Inspection Report

Sample Bank and Trust

Property Address:
104 Sample Industrial Drive
Somewhere NC

Raleigh Inspection Service

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I. EXECUTIVE SUMMARY

1.0 EXECUTIVE SUMMARY

At the request of John Smith, a Property Condition Report (PCA) was prepared by Raleigh Inspection Service, Inc. (RIS) for the property located at 104 Sample Industrial Drive in Cary, North Carolina. The report, assessment, and field survey was performed in accordance with ASTM International standard E2018-15. It can include interviews of sources, and reviews of available documentation for the purpose of developing an opinion of a commercial real estate's current physical condition.

General Description

The subject property(subject) is a multi-tenant flex space located within the incorporated area of the City of Somewhere, Wake County, North Carolina. As part of this assessment, a site visit was conducted on August 1, 2015.

The subject property is currently used as a multi tenant facility. The property includes office space & garage area that is separated by a partition wall. It is estimated that the useable space includes 10000-15000 square feet. The property contains a asphalt parking lot. The property was constructed in the 1980's.

The building foundation appears to be constructed with reinforced concrete footings along the perimeter. The building is constructed with steel frame columns and corrugated metal wall cladding and brick veneer cladding. The roof is framed with steel main frame rafters and steel purlins and is covered with ribbed metal panels.

Amenities at the site include a break room and kitchenette.

Domestic hot water is provided by several electric water heaters located in the attic area. Heating is provided by multiple gas fired forced air furnaces. Cooling is provided by multiple pad mount electric condensers that work in conjunction with evaporator coils.

General Physical Condition

The subject property is in average condition for a facility of this type and age. Outside contractors perform major repair work, landscaping, and trash collection.

Recent Capital Improvements

Interior finishes, appliance, electrical, and HVAC repairs are performed on an as needed basis.

Structure

No major structural deficiencies were noted.

Electrical

Significant settling was observed to the pad mounted electrical transformer box at the left side of the property. The transformer is not level. Gathering repair cost should be obtained from licensed electrical contractor.

Heating

Some of the major heating components have outlasted an average life cycle. Specifically, four(4) of the heating units are old. Gathering replacement cost for old systems is recommended.

Air Conditioning

Some of the major cooling components have outlasted an average life cycle. Specifically, four(4) of the cooling units are old. Gathering replacement cost for old systems is recommended.

Ventilation

No major ventilation deficiencies were noted.

Plumbing

One electric water heater is not operable and is leaking near the device.

Roofing
It should be noted that several leaks were report by onsite staff members familiar with the building. The inspector believes a roofing contractor should be able to repair these leaks at minimal costs.

Exterior Walls
No major exterior wall deficiencies were noted.

Windows and Doors
No major window and door deficiencies were noted.

Site Work
Some sections of the asphalt parking lot are cracked. Maintenance should be expected in the near future.

Recommendations
Deferred maintenance items that are considered significant and require immediate repair were identified. A summary of the repairs or replacements is provided below. Specific immediate repairs/replacements are discussed in the text of this report. All dollar values provided in this report should be considered opinions of cost only and are made based on Raleigh Inspection Services experience and general industry construction unit costs. More detailed estimates should be obtained from a qualified trade contractor associated with the deficiency. A detailed list of the items requiring immediate repair is provided in the summary section of the report.

It should be noted that this executive summary is only intended to represent a brief summary of our findings and is not a detailed account of all the information provided in this report. The report should be reviewed in its entirety prior to drawing any final conclusions as to the physical condition and associated repairs required at the site.

II. Introduction

2.0 INSPECTION AUTHORIZATION and SCOPE

As per the request of John Smith of Sample Bank & Trust and in accordance with the proposal provided, a visual inspection was performed to identify the existing conditions of the following building components:

This assessment meets or exceeds the ASTM Standard E2018-15 for Property Condition Assessments. The report provides recommendations, preliminary cost estimates and priorities for:

- remedying major deficiencies
- updating ageing major components
- undertaking further detailed investigations

This report is intended for the exclusive use of our client. Use of the information contained within the report by any other party is not intended and, therefore, we accept no responsibility for such use.

