Connector

10.6 - GENERAL: The gas valve and connector appear to be in satisfactory condition.

Distribution System

10.7 - GENERAL: Where visible and accessible, the flexible ducts and rigid distribution components supply ducts were in satisfactory condition.



Ventilation & Exhaust General

General

Interior Inspection

11.1 - GENERAL: Our inspection of any ventilation and or exhaust system is limited to a visual inspection. There was no operational checks or an assessment of the systems ability for any purpose if present. The subject property is equipped with and exhaust or ventilation system.

Air Conditioning System

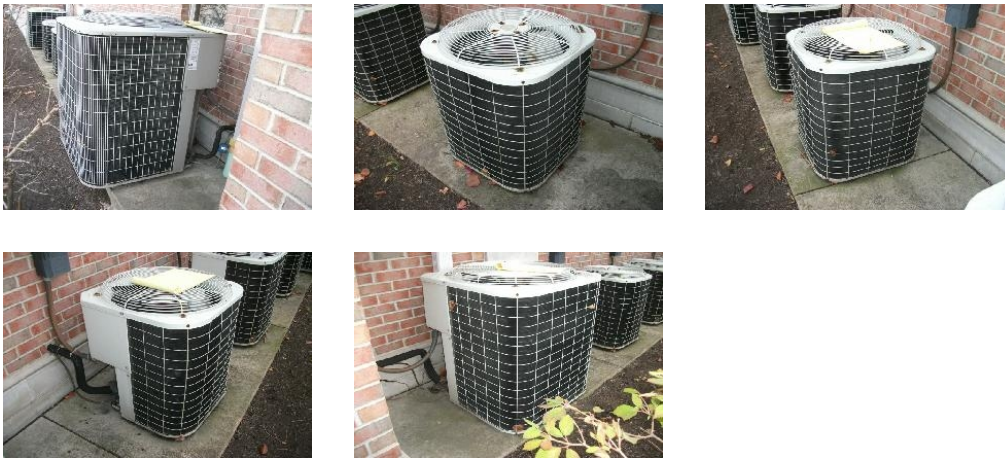
Air Conditioning Equipment

General Comments

12.1 - GENERAL: The office manager reported that one of the air condition units had to be repaired last year. It is unclear what the repair included. Another had to be repaired this year after UPMC lease went in to effect.

Heat and AC

12.2 - GENERAL: Central cooling in the subject is provided by 5 , 16 year old condenser units on the exterior. There are two 5 ton BRYANT condenser units and three 3.5 tons Bryant units located at the east side of the building . They are on concrete pads.



12.3 - GENERAL: The electrical room of the subject is also cooled separately by a Mistubishi Cooling Unit. It is located on the east side. It was installed in July 2015 approximately. This room houses the main electrical panel, telephone network, security system, fire alarm, and computer system for the office.



Condenser

12.4 - GENERAL: The fins on the condensing unit have received some physical damage, which could shorten the life of the unit and/or result in premature failure.

Electrical Systems

Service and Metering

General Electric & Distribution Summary

13.1 - GENERAL: The service capacity is three phase, four wire, 120/208 volt with a 400 Amp Westinghouse Panel manufactured in August of 1998. It has 36 circuit breakers and is located in the electrical room. There is a branch distribution panel located in the janitor's room. It is a Cutler Hammer panel, 240/120 Volt, 200 Amps overcurrent protection, with approximately 32 active circuit breakers. The systems were inspection at time of construction by Middle Department Agency.



Service Entrance

13.2 - GENERAL: The service entrance is underground. and enters the building at the northeast corner of the building.



Main Panel

Main Panel

13.3 - GENERAL: The subject property is served by what appears to be a 400 amp panel, located at the north east wall of the electrical room.

13.4 - GENERAL: The main panel and its components have no visible deficiencies.

Circuit Breakers

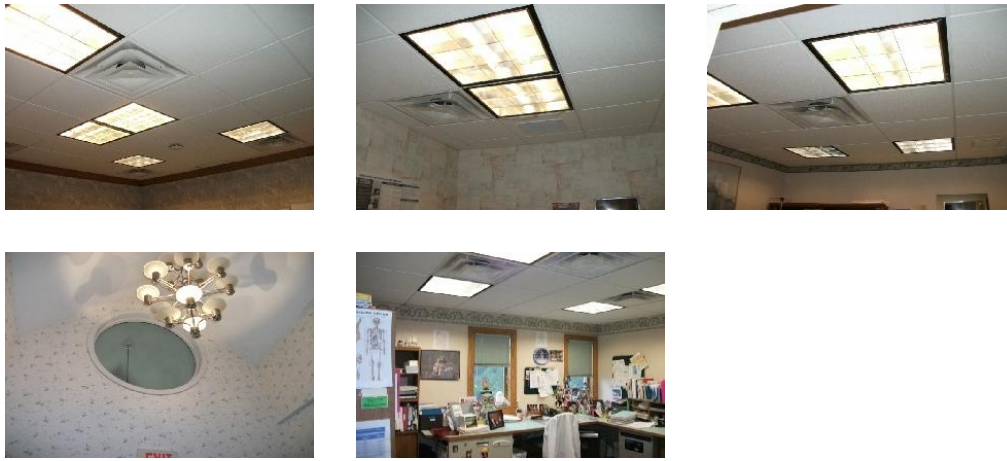
13.5 - GENERAL: There were no visible deficiencies with the circuit breakers in the main electrical panel.

