inspection group

mazza

COMMERCIAL BUILDING INSPECTION REPORT

SAMPLE REPORT

General Information

Property Photo:

Inspection Address:

Inspection Date:

Present at Inspection: Maintenance
A representitive of the buyer for a short period of time.

Client Information:

Scope of the PCA

As indicated in our proposal, the property condition assessment, or PCA, conforms to ASTM standards. These standards have clearly defined limitations with which you should be aware. However, the assessment is essentially visual and non-destructive and relies on random sampling techniques, as opposed to comprehensive analysis, and is not technically exhaustive. The PCA is intended to identify defects or deficiencies, or alert you to the need for further evaluation by specialists, and to recommend necessary improvements that could affect your evaluation of the property. Nevertheless, the following specialized assessments are beyond the scope of our service, but can be undertaken for a revised fee.

Termite & Pest Assessment
Termite and pest assessments are usually mandated by lending institutions, and are generally the sellers' responsibility.

Code Compliance Assessment
Commercial buildings commonly meet the code requirements for the year in which they were constructed, but may not have been retrofitted to meet current codes. Therefore, you may wish to have a specialist conduct a comprehensive assessment to determine compliance with current codes.

Seismic Vulnerability Assessment
Prior to 1970, there were no published seismic codes for commercial buildings. Consequently, many buildings remain susceptible to seismic damage. We can elaborate on this issue, however the Federal Emergency Management Association, or FEMA, has published information detailing building types and their components that are seismically vulnerable, which are available on the web at www.fema.org, but you may also wish to have a structural engineer evaluate, either for purposes of information or with a view to having the building retrofitted.

Hurricane Vulnerability Assessment
Many building components are susceptible to hurricane forces, particularly those with large glazed openings. The Federal Emergency Management Association, or FEMA, has published information describing the features of building that are most vulnerable to hurricane forces, which you can review on the web at www.fema.org, but you may also wish to have a structural engineer evaluate, either for purposes of information or with a view to having the building retrofitted.

Environmental Assessment
There are different types or levels of environmental inspections. Phase One Site Inspections are the commonest, and are typically mandated by banks and other lending institutions. However, such inspections rarely cover the testing of indoor air quality, which can be adversely affected by multiple contaminates that have been described by

the Environmental Protection Agency. You can learn more about these on the web at [insert the web address].

Americans with Disabilities Act Assessment
The Americans with Disabilities Act, or ADA, was passed in 1999 to set federal building accessibility standards for the accommodation of disabled persons. There are three levels of assessment that are available: the first level is the least expensive, and is comprised of a purely visual survey of accessibility; the second level is similar to the first but more specific and includes generalized measurements; the third level entails a complete assessment for ADA compliance. Please be aware that state and local municipalities may have incorporated all or part of these standards into their by-laws, and may have even stipulated more stringent ones.

Fire Suppression Assessment
Depending on the use, or intended use of a building, insurance companies will commonly require an evaluation of fire suppression systems and their components, and particularly as it relates to the safety of the public.

Tele-communications Assessment
Telecommunications and data systems are constantly evolving and require an evaluation by specialists.

Elevator Assessment
Whereas we attempt to provide relevant information regarding the age, type, and capacity of elevators, we recommend that they be evaluated by the current service contractor, who is likely to have the most recent and comprehensive knowledge of their condition and maintenance.

Recreational Equipment Assessment
We will describe the overall condition of recreational equipment. However, we do not have the knowledge of a specialist and cannot apprise you as to its relative value, etc.

Additional Inspections / Contractor Estimates
Mazza Inspection Company may choose to incorporate additional inspections of this property. Additional inspections will be conducted by licensed professionals of a specific trade and paid for by Mazza inspections. The buyer is held harmless of any fees incurred by non-payment of any subcontractor contracted by Mazza Inspections. These trades may include but not limited to, roofing, plumbing, electrical, private waste, propane fuel management, hazardous material removal and disposal, trash removal, demolition, structural repairs, engineering, pest control and repair, HVAC, solid surface pavement or re surfacing and landscaping. These individuals are working as independent contractors who are licensed insured and bonded for a specific trade or trades. As professionals of a specific trade, they are contracted to inspect individual components and report on these specific components in written form which will be included or incorporated into this inspection report. The contractors may also include

proposals for service or repairs. The contractors may also elect to comment on the future maintenance of any particular item inspected or propose to be installed. These contractors are disinterested third parties and are in no way employees of **Mazza Inspection Company**. The buyer may choose to contract with any contractor which Mazza Inspections has contracted with for the purpose of this inspection and can do so on a one-on-one basis with that specific contractor. The buyer may wish to contact any independent contractor hired by **Mazza Inspections** at any time without notifying **Mazza Inspections.**

General Information

Building Photo:

Inspectors: Marc Mazza

Building Address:

Structural Details:

Floors	1
Style	Spanish
Orientation	East
Construction Type	Masonry/Stick
Approx. Year Built	1960's
Approx. Area	4400 sq. ft.