This report is considered to be preliminary in nature. Before any major repairs are undertaken, we recommend that a specialist perform a detailed condition survey and develop a plan of action.

The inspection included a visual review of the building exterior, roof, mechanical and electrical rooms, common areas, and parking spaces. The inspection included the following tenant occupied spaces:

- 104A, 104AA, 104B, 104C, 104D, 104E

This represents 100 percent of the building. We believe this is a large enough sample size to determine the overall condition of the building.

The following defined terms are used to describe the condition of the components and systems reviewed:

Description - This is a basic description of the item intended to aid the reader about the functional features of the building.
Repair - Not properly performing its intended function or the item has visible defects.
Investigate - The component has outlasted an average life cycle or the component requires major repair or replacement in the near term. Seeking opinion from a qualified specialist is recommended.

Only the items specifically addressed in this report were examined. No comment is offered on building code and building bylaw compliance.

This weather at the time of the inspection was cloudy with an approximate outdoor temperature of 85 degrees.

2.1 BUILDING DESCRIPTION

This is a free standing structure covering approximately 10000-15000 square feet. It should be understood that all building sizes noted here are rough approximations based on site observation and information provided from the marketing material gathered from the internet. The visible evidence suggests that the building was constructed in the 1980's.

2.2 INTERVIEWS

As part of the Property Condition Assessment, the inspector attempts to gather information from onsite staff and people familiar with the building. Information that is provided will be included in the body of this report and should be investigated further. The following people provided information during the on site inspection:

- employee working in unit B
- Keith (auto mechanic) in unit E

2.3 DOCUMENTS REVIEWED

As part of the Property Condition Assessment, a request was made to review available building plans, maintenance records, warranties, and equipment lists. No documents were made available during the inspection.

III. General Physical Condition

3.0 TOPOGRAPHY

Description: The site topography within the land parcel is flat with slight grades in various directions.

3.1 STORM WATER DRAINAGE

Description: The site's surface storm water drainage is directed by various surface gradients and to storm drain inlets, which discharge into the municipal drainage system

3.2 ACCESS and EGRESS

Description: The subject property is accessed via a two-way drive entrance. Each unit has exterior access doors.

3.3 PAVING, CURBING, and PARKING

(1) **Description:** The driveway consist of primarily asphalt pavement that is marked with park space divide strips.

(2) **Recommended Maintenance:** *[location: front side of building at parking lot]* Parking dividers are faded and need to be repainted. Improvements are recommended.

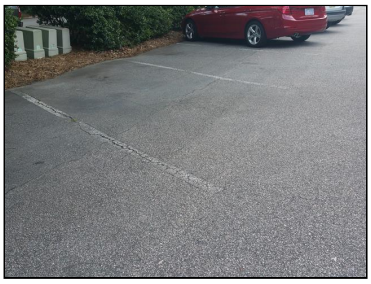
3.4 FLATWORK (sidewalks, plazas, patios)

Description: The pedestrian pavement and flatwork consists of concrete.

3.5 LANDSCAPING and APPURTENANCES

Description: The landscaping at the site is considered moderate and consists of grass areas, trees, ground cover, and shrubs.

3.6 PHOTOGRAPHIC EXHIBITS



IV. Utilities

4.0 WATER

Description: Water and Sewer services are provided by the local municipality.

4.1 ELECTRICITY

Description: Electrical power is provided by Duke Power.

4.2 NATURAL GAS

Description: Natural Gas is provided by PSNC Energy.

4.3 SANITARY SEWER

Description: Solid Waste disposal is provided by the local municipality.

4.4 STORM SEWER

Description: Storm water services are provided by the local municipality.

4.5 PHOTOGRAPHIC EXHIBITS

View of gas meters

View of water meters

View of power meters

V. Structural Frame and Building Envelope

5.0 FOUNDATION

Description: The majority of the foundation system could not be directly observed due to site grading, landscaping, and below grade construction. A typical foundation for this type of building is constructed of reinforced concrete footings at the perimeter of building foot print and load bearing walls with concrete slabs on grade.

5.1 BUILDING FRAME

Description: The building frame utilizes bolted steel frame columns with steel girts.