Lights and Switches

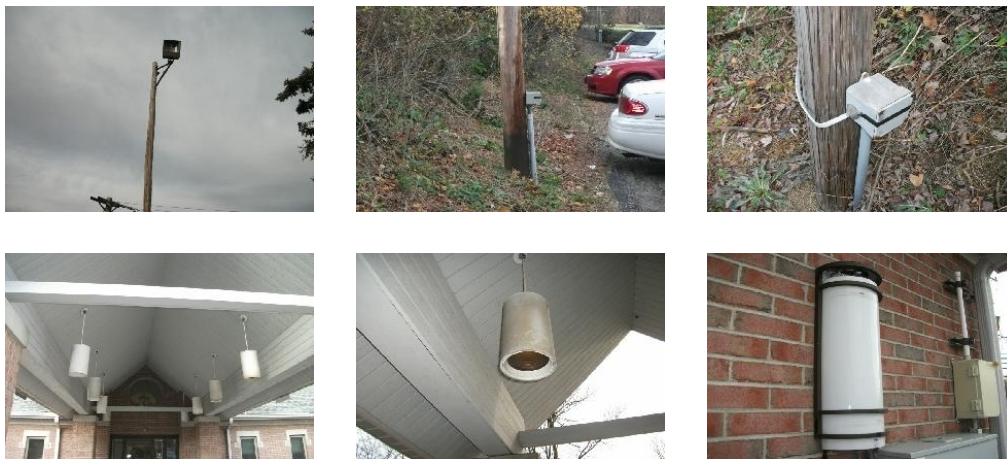
Interior & Exterior Lights Summary

13.6 - GENERAL: All tested interior and exterior light fixtures and switches were functional.

13.7 - GENERAL: Interior main lighting is provided with lay in fluorescent fixture adequately spaced throughout the building interior. There is a main light at the entrance which is a hanging fixture. No significant deficiencies were observed in intensity or coverage.



13.8 - GENERAL: Exterior lighting is provided by facade mounted fixtures and drop lights at the front entrance under the portico. The lights under the portico entrance are weathered. Some repairs or replacement may be required. The parking lot is lighted by lights on wooden telephone type poles. They are on their own timer control switch located in the electrical room.



Emergency Power Generator

Emergency Power Generator Presence

13.9 - GENERAL: There is no emergency power generator on site for the subject property or facility.

Life Safety & Fire Protection

Life Safety - Sprinkler and Standpipe System

General Comments

14.1 - GENERAL: The building is not equipped and protected by a wet sprinkler system. The requirements for a sprinkler system is regulated by code requirements, time of construction and any renovations, and other factors. The subject is a one story structure generally not requiring the installation of a sprinkler system. Please consult the local municipality for more information.

Life Safety - Alarm Systems

Fire & Smoke Alarm System

14.2 - GENERAL: A central fire alarm system is present at the subject property. The fire alarm system appears to offer full protection to subject property. It consists of alarm system, detectors, pull stations, and strobe assemblies.



14.3 - GENERAL: The observation of the main fire alarm system control panel indicate that the system was inspected recently either by the owner, vendor, municipality, or fire department. This information was obtained by Interview . If it was not inspected then a review of the system by the appropriate individuals should be conducted for the safety of all occupants.

Other Life Safety Systems

Specific Life Safety System

14.4 - GENERAL: The subject improvements appear to have adequate fire extinguishers present with current inspection tags. There are four fire extinguishers on site. They were serviced by ABCO Fire Protection Inc. of Pittsburgh PA on January of 2015 .



14.5 - GENERAL: The subject property is equipped with an electronic security alarm system with off site monitoring. The system is monitored by Sonitrol Systems .



14.6 - IMMEDIATE REPAIRS: The subject property is equipped with emergency lights and exit signs. These items will need minor repairs as observed during inspection. This does not mean that these items may not need maintenance as all items were not evaluated. On the day of inspection three of the emergency lights were not functioning. The staff was advised.



Access

14.7 - GENERAL: The access to some life safety system is limited generally and more specifically was not available on the day of inspection or assessment.

Interior Building Components

General

Interior Inspection

15.1 - GENERAL: Our inspection of the interior includes the visually accessible areas of walls, floors, ceilings, and interior items present. The inspection may include the testing of a representative number of windows, doors, electrical outlets, switches, and other matters deemed pertinent. We do not move furniture, contents, cabinets, stored items, machinery, equipment, lift carpets or rugs, and we do not comment on general cosmetic deficiencies which can be corrected through regular maintenance. The interior areas are inspected from floor level only and without the use of a ladder.

Important Observations

15.2 - NOTICE: The subject interior components are 16 years old. The wall coverings are in average typical conditions. The floors are in average typical conditions with a couple of stains. The ceilings show multiple locations of water stains. These areas include front entrance, examination, and office rooms. The office manager indicated a roof leak at the flashing within the last two months which were repaired. The assessment regarding the water stains is that the stains originate for three different reasons. They include the recent flashing leak, prior ice damming at the soffit areas in some locations, and the interior stains from the furnace and air conditioning drip pans leaking in the attic area where the furnaces and evaporator coils are located in the five zone heating and cooling system installed. It is likely that the flashing repair and any leaks from the drip pans have been resolved. The leaks from any ice damming is a result of uncontrollable weather conditions and whether any ice guard was installed or required when the structure was constructed. The damaged stained acoustical tile should be replaced.

Floors

Floor Coverings

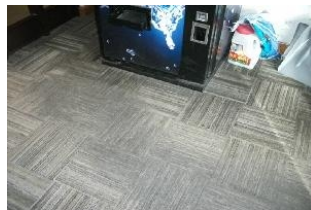
15.3 - GENERAL: The floor finishes are carpet, vinyl tile, concrete, and wood.



15.4 - GENERAL: The real estate agent and office manager indicated that the floors in the examination rooms have been replaced with new vinyl flooring.



15.5 - GENERAL: Where visible and accessible, the majority of floor coverings were in satisfactory condition for their age. Replacement of floor coverings should be budgeted over the next five years.



Walls and Ceilings

Walls

15.6 - COMMENTS: The wall coverings are functional.



15.7 - GENERAL: The interior wall finish's are painted gypsum board, wall paper coverings, and ceramic.



