

Rear exit door lock mechanism

Repair

Note:

HVAC has not been maintain as stated in the lease. Please provide maintenance record
Lessee rekey door. Return key only work on front door. Side door and rear door non-operatable
Key to office door, upstire unit not returned.

Post Vacate Check

Frontage

Remove Metal attachment protrude from the wall
Repair Damage to the Signage placement glass

Main Entrance

Repair Damage to the door going into warehouse
Door appearance. Overspray to the door during painting by lessee
Restore Malfunction sink area (unable to test water, heater garbage disposal due to lessee reconfiguration.
Repair The repair wall does not have insulation inside the wall. Wall need to be tear out and replace in accordance with building code.
Repair

Bathroom 1(closer to main door)

Replace Missing ADA sign
Repair Damage commercial door handle

Bathroom 2(farther from main door)

Replace Missing ADA sign
Remove Residential door handle
Replace Commercial door handle

Stairway Front to 2nd Floor

Replace Missing acoustic ceiling tile

2nd Floor

Restore Acoustic ceiling panel and grid back to original neutral tone
Restore Lights and electrical
Restore All air duck and sprinklers back to original fitment
Repair Damage to wall during mirror removal
Repair Door to the warehouse
Lessor equipment - build-in Corner desk, shelving system, 4
Restore Ceiling height shelves and 3 rolling shelving unit
Restore Wall back to original neutral tone

Warehouse

Remove All flooring
Restore Electrical that lessee relocated
Restore Fork lift charging outlet
Restore Phone panel
Restore Original Lighting configuration

Remove
Remove
Restore
Restore
Restore
Restore
Restore

Structures add on underneath stairway case
Graphics on roller door
Electrical that lessee relocated
Fork lift charging outlet
Phone panel
Wall to original color tone
Original Lighting configuration

Summary of Initial Walk-through

Frontage

Remove	Studs protrude from the wall
Repair	Damage to the Signage placement glass

Main Entrance

Restore	Acoustic ceiling panel and grid back to original neutral tone
Restore	Flooring back to carpet
Repair	Damage to door to warehouse
Repair	Remove unapproved glass in the wall

Bathroom 1(closer to main door)

Replace	Missing ADA sign
Repair	Damage commercial door handle
Restore	Damage to door

Bathroom 2(farther from main door)

Replace	Missing ADA sign
Remove	Residential door handle
Replace	Commercial door handle
Restore	Damage to door

Stairway Front

Restore	Acoustic ceiling panel and grid back to original neutral tone
Replace	Missing acoustic ceiling tile
Remove	Lessee add-on panel and decoration
Restore	Wall to original neutral tone

2nd Floor

Restore	Acoustic ceiling panel and grid back to original neutral tone
Restore	Lights and electrical
Restore	All air duct and sprinkler back to original fitment
Remove	Mirrors on wall and add-on panel and decoration
Repair	Door to the warehouse
Restore	Lessor equipment - build-in corner desk, shelving system, 4 ceiling height shelves and 3 rolling shelving unit.

Stairway to warehouse

Remove	Painted signage
Restore	Original hand rail color tone

Warehouse

Remove	Overhanging fan
Remove	All flooring
Remove	Add on Mirrors

2nd Floor

missy. ceiling tile. two ceiling tile painted
fire extinguisher and air return ~~to~~ shorter used to be ~~in~~
return. missy / remove fixtures ~~to~~ fixture wall on
base mirrors. rubber flooring instal y wood.

Stairway down back

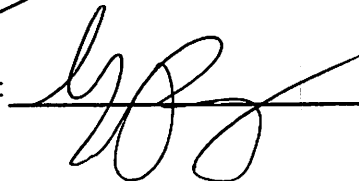
Painted red new

Warehouse

Electrical outlets removed
metal studs fully paint partial gap: c
flooring need to be remove
mirrors on wall. Structure underneath the steel well.
missing telephone panel
Door entry door 1

Date 1/16/17.

Leasor/Agent  Nan Wang

Leasee/Agent 

Exit Walk Through

This is a preliminary walk through that encompass the basic visual inspection. It does not encompass the testing of functionality of equipments and installations as well as inspection of proper maintainance call forth in the lease agreement.

The purpose to the walk through is to identified modified conditions to the facility that need to be restore or repair.

- no list. NO power to unit.

Main Entrance Area

Signage present

tile on floor, ~~new~~ paint over original natural tone.
Glass in the wall, cabinet not original color.

Office

tile on floor, wall fixture.

Bathroom (Men)

no front sign. non original paint color. painted down.

Bathroom (women)

no front sign. non original paint color. painted down.

Stairway Front

Door inside painted, ceiling tiles non original color.
Panel on wall.