5.2 FACADES or CURTAIN WALL (The principal face of the building)

Description: The principle face of the building is brick.

5.3 SIDEWALL SYSTEMS (exterior wall cladding and components)

(1) **Description:** The sidewall system is made up of ridged metal panels that are bolted to the building frame.

(2) **Repair:** *[location: rear side of building]* The exterior metal wall cladding is bent or severely damaged in several locations. Gutters were also damaged. A qualified contractor should repair.

5.4 FENESTRATION SYSTEMS (windows, openings, doors, etc.)

(1) **Description:** Metal doors are installed within a standard sized metal frame. Metal paneled roll up doors utilize metal wheel tracks to open and close.

(2) **Repair:** *[location: unit 104C]* A window shows heavy condensation in between the glass panes. Damaged seals can allow moisture in between glass panes. 1 window in this area requires repair.

5.5 ROOF FRAME

Description: The roof is framed with steel main frame rafters and steel purlins.

5.6 PHOTOGRAPHIC EXHIBITS

damaged cladding at rear of building

Damaged cladding at unit 104C

Damaged guttering

VI. Roofing System

6.0 ROOF COVERINGS

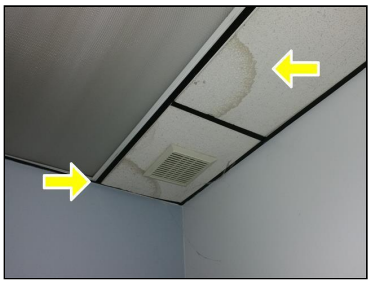
(1) **Description:** The buildings roof structure is covered with overlapped metal panels that are fastened with screws. Periodic maintenance should be expected.

(2) **Repair:** *[location: various locations throughout the building]* The interior drop ceiling tiles show stains which generally indicate multiple roof leaks have occurred. The inspector believes this could be an active problem in some locations. An onsite staff member familiar with the building indicated this is an active ongoing problem during heavy rains (in unit E). Numerous previous repairs were observed along the roof covering. Photographic exhibits are provided at the end of this section. A roofing contractor should walk the entire roof and perform necessary maintenance.

6.1 ROOF FLASHINGS

Description: Rubber membrane pipe collar flashings are used to seal roof penetrations.

6.2 PHOTOGRAPHIC EXHIBITS



104AA boot water intrusion

104AA

104AA

unit 104A (numerous stains)

unit 104A

view of previous repairs

previous fastener sealant

VII. Heating Systems

7.0 HEATING EQUIPMENT

(1) **Description:** The building is heated primarily with gas fired forced air furnaces. Gas fired forced air furnaces were observed hanging from the roof structure using steel rods. Indoor gas fired forced air furnaces have an average estimated life of 20 years. A heating equipment spreadsheet is attached that provides specific details about all heating equipment that was observed during the onsite inspection.

(2) **Investigate:** *[location: 4 furnace systems serving 104B, 104C, 104D, 104E]* The heating equipment is over 20 years old. It should be noted that this equipment has outlasted an average life cycle. Average life cycle of this type of unit is 20 years if properly maintained. The inspector is unable to determine how long the equipment will last before repair or replacement will be necessary. Equipment may need to be replaced in the near term. The client should consider gathering replacement cost estimates from a licensed HVAC contractor. The client should budget for repairs.

(3) **Replace:** A gas forced air furnace supplying warm air to suite 104AA (rear garage area) appears to have been removed.

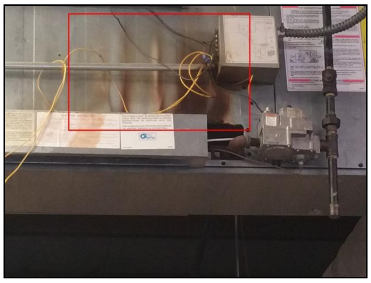
(4) **Investigate:** *[location: unit 104A]* The gas furnaces serving unit 104A were not observed. The access point may be concealed. Current owner should provide more information.