15.8 - GENERAL: There is damage to the wall coverings in the subject. This damage includes minor marks, tears, and stains. It is typical for being 16 years of age.

Ceilings

15.9 - MAINTENANCE: There are water stains or other evidence of moisture intrusion on some ceiling coverings that you will need to have evaluated if believed necessary. This is important because our inspection does not warrant or guarantee the roof against leakage. Please see Important Observations and Comments regarding Subject for more information.



15.10 - GENERAL: The main ceilings are suspended accoustical tile.

Windows

Windows

15.11 - GENERAL: The windows in this subject are predominantly aluminum and open to the exterior.



Doors

Main Entry

15.12 - GENERAL: The main entry door(s) and other exit doors are functional. They are aluminum and glass.



Exterior

15.13 - GENERAL: The exterior doors function satisfactorily. The office manager reported that a rear door was replaced due to rusting out at the bottom. The cost was \$1500.00.



Interior

15.14 - GENERAL: The interior doors function satisfactorily. They are fire rated solid wood doors in good conditon.

Accessibility and ADA Observations

Site Features & ADA Comments

Specific Statement Regarding Accessibility and ADA Compliance

16.1 - GENERAL: As part of this assessment, a limited, visual accessibility survey or inspection was performed which excluded the taking of measurements or any counting. The scope of this survey was to determine the existence of architectural barriers or physical attributes in regard to parking, accessible routes, accessible doors, and fixtures. The scope of this survey includes only the federal requirements of the ADA. The requirements of the ADA only regulate certain buildings in the State of Pennsylvania. In the State of Pennsylvania the Pennsylvania Uniform Construction Code Accessibility Standards (Ansi A117.1) also apply for new construction, commercial improvements, and regulated building permit work.

16.2 - GENERAL: The subject property herein does appear to be a property subject to the requirements of the American With Disabilities Act. This can only be confirmed however through further investigation which is beyond the scope of the this survey.

Access & Egress

16.3 - GENERAL: There is accessible access or egress from the subject inspected property .

ADA Accessibility Building Features

Parking Spaces & Access Routes

16.4 - MAINTENANCE: The paint condition of the accessible parking markings are worn and need repainted. Please see reserve cost estimate and recommended immediate repairs.

16.5 - GENERAL: The subject property has two accessible parking space designation. It does appear to be in compliance with ADA or Accessibility standards when constructed.



Bathrooms and Lavatories

16.6 - GENERAL: The subject property has three bathroom or lavatory which has improvements for meeting accessibility. The bathrooms and or lavatories observed do appear to be fully in compliance with ADA and accepted applicable accessibility standards at the time of construction. The client is advised that specifics are not within the scope of the PCA. An allowance for improvements were included in the recommended Immediate Repairs Report if believed required. There are improvements which can be made to improve accessibility.



Entrance Doors and Interior Doors

16.7 - GENERAL: The client is advised that the main entrance door is accessible but has no automatic door openers. The client is also advised that there is an accessible route to the front door. The interior doors of the subject generally do not meet accessibility as it relates to automatic door openers .



Vertical Transportation Systems

General

Interior Inspection

17.1 - GENERAL: Our inspection of the interior vertical transportation systems includes the visually accessible areas of these systems only. It is simply an survey of their presence and whether they have been inspected by a governing body. We will also report on the means of vertical transportation present if applicable.

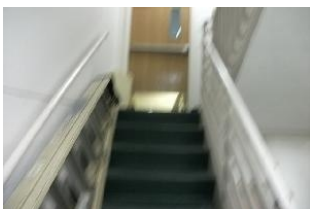
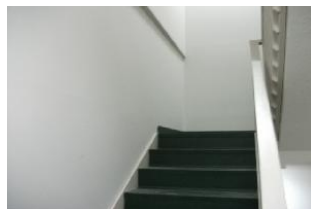
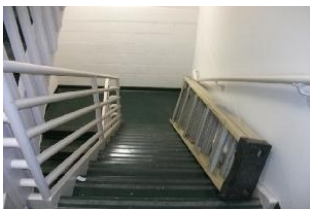
General Information

17.2 - GENERAL: There are no elevator(s) or escalator(s) on the subject property.

Stairs and Landings

Stairs

17.3 - GENERAL: The subject property vertical transportation system is limited to stairs. There is no escalator or elevator present. The number of floors or areas accessible by stairs in the subject property is two. . They are the basement and attic access .



17.4 - GENERAL: The stairs and landing appeared to be in satisfactory condition.

Notices

General

Uniform Construction Code

18.1 - NOTICE: The Client is advised that the subject property is located in Pennsylvania and any repairs, additions, or new construction is subject to the requirements of the Uniform Construction Code adopted by the Pennsylvania State Assembly in 1999 and any amendments thereof.

**TOWNSHIP OF CENTER
BEAVER COUNTY, PENNSYLVANIA
OCCUPANCY PERMIT NO. 6848**

DATE OF ISSUE 1-11-99

ISSUED TO VALLEY NEUROLOGICAL CENTER

PROPOSED USE MEDICAL BUILDING

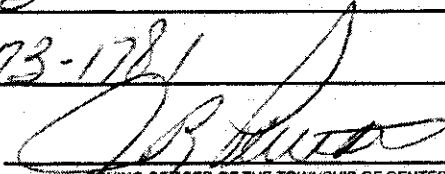
PROPOSED LOCATION 112 N BROADHEAD RD MONACA

TELEPHONE NO. OF PERMITTEE 725-8801

ZONING DISTRICT OF PREMISES R-3

TAX PARCEL NO. OF PREMISES 56-173-1781

This permit is not valid unless signature of the Zoning Officer, manually executed, shall appear.