(5) **Investigate-** *[location: unit 104B system]* The gas forced air furnace exhibited conditions that suggest the heat exchanger is cracked. The inspector did not disassemble the furnace and did not physically see a crack in the heat exchanger. A heavy soot stain was observed on the outside of the burner chamber. This could indicate a crack in the heat exchanger. A crack in the heat exchanger can cause carbon monoxide to leak into the living space. A licensed mechanical contractor should provide opinion. Photographic exhibit is provided at the end of this section.

7.1 HEATING DISTRIBUTION (ductwork, radiators, etc.)

Description: The buildings heat distribution uses insulated flexible supply air ducts and insulated flex return air ducts. Air was flowing from the ducts during the inspection.

7.2 PHOTOGRAPHIC EXHIBITS



heavy soot on outside of furnace at unit 104B

VIII. Air Conditioning Systems

8.0 AIR CONDITIONING EQUIPMENT

(1) **Description:** The building is cooled primarily with pad mounted condensing units. Pad mounted condensing units were observed at the exterior of the building. Each partitioned unit within the building has its own cooling system. Pad mounted condensing units have an estimated useful life of 15 years if properly maintained. An air conditioning equipment spreadsheet is attached that provides specific details about all cooling equipment that was observed during the onsite inspection.

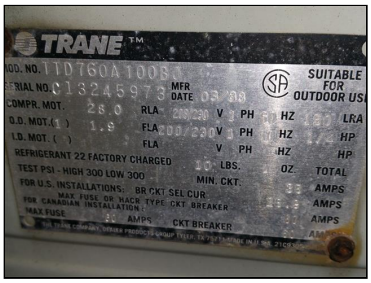
(2) **Investigate:** *[location: 4 exterior units serving the 104B, 104B, 104D, and 104E]* The exterior pad mounted condensing unit equipment is over 16 years old. It should be noted that this equipment has outlasted an average life cycle. The average life cycle for this type of equipment is 14-16 years. The inspector is unable to determine how long the outdoor component of the air conditioning system will last before repair or replacement will be necessary. The client should consider gathering replacement cost estimates from a licensed HVAC contractor. The client should budget for repairs.

(3) **Repair-** *[location: system serving the unit 104B]* The current tenant indicated the system does not cool properly. Further evaluation by a licensed HVAC contractor is recommended. Scope of repair is unknown.

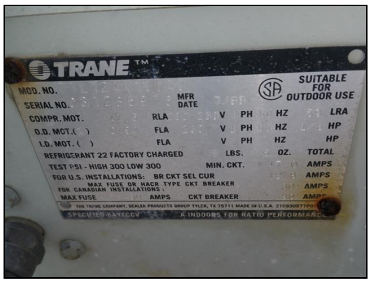
(4) **Repair:** A damaged/modified overflow pan was observed below an evaporator coil. This could cause water to leak from the pan and cause water damage below. Repairs are recommended.

(5) **Repair:** An evaporator coil was leaking into a bucket at unit 104AA. A HVAC contractor should evaluate to determine necessary repairs.

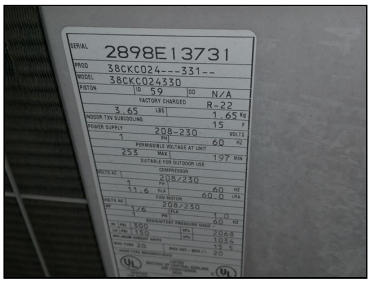
8.1 PHOTOGRAPHIC EXHIBITS



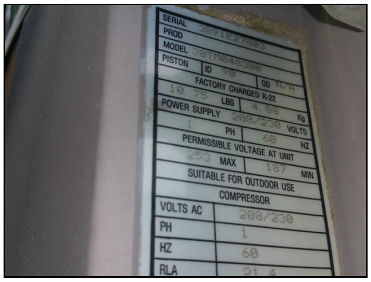
104E



104B



104B



104D

evaporator coil leaking 104AA

damaged overflow

IX. Ventilation Systems

9.0 VENTILATION EQUIPMENT

Description: The building ventilation uses wall vents at some of the rear garage spaces. Bathroom mechanical vents are also used.

X. Plumbing System

10.0 PLUMBING WATER SUPPLY SYSTEM

Description: Copper water supply distribution piping was observed at various locations. However,most of the plumbing distribution system is not visible.

10.1 PLUMBING DRAIN and WASTE SYSTEM

(1) **Description:** There is evidence that suggests the waste piping below the ground is made with ABS.

(2) **Repair:** *[location: 104E]* The toilet in the mens room is leaking. Repair of this item is currently necessary and should be performed to insure system will work properly.

10.2 DOMESTIC HOT WATER PRODUCTION

(1) **Description:** Domestic hot water is provided by electric water heaters.

(2) **Repair:** Hot water at unit 104E was inoperable. An active leak was also observed near the water heating device.

10.3 PHOTOGRAPHIC EXHIBITS

leak above bathroom at unitE

XI. Electrical System

11.0 ELECTRIC SERVICE and METER

(1) **Description:** Each individual suite has a separately metered electrical system that is each rated to carry 200 amps. The service rating label at the transformer along the left side of the property has faded and is not legible.

(2) **Repair:** Significant settling was observed to the pad mounted electrical transformer box at the left side of the property. The equipment is way out of level. Erosion is suspected cause. Gathering repair cost from licensed electrical contractor. Impact on the buildings electrical service is unknown. Reporting this condition to the electrical power provider is recommended. A photographic exhibit is provided at the end of this section.

11.1 ELECTRIC DISTRIBUTION

Description: Copper branch circuits encapsulated in metal conduit is the primary electrical distribution material. Conduit is mounted in the ceiling structure.

11.2 PHOTOGRAPHIC EXHIBITS

unlevel transformer

XII. Interior Elements and Common Areas

12.0 CEILINGS, WALLS, and FLOORS

(1) **Description:** The interior of the building contains mostly partitioned rooms and spaces. Removable drop ceiling tiles are installed. The building currently has 6 individual suites.

(2) **Investigate:** *[location: unit 104D (above womens bathroom)]* The interior ceiling shows stains which could indicate an active roof leak or a leaking plumbing pipe. A photographic exhibit is provided at the end of this section.

12.1 BATHROOMS, APPLIANCES, FURNITURE, and FIXTURES

(1) **Description:** The building contains two or more bathrooms. Each bathroom appears to include a sign marking for "Men" or "Women".

(2) **Repair:** *[location: Unit 104AA]* A bathroom vanity cabinet is damaged.

12.2 OVERHEAD DOORS

(1) **Description:** A multi panel folding overhead door is present at each garage bay. Metal wheels are attached to wall mounted metal guides at each garage bay.

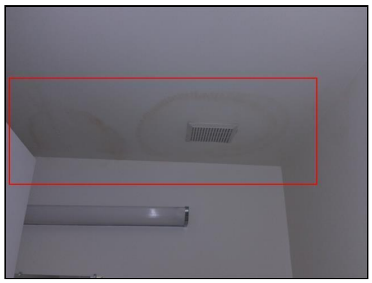
(2) **Repair:** *[location: rear at unit D]* A roll up overhead door is damaged. Repairs are necessary. A qualified contractor should repair. A photographic exhibit is provided at the end of this section.

12.3 BUILDING AMENITIES or SPECIAL FEATURES (i.e. fountains, restaurant equipment, etc.)

(1) **Description:** Some suites within the building contain a small breakroom and water fountains.

(2) **Repair:** *[location: 104AA]* A water fountain is not functional. A qualified contractor should repair.

12.4 PHOTOGRAPHIC EXHIBITS



Out of Scope Issues:
Operating appliances or fixtures, determining or reporting STC (Sound Transmission Class) ratings, and flammability issues/regulations

XIII. Additional Considerations

13.0 FURTHER INQUIRY

There may be physical condition issues or certain physical improvements at the subject property that the parties may wish to assess in connection with a commercial real estate transaction that are outside the scope of this guide. Such issues are referred to as non-scope considerations and if included in the PCR, should be identified.

Out of Scope Considerations: Whether or not a user elects to inquire into non-scope considerations in connection with this guide is a decision to be made by the user. No assessment of such non-scope considerations is required for a PCA to be conducted in compliance with this guide.

Other Standards: There may be standards or protocols for the discovery or assessment of physical deficiencies associated with non-scope considerations developed by government entities, professional organizations, or private entities, or a combination thereof.