ZONING OFFICER OF THE TOWNSHIP OF CENTER

This permit is issued pursuant to the provisions, conditions, and limitations contained in the Zoning Ordinance of the Township of Center, Ordinance No. 234, as amended, and the representations made by owner (or authorized agent) 243

REQUIREMENT - An Occupancy Permit shall be required prior to:

1. The occupancy and use of a new building or structure.
2. The occupancy and use of a building or structure that has been structurally altered.
3. The occupancy and use of a building or structure that has been moved or relocated.
4. A change in the use of an existing building or structure.
5. A change in the lease or transfer of ownership of an existing building or structure, a residential dwelling unit or dwelling.
6. A change or extension of a nonconforming use, building, or structure.

COMMONWEALTH OF PENNSYLVANIA

DEPARTMENT OF LABOR AND INDUSTRY

BUREAU OF OCCUPATIONAL AND INDUSTRIAL SAFETY



OCCUPANCY PERMIT

THE FOLLOWING BUILDING HAS BEEN INSPECTED BY THE DEPARTMENT OF LABOR AND INDUSTRY AND HAS BEEN FOUND TO BE IN COMPLIANCE WITH THE FIRE AND PANIC LAW, (ACT 299, APRIL 27, P. L. AS AMENDED), AND THE PLANS APPROVED BY THE DEPARTMENT UNDER THE FILE NUMBER AND DATE LISTED BELOW.

VALLEY NEUROLOGICAL ASSOC OFFICE
1112 BRODHEAD RD
CENTER TOWNSHIP PENNSYLVANIA 15061

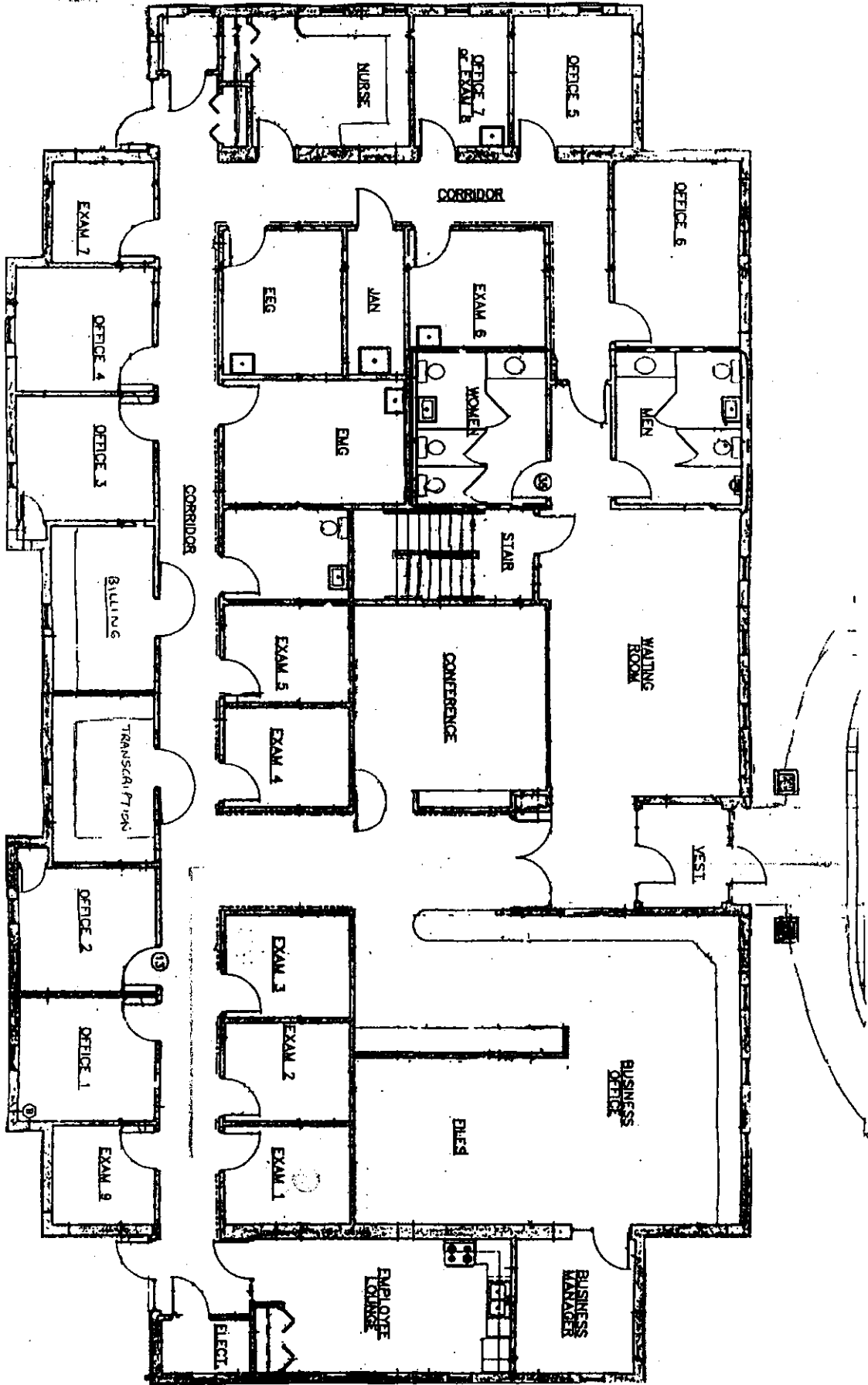
APPROVAL IS FOR THE FOLLOWING CLASSIFICATION(S):
DO ORDINARY COMMERCIAL, INDUSTRIAL, OFFICE

THIS OCCUPANCY PERMIT AUTHORIZES OCCUPANCY OF THIS BUILDING AS LONG AS THE BUILDING IS MAINTAINED IN ACCORDANCE WITH THE FIRE AND PANIC LAW, REGULATIONS AND THE PLAN APPROVAL.

FILE NUMBER	PLAN APPROVAL DATE	PLAN CODE	DRAWING INDEX	FIELD INSPECTION DATE	INDUSTRIAL BOARD VARIANCE	ACCESSIBILITY BOARD VARIANCE
000334494	05/06/1998	B	1998-04930	1-11-99		

J. E. Polis
POLIS J
INSPECTOR
646

Charles J. Suddler, Jr.
DIRECTOR
BUREAU OF OCCUPATIONAL AND INDUSTRIAL SAFETY



00280

DBV1550 PG185

CONFIRMATORY DEED

MADE this 6th day of August, 1993, between VALLEY NEUROLOGICAL CENTER, a Pennsylvania General Partnership consisting of JOHN T. CAREY, THOMAS M. DUGAN, and BARRY R. REZNICK and KEVIN C. ALTMAN each holding an undivided one-fourth interest, (hereinafter collectively referred to as "Grantor"):

AND

VALLEY NEUROLOGICAL CENTER, a Pennsylvania General Partnership consisting of JOHN T. CAREY, THOMAS M. DUGAN, BARRY R. REZNICK and KEVIN C. ALTMAN (hereinafter called "Grantee").

WITNESSETH, that the said Grantor in consideration of the sum of ONE and 00/100 (\$1.00) DOLLAR, paid to the Grantor by the Grantee, receipt of which is hereby acknowledged, do grant, bargain, sell and convey to the said Grantee, its successors and assigns:

FIRST: ALL that certain piece, parcel or tract of land situate in the Township of Center, Beaver County, Pennsylvania, being bounded and described as follows:

BEGINNING at a point in the center of Brodhead Road also known as Legislative Route No. 76; at the point dividing lands herein conveyed from lands now or late of Edger Hervey (Deed Book Volume 524, page 142); thence along the said last mentioned dividing line, North 33 degrees 00 minutes East, for a distance of 240.00 feet to an iron pin; thence along a line dividing lands herein conveyed from other lands now or formerly of Mary Todora, North 48 degrees 46 minutes 35 seconds West, for a distance of 200 feet to an iron pin; thence still along a line dividing lands herein conveyed from other lands now or formerly of Mary Todora, South 33 degrees 00 minutes West, for a distance of 238.30 feet to the center line of Brodhead Road; thence along the center line of the said Brodhead Road, South 48 degrees 46 minutes 35 seconds East, for a distance of 123.36 feet to a point thence continuing along the center line of

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the said Road, South 47 degrees 31 minutes 40 seconds East, for a distance of 76.90 feet to a point in the center of the aforementioned road, the place of beginning.

SECOND: ALL that certain lot or parcel of ground situate in the Township of Center, County of Beaver and Commonwealth of Pennsylvania, being bounded and described as follows:

BEGINNING at a point distance North 33 degrees 32 minutes 51 seconds East, 238.30 feet along the dividing line between property conveyed to Pizza Mug, Inc. by deed from Mary Todora, widow, dated March 12, 1971 and recorded in Deed Book Volume 974, page 329 and "Commercial Parcel 'C'", as set forth in The Sherwood Acres Plan of Lots, laid out by Dorne Land Company and recorded in Plan Book Volume 12, page 67, and recorded in Plan Book Volume 13, page 109, from the center line of Brodhead Road, also known as Route 51, said point being also at the Northerly corner of the property conveyed to Pappan's Family Restaurants, Inc., by Deed from Pizza Mug, Inc., dated and recorded on April 1, 1977; thence from said place of beginning and continuing along the line of "Commercial Parcel 'C'", aforesaid, North 33 degrees 32 minutes 51 seconds East, a distance of 100.00 feet to a point; thence continuing along the same, south 48 degrees 13 minutes 46 seconds East, a distance of 200.00 feet to a point on the line of property now or formerly of Edger Hervey, as conveyed to him by deed recorded in Deed Book Volume 524, page 142; thence along said line, South 33 degrees 32 minutes 51 seconds West, a distance of 100.00 feet to a point on the line of property now or late of Pappan's Family Restaurants, Inc., aforesaid; thence along said line, North 48 degrees 46 minutes 35 seconds West, a distance of 200.00 feet to a point at the place of beginning.

SUBJECT to coal and mining rights and all rights and privileges incident to the mining of coal heretofore conveyed or reserved by instruments of record; right of surface, lateral or subjacent support; or any surface subsidence; and 20-foot right of way as shown on prior instrument of record.

BEING the same premises conveyed to Grantors by Confirmatory Deed from Valley Neurological Center, a Pennsylvania General Partnership, dated October 18, 1989 and recorded in the Recorder of Deeds Office of Beaver County in Deed Book Volume 1383, page 413.

THIS DEED IS FOR THE PURPOSE OF CONFIRMING TITLE IN THE NAME OF A PARTNERSHIP, THE PARTNERS OF WHICH ARE THE

08V1550 PG187

GRANTORS; THE PARTNERSHIP INTERESTS OF WHICH ARE THE SAME AS THE OWNERSHIP INTERESTS OF THE GRANTORS WHO HAVE OWNED AND OPERATED THE WITHIN DESCRIBED PREMISES AS AN ASSET OF SAID PARTNERSHIP. THIS CONVEYANCE IS, THEREFORE, EXEMPT FROM A PAYMENT OF PENNSYLVANIA REALTY TRANSFER TAXES PURSUANT TO SECTION 1102-C(3) (SUBPARAGRAPH 4 OF THE APPROPRIATE ACT).

with the appurtenances: TO HAVE AND TO HOLD the same to and for the use of the said Grantee, its successors and assigns forever, and the Grantors for themselves and their heirs, personal representatives and assigns hereby covenant and agree that they will WARRANT GENERALLY the property hereby conveyed.

NOTICE -- THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND MAY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957, P.L. 984, as amended and is not intended as notice of unrecorded instruments, if any.)