Additional Issues: No implication is intended as to the relative importance of inquiry into such non-scope considerations,and this list of non-scope considerations is not intended to be all-inclusive: Seismic Considerations, Design Consideration for Natural Disasters (Hurricanes, Tornadoes, High Winds, Floods, Snow, etc.), Insect/Rodent Infestation, Environmental Considerations, ADA Requirements, FFHA Requirements, Indoor Air Quality, and Property Security Systems.

13.1 ADA COMPLIANCE

The scope of this report is limited to a general overview of the subject's improved common public. This report excludes an analysis of any building requirements by the American with Disability Act (ADA). Per Title III, disabled persons are to be provided accommodations and access equal to that available to the general public and requires that architectural and communication barriers in existing public accommodations be removed if they are "readily achievable" and are not an "undue burden". Most states and local municipalities have adopted accessibility requirements that may be more stringent than the ADA. The review of this Property for compliance with state and local accessibility requirements is beyond the scope of this report.

Uncertainty Not Eliminated—No PCA can wholly eliminate the uncertainty regarding the presence of physical deficiencies and the performance of a subject property's building systems. Preparation of a PCR in accordance with this guide is *intended to reduce, but not eliminate,* the uncertainty regarding the potential for component or system failure and to reduce the potential that such component or system may not be initially observed. This guide also recognizes the inherent subjective nature of a consultant's opinions as to such issues as workmanship, quality of original installation, and estimating the RUL of any given component or system. The guide recognizes a consultant's suggested remedy may be determined under time constraints, formed without the aid of engineering calculations, testing, exploratory probing, the removal of materials, or design. Furthermore, there may be other alternate or more appropriate schemes or methods to remedy the physical deficiency. The consultant's opinions generally are formed without detailed knowledge from those familiar with the component's or system's performance.

Not Technically Exhaustive—Appropriate due diligence according to this guide is not to be construed as technically exhaustive. There is a point at which the cost of information obtained or the time required to conduct the PCA and prepare the PCR may outweigh the usefulness of the information and, in fact, may be a material detriment to the orderly and timely completion of a commercial real estate transaction. It is the intent of this guide to attempt to identify a balance between limiting the costs and time demands inherent in performing a PCA and reducing the uncertainty about unknown physical deficiencies resulting from completing additional inquiry.

XIV. Out of Scope Considerations

14.0 Activity Exclusion

The activities listed below generally are excluded from or otherwise represent limitations to the scope of a PCA prepared in accordance with this guide. These should not be construed as all-inclusive or imply that any exclusion not specifically identified is a PCA requirement under this guide. Removing or relocating materials, furniture, storage containers, personal effects, debris material or finishes; conducting exploratory probing or testing; dismantling or operation. This should include material life-safety/building code violations. ing of equipment or appliances; or disturbing personal items or property, that obstructs access or visibility. Preparing engineering calculations (civil, structural, mechanical, electrical, etc.) to determine any system's, component's, or equipment's adequacy or compliance with any specific or commonly accepted design requirements or building codes, or preparing designs or specifications to remedy any physical deficiency. Taking measurements or quantities to establish or confirm any information or representations provided by the owner or user, such as size and dimensions of the subject property or subject building; any legal encumbrances, such as easements; dwelling unit count and mix; building property line setbacks or elevations; number and size of parking spaces; etc. Reporting on the presence or absence of pests such as wood damaging organisms, rodents, or insects unless evidence of such presence is readily apparent during the course of the field observer's walk-through survey or such information is provided to the consultant by the owner, user, property manager, etc. The consultant is not required to provide a suggested remedy for treatment or remediation, determine the extent of infestation, nor provide opinions of probable costs for treatment or remediation of any deterioration that may have resulted. Reporting on the condition of subterranean conditions, such as underground utilities, separate sewage disposal systems, wells; systems that are either considered process related or peculiar to a specific tenancy or use; wastewater treatment plants; or items or systems that are not permanently installed. Entering or accessing any area of the premises deemed to pose a threat of dangerous or adverse conditions with respect to the field observer or to perform any procedure, that may damage or impair the physical integrity of the property, any system, or component. Providing an opinion on the condition of any system or component, that is shutdown, or whose operation by the field observer may increase significantly the registered electrical demand-load; however, the consultant is to provide an opinion of its physical condition to the extent reasonably possible considering its age, obvious condition, manufacturer, etc. Evaluating acoustical or insulating characteristics of systems or components. Providing an opinion on matters regarding security of the subject property and protection of its occupants or users from unauthorized access. Operating or witnessing the operation of lighting or other systems typically controlled by time clocks or that are normally operated by the building's operation staff or service companies. Providing an environmental assessment or opinion on the presence of any environmental issues such as asbestos, hazardous wastes, toxic materials, the location and presence of designated wetlands, IAQ, etc.