WITNESS the hands and seals of the said Grantors.

WITNESS

J. Thomas Dugan
(as to all fees)

John T. Carey
John T. Carey
Thomas M. Dugan
Thomas M. Dugan
Barry R. Reznick
Barry R. Reznick
Kevin C. Altman
Kevin C. Altman

NOTICE THE UNDERSIGNED, AS EVIDENCED BY THE SIGNATURE(S) TO THIS NOTICE AND THE ACCEPTANCE AND RECORDING OF THIS DEED, (IS, ARE) FULLY COGNIZANT OF THE FACT THAT THE UNDERSIGNED MAY NOT BE OBTAINING THE RIGHT OR PROTECTION AGAINST SUBSIDENCE, AS TO THE PROPERTY HEREIN CONVEYED, RESULTING FROM COAL MINING OPERATIONS AND THAT THE PURCHASED PROPERTY, HEREIN CONVEYED, MAY BE PROTECTED FROM DAMAGE DUE TO MINE SUBSIDENCE BY A PRIVATE CONTRACT WITH THE OWNERS OF THE ECONOMIC INTEREST IN THE COAL. THIS NOTICE IS INSERTED HEREIN TO COMPLY WITH THE BITUMINOUS MINE SUBSIDENCE AND LAND CONSERVATION ACT OF 1966.

DBV1550 PG188

RECORDED
BEAVER COUNTY, PA

93 AUG 20 PM 12:42

William Brady O'Neil
RECORDER OF DEEDS

DEED	13.00
WRIT TAX	0.50
EXTRA PAGE	2.00
SUBTL	15.50
TOTAL	15.50
CHECK	15.50
CHANGE	0.00
ITEH	3

08-20-93 FRI #1 2CL 9816 12:42TH
WILLIAM BRADY O'NEIL
BEAVER COUNTY-REC. OF DEEDS

TOTAL	15.50
#1 CHECK	15.50
2CL 9816	08-20-93 12:42TH



08V1550 PG189

WITNESS OR ATTEST:

VALLEY NEUROLOGICAL CENTER

J. P. Kelly

By: John T. Carey
John T. Carey
By: Thomas M. Dugan
Thomas M. Dugan
By: Barry R. Reznick
Barry R. Reznick
By: Kevin C. Altman
Kevin C. Altman

COMMONWEALTH OF PENNSYLVANIA :
: SS:
COUNTY OF BEAVER :

On this the 6th day of August, 1993, before me, the undersigned officer, personally appeared JOHN T. CAREY, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Cheryl K. Trembach
Notary Public
My Commission Expires:

Notarial Seal
Cheryl K. Trembach, Notary Public
Beaver Boro, Beaver County
My Commission Expires Sept. 2, 1995
Member, Pennsylvania Association of Notaries

COMMONWEALTH OF PENNSYLVANIA :
: SS:
COUNTY OF BEAVER :

On this the 19th day of August, 1993, before me, the undersigned officer, personally appeared THOMAS M. DUGAN known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Cheryl K. Trembach
Notary Public
My Commission Expires:

Notarial Seal
Cheryl K. Trembach, Notary Public
Beaver Boro, Beaver County
My Commission Expires Sept. 2, 1995
Member, Pennsylvania Association of Notaries

OBV 1550 PG 190

COMMONWEALTH OF PENNSYLVANIA :
: SS:
COUNTY OF BEAVER :

On this the 19th day of August, 1993, before me, the undersigned officer, personally appeared BARRY R. REZNICK known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Cheryl K. Trembach
Notary Public
My Commission Expires:

Notarial Seal
Cheryl K. Trembach, Notary Public
Beaver Boro, Beaver County
My Commission Expires Sept. 2, 1995
Member, Pennsylvania Association of Notaries

COMMONWEALTH OF PENNSYLVANIA :
: SS:
COUNTY OF BEAVER :

On this the 19th day of August, 1993, before me, the undersigned officer, personally appeared KEVIN C. ALTMAN known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Cheryl K. Trembach
Notary Public
My Commission Expires:

Notarial Seal
Cheryl K. Trembach, Notary Public
Beaver Boro, Beaver County
My Commission Expires Sept. 2, 1995
Member, Pennsylvania Association of Notaries

CERTIFICATE OF RESIDENCE

I hereby certify that the precise residence of the Grantees herein is Valley Neurological Center, 1112 Brodhead Road, Center Township, Monaca, PA 15061.

J. Fred Lanning

**INDEPENDENT PROPERTY INSPECTION CONSULTANTS
BUILDING AND ASSESSMENT INSPECTION SERVICES**

**QUALIFICATION STATEMENT FOR
PROPERTY CONDITION ASSESSMENT REPORT**

Ronald C. Bachner, CBI, HCO
Principal-Inspector- Reviewer

Education:

South Hills High School - Graduated 1972
University of Pittsburgh - 1974-1975 General Degree Program Studies
Robert Morris College - 1977 - Certificate In Supervisory Management
Excelsior College - 2005-2012 Liberals Arts & Business - Nearing Graduation
LaSalle University - Graduated - Diploma - Real Estate Studies 1977
Pennsylvania Construction Code Academy - 2001-2013 Cont. Education -Completed
Emergency Management Institute - FEMA- U.S. Fire Administration - Graduated 1990-2004
Forester University - Continuing Education Course's

Other Education:

Ronald C. Bachner has completed over 100 courses, seminars, and continuing education classes in various subjects involving real estate related and inspection. They include energy code compliance for residential and commercial buildings, lead based paint inspection and assessment, building legal and management, paralegal, asbestos worker and remediation training courses, handicap and accessibility requirements, decision making, management training, building and construction code disciplines, OSHA Safety Standards, OSHA Asbestos Worker & Remediation, money management, real estate appraisal, investing, sales, fundamentals, zoning functions, procedures and appeals, emergency management, flood zone area construction, non destructive testing, hazardous material handling and recognition, environmental site assessment courses, computers and computer skills, writing skills, and more..

Certification History:

Current:

Certified Housing Code Officer - International Code Council (ICC) - Expires 2016
Certified Residential and Commercial Building Inspector - (ICC) - Expires 2016
Certified Residential and Commercial Mechanical Inspector - (ICC) - Expires 2016
Certified Residential Plumbing Inspector - (ICC) - Expires 2016
Certified Residential Electrical Inspector - (ICC) - Expires 2016
Certified Residential Combination Inspector - (ICC) - Expires 2016
Certified Construction Project Manager - (ACI)
HUD Approved Inspector #P006 - (HUD) Pennsylvania - Ohio - West Virginia

Former Certifications & Registrations:

PA Licensed Residential and Commercial Building Inspector #000798 - Labor and Industry
PA Licensed Residential and Commercial Mechanical Inspector #000798 - Labor and Industry
PA Licensed Building Code Official (BCO) #000798 - Labor and Industry

PA Licensed Residential Plumbing Inspector #000798 - Labor and Industry
PA Licensed Residential Electrical Inspector #000798 - Labor and Industry
Registered Building Inspector #4574 - SBCCI
Registered Rehabilitation Housing Inspector #1076 - SBCCI
Certified Rehabilitation Housing Code Enforcement Officer - Level 3 - #079 - SBCCI
Registered Electrical Inspector - Joint Certification Program - SBCCI
Certified Building Inspector - #15401 - BOCA
Certified Fire Protection - #15401 - BOCA
Certified Real Estate Appraiser (CREA) #38619 - NAREA
Certified Environmental Inspector - #4604 - Environmental Assessment Association
Certified Construction Inspector #2804 - Association of Construction Inspectors (ACI)
Certified 1 & 2 Family Dwelling Inspector - (CABO) Council of American Building Officials
Certified 1 & 2 Family Plumbing Inspector - (CABO) Council of American Building Officials
Certified 1 & 2 Family Electrical Inspector - (CABO) Council of American Building Officials
Designated Housing Compliance Fee Inspector - HUD/FHA
Certified Electrical Inspector - International Association of Electrical Inspectors (IAEI)
Registered Environmental Technician #2536 - NREP
Certified Environmental Consultant #1217 - NSEC
Certified NAVShips Radiation Worker and Survey Technician - (BAPL)

Brief Summary of Professional Experience:

Mr. Ronald C. Bachner has over 35 years experience in the real estate field including investing, appraisal, construction, inspection, zoning, municipal services, safety, and environmental services. The above experiences include their own due diligence assessments and requirements Mr. Bachner utilizes in protecting the interests of his clients.

Mr. Bachner currently performs Property Condition Assessment and other types of inspections for Independent Property Inspection Consultants and IPIC Safety Inspect a company he formed over 25 years ago. This company was started to perform home inspections for new home buyers. Mr. Bachner realized at that time that the home inspections being completed for other home buyers was not sufficient to inform the buyer of conditions present. It was basically a pass fail check off report of one and two pages. At the time Mr. Bachner entered the home inspection business he also realized that no one had real credentials or credentials that were meaningless or did not have notional recognition. Mr. Bachner then obtained national credentials through the Southern Building Code Congress International, Council of American Building Officials, and the Building Officials Code Administration organizations.

Mr. Bachner has performed hundreds of inspections and assessments over years including commercial property inspections, property condition assessments, municipal building inspections, lead based paint assessments, environmental assessments, mold assessments, wood destroying insect inspections and evaluations, home inspections, lender draw inspections, occupancy inspections, property maintenance inspections, fire and safety inspections, due diligence inspections, and performed building, mechanical, plumbing, electrical inspections for residential and commercial properties, and other types of specific specialty inspections requested by clients.

Mr. Bachner has personally renovated homes, performed asbestos removal operations, managed construction projects, worked as municipal building code official in multiple communities, conducted radon measurement surveys, lead based paint sampling, drafted ordinances for municipal adoption, worked as a zoning officer responsible for assisting property owners and engineers and developers in their zoning appeals, worked with residential and commercial builders regarding their projects, plan reviews, and inspection requirements.

Mr. Bachner began his career after high school working as a lab technician for a ceramic manufacturing supplier. The responsibilities included reporting results of plant operations and recommending corrective actions. The next position was for a supplier of nuclear reactors for both industry and the United States

Navy. In these positions Mr. Bachner processed nuclear fuel, performed inspection of fuel and components, and performed radiological safety surveys. He also assisted engineers in setting up required tests of pressure vessels and components for nuclear submarine propulsion. This included the inspection, collection, and evaluation of data.

Mr. Bachner was next employed as a Non Destructive Test Technician (NDT). In this position Mr. Bachner was responsible for performing inspections of welds at steel fabrication plants, bridge construction sites, barge shipbuilding site, and vendors. Here he learned magnetic particle inspection, visual inspection techniques, ultrasound inspection, and radiography.

During these periods of his career he also became interested in real estate investing and the functions of real estate including construction, appraisal, and management.

Mr. Bachner's career in to the world of building inspection and property assessment officially began in 1988 with the establishment of Independent Property Inspection Consultants. Mr. Bachner continued his career development performing residential and commercial inspections. He obtained numerous certifications and registrations during this time. In addition to this experience Mr. Bachner also worked for a couple of third party inspection agencies in Pennsylvania and for a number of municipalities performing residential and commercial inspection in the areas of building, mechanical systems, plumbing systems, gas supply systems, and electrical systems. This experience included working as a building code official responsible for the building department various responsibilities, including administration, functions, building permits, plan reviews, code enforcement, and procedural development. Mr. Bachner's clients have included private individuals, corporations, lenders, insurance companies, attorneys, and others. He has acted as an expert witness in the Courts of Common Plea in Allegheny County on maintenance and building construction issues.