14.1 Warranty, Guarantee, and Code Compliance Exclusion

By conducting a PCA and preparing a PCR, the consultant merely is providing an opinion and does not warrant or guarantee the present or future condition of the subject property, nor may the PCA be construed as either a warranty or guarantee of any of the following: Any system's or component's physical condition or use, nor is a PCA to be construed as substituting for any system's or equipment's warranty transfer inspection; Compliance with any federal, state, or local statute, ordinance, rule or regulation including, but not limited to, building codes, safety codes, environmental regulations, health codes or zoning ordinances or compliance with trade/design standards or the standards developed by the insurance industry; however, should there be any conspicuous material present violations observed or reported based upon actual knowledge of the field observer or the PCR reviewer, they should be identified in the PCR; Compliance of any material, equipment, or system with any certification or actuation rate program, vendor's or manufacturer's warranty provisions, or provisions established by any standards that are related to insurance industry acceptance/approval, such as FM, State Board of Fire Underwriters, etc.

XV. Conclusions and Opinions of Probable Cost

15.0 Replacement Reserve Analysis

Capital Replacement and Reserve Analysis was not requested and is excluded from this report.

15.1 General

It is apparent from our field observation, personnel interviews, and reviews of available documentation that the site is generally adequate for the intended use of the facility.

This report provides an overview of the condition of the major components in the building. Should you have any questions, please do not hesitate to contact us.

Sincerely,

Jonathan Goad
9197493136

XVI. Equipment Inventory

16.0 EQUIPMENT INVENTORY

(1)

EQUIPMENT TYPE	MANUFACTURER	EQUIPMENT LOCATION	AGE OF EQUIPMENT	ESTIMATED SERVICE LIFE
Heating Unit-Gas Furnace	TRANE	104AA	Less than 10 years	not reached end of service life
Heating Unit-Gas Furnace	TRANE	104C	Over 20 years	OLD- has outlast average service life
Heating Unit-Gas Furnace	TRANE	104B	10 - 20 years old	not reached end of service life
Heating Unit-Gas Furnace	TRANE	104B	Over 20 years	OLD- has outlast average service life
Heating Unit-Gas Furnace	CARRIER	104D	Over 20 years	OLD- has outlast average service life
Heating Unit-Gas Furnace	TRANE	104 E	Over 20 years	OLD- has outlast average service life
Heating Unit-Gas Furnace	TRANE	104C	Less than 10 years	not reached end of service life
Unable to confirm	Unknown	104A	Unknown	unknown
Unable to confirm	Unknown	104A	Unknown	unknown

(2)

EQUIPMENT TYPE	MANUFACTURER	EQUIPMENT LOCATION	AGE OF EQUIPMENT	ESTIMATED SERVICE LIFE
Cooling Unit-Condenser	TRANE	104A	Less than 10 years	not reached end of service life
Cooling Unit-Condenser	TRANE	104A	Less than 10 years	not reached end of service life
Cooling Unit-Condenser	TRANE	104AA	Less than 10 years	not reached end of service life
Cooling Unit-Condenser	CARRIER	104B	10 - 20 years old	OLD- has outlast average service life
Cooling Unit-Condenser	TRANE	104B	Over 20 years	OLD- has outlast average service life
Cooling Unit-Condenser	TRANE	104C	Less than 10 years	not reached end of service life
Cooling Unit-Condenser	CARRIER	104D	Over 20 years	OLD- has outlast average service life
Cooling Unit-Condenser	TRANE	104E	Over 20 years	OLD- has outlast average service life