In summary, Mr. Bachner background, experience, education, employment history background, and personal qualities qualify Mr. Bachner to perform competent property condition assessments and due diligence investigations for his clients and there protection.

**INDEPENDENT PROPERTY INSPECTION CONSULTANTS
Recommended Component Remaining Life Reserve Cost Estimates**

Valley Neurological Center
Monaca, PA

The Client is advised that the following reserve cost estimates are recommended be budgeted for replacement.

Reserve Replacement Component	Estimated Replacement Cost	Estimated Remaining Life (Years)	Yearly Reserve Budget Recommended Requirements	Comments
1. Five Furnaces	\$20,000	5	\$4,000	Repair/Replace as Needed
2. Five AC Condensing Units	\$23,500	5	\$4,700	Repair/Replace as Needed
3. Interior Carpet	\$14,000	5	\$2,800	Repair/Replace as Needed
4. Interior Wall Coverings	\$32,000	5	\$6,400	Repair/Replace as Needed Obtain Estimates
Totals	\$89,500		\$17,900	

INDEPENDENT PROPERTY INSPECTION CONSULTANTS Immediate Repair and Deferred Maintenance Cost Estimate

Valley Neurological Center
Monaca, PA

Item Description	Quantity	Unit Cost	Estimated Repair Cost (U.S. Dollars)	Comments
Replace/Repair Emergency Lights	3	\$75.00	225.00	Repair Replace As Needed
Replace Stained Acoustical Tiles	Open	Open	1,100.00	Numbers of Tiles to Be Determined
Repair, Seal, and Stripe Parking Lot & Drive Areas.			18,400.00	Repair as Needed 2" Cover
Clean Parking Lot Drain	1	\$125.00	125.00	NA
Paint and Refinish Portico Wood Ceiling	1		2,000.00	Repair & Refinish as Needed
Repair Parking Lot Curb Rear	NA	NA	1,250.00	Near Parking Lot Drain

Total Estimated Immediate Repair and Deferred Maintenance Cost \$23,100.00

* All costs are estimates. It is recommended that bids be obtained for all work.

**INDEPENDENT PROPERTY INSPECTION CONSULTANT EXECUTIVE SUMMARY
BUILDING OVERVIEW SUMMARY**

<i>Facility Name:</i> Valley Neurological Center	<i>Facility Type:</i> Medical Office Building
<i>Facility Address:</i> 3452 Broadhead Road	<i>Year Built:</i> 2006
<i>City and State:</i> Monaca, PA 15061	<i>No. of Buildings:</i> One
<i>Date of Site Visit:</i> 27-Nov-15	<i>Total Square Feet:</i> 6,390 (See Disclosure)
<i>Date of Report:</i> 9-Dec-15	<i>Analysis Term:</i> 5 years
<i>Project #:</i> 15-0380	

Section No.	Section Title	Condition					Action Required	Immediate Repairs	Short Term Repairs	Replacement Reserves	
		Excellent	Good	Fair	Poor	NA					
SITE											
4.1.1	Topography and Drainage		✓								
4.1.2	Pavement, Parking and Curbing		✓				✓		\$ 19,650		
4.1.3	Flatwork		✓								
4.1.4	Landscaping and Appurtenances		✓								
4.1.5	Utilities	✓									
4.1.6	Fencing and Signage	✓									
BUILDING FRAME AND ENVELOPE											
4.2.1	Substructure	✓									
4.2.2	Superstructure	✓									
4.2.3	Facades	✓							\$ 2,000		
4.2.4	Roofing		✓								
INTERIOR ELEMENTS											
4.3.1	Finishes			✓					\$ 1,100	\$ 46,000	
4.3.2	Appliances and Fixtures	✓									
BASEMENT & ATTIC											
4.4	Basement	✓									
CONVEYING SYSTEMS											
4.5	Elevators					✓					
BUILDING SYSTEMS											
4.6.1	Plumbing	✓							\$ 125		
4.6.2	HVAC		✓							\$ 43,500	
4.6.3	Electrical	✓									
4.6.4	Fire Protection & Life Safety	✓					✓	\$ 225			
4.6.5	Security	✓									
ADA COMPLIANCE											
5.0	ADA Compliance		✓								
MATERIAL CODE VIOLATIONS											
6.0	Building/Fire/Health/Housing Codes	✓									
OTHER SPECIAL INTEREST ITEMS											
7.0	Earthquake Zone					✓					
TOTALS:								\$ 225	\$ 22,875	\$ 89,500	

	Dollars per/sf/yr		
Present Value of Replacement Reserves Cost Estimate			\$ 89,500
Inflated Value of Replacement Reserves Cost Estimate			
Immediate Repairs and Deferred Maintenance Cost	\$ 225		
Short Term Repairs Cost		\$ 22,875	
Total Deferred Maintenance Cost Estimate		\$ 23,100	

Report Conclusion

We are proud of our service, and trust that you will be happy with the quality of our report. 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, and opened every window and door, or identified every minor defect. Also, because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a building owner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the building and its components and keep a comprehensive insurance policy current. If you have been provided with an insurance policy, read it carefully. Such policies usually only cover insignificant costs, such as that of roofer service, and the representatives of some insurance companies can be expected to deny coverage on the grounds that a given condition was preexisting or not covered because of what they claim to be a code violation or a manufacture's defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need.

Thank you for taking the time to read this report, and call us if you have any questions or observations whatsoever. We are always attempting to improve the quality of our service and our report, and we will continue to adhere to the highest standards of the real estate industry and to treat everyone with kindness, courtesy, and respect.

This report has been produced in accordance with our signed contract and is subject to the terms and conditions agreed upon therein. All printed comments and the opinions expressed herein are those of the inspection company.