Weather Conditions:

General Conditions	Clear / Dry
Temperature	90's
Humidity	20%

Main building

Site

Environmental Issues

Indoor Air Quality

General Comments

Other

1.1.1 We do not test indoor air quality, which the Consumer product safety Commission lists fifth among potential contaminants. However, inasmuch as health is personal responsibility, we recommend having the air quality tested tested by a specialist, and the components through which air moves cleaned, as a prudent investment in environmental hygiene.

Seismic Zone

General Comments

Informational

1.1.2 Prior to 1970, there were no published seismic codes for commercial buildings. Consequently, many buildings remain susceptible to seismic damage. We can elaborate on this issue, however the Federal Emergency Management Association, or FEMA, has published information detailing building types and their components that are seismically vulnerable, which are available on the web at [insert the web address], but you may also wish to have a structural engineer evaluate, either for purposes of information or with a view to having the building retrofitted.

General Topography

Grading

Flat & Level Pad

Informational

1.1.3 The building is situated on a flat level pad, which would typically not need a geological evaluation. However, inasmuch as we do not have the authority of a geologist you may wish to have a site evaluation.

Int. & Ext. Elevations

Informational

1.1.4 At points around the building there are similar elevations between the exterior grade and the interior floors. Such conditions are obviously not ideal, and moisture intrusion could result. The door thresholds must be kept sealed and the base of the walls monitored, and particularly during prolonged rains.

Needs Service

1.1.5 The general topography directs water toward the building, and not necessarily surface water only but subterranean water as well. Subsurface drainage may have been installed when the site was graded, but there's no visual evidence of this, and we recommend that you seek the counsel of a grading and drainage contractor.

Drainage

Drainage Mode

Informational

1.1.6 Drainage on this site is solely dependant on hard surfaces and soil percolation, and the difference in elevation between the exterior grade and that of the interior floors is not ideal and could permit intrusion. The building would be better served if it had roof gutters and area drains. However, you should ask the sellers if moisture intrusion has ever been a problem, and then be prepared to monitor the interior walls during the rainy season, and particularly during prolonged rains.

Recreational Facilities

Playground

Playground General Comments

Informational

1.1.7 We observed playground equipment which may include benches, swings, water fountains etcetera on the west side of the property. This equipment was not inspected. The buyer should be aware that it exists and may represent a potential hazard to small children.

Observations

1.1.8 Debris in the form of old tires, fencing, and a shed were observed on this property.

Substandard

1.1.9 The drinking fountains located at the rear west side of the building were not operational.

Parking Facilities

Ground Level

Parking Spaces

Informational

1.1.10 Based on occupancy status, the current parking space should be adequate.

Surface Condition

Needs Service

1.1.11 The parking surfaces have not been well maintained, and should be serviced.

1.1.12 The parking stripes are worn and not as distinct as they could be, and should be scheduled for service.

ADA Compliant

Informational

1.1.13 Based on current occupancy status, the handicapped parking should be adequate.

Outlets

Substandard

1.1.14 There were exterior receptacles within the parking facility that were loose and require service.

1.1.15 The exterior outlets should be upgraded to have ground fault protection.

Asphalt Paving

Driveways

Informational

1.1.16 Asphalt driveways are not as durable as concrete ones, and typically develop cracks. They are expected to last approximately fifteen to twenty years, and typically need maintenance service.

1.1.17 There are predictable cracks in the driveway that would not necessarily need to be serviced.

Figure 1A - Asphalt cracking

Figure 1B - Asphalt cracking 2

Also see figure set 1

Landscape

Vegetation

General Comments

Informational

1.1.18 Landscaping is an important feature of a commercial building, and the cost of maintenance and improvements should be included in the operating budget.

Landscaping Comments

Needs Service

1.1.19 Vegetation is encroaching on the buildings, and should be kept a minimum of twelve inches away for the general welfare of the structure.

Trees

Substandard

1.1.20 There were multiple trees on the property which appear to be dead. We do not possess the expertise to evaluate these trees and therefore suggest the buyer contact an arborist regarding these trees.

Figure 2A - Potential Dead trees

Figure 2B - Potential dead tree

Also see figure set 2

Shrubs

Needs Service

1.1.21 The shrubs need to be pruned, or otherwise serviced.

Enclosures

Fences & Gates

Substandard

1.1.22 Sections of the fence are leaning or damaged and should be repaired or replaced.

Informational

1.1.23 Removing the soil from the bottom rail of the metal fences will extend their life.

Observations

1.1.24 Much of the fencing was covered by foliage and therefore not fully visible for inspection.

Retaining Walls

Informational

1.1.25 The retaining wall appears to be plumb and stable. However, the parts of the retaining wall that distinguish them from ordinary yard walls are concealed and cannot be evaluated for structural stability.

Needs Service

1.1.26 There are no weep holes at the base of the retaining wall to relieve pressure from behind it, and you may wish to have a second opinion about this.

Yard Walls

Substandard

1.1.27 The front yard wall has moved beyond its center of gravity, rendering it unstable, and it should be evaluated by a masonry contractor.

Needs Service

1.1.28 The cinder block yard walls have fractures, open grout joints or loose and missing blocks, and should be serviced.

Informational

1.1.29 Some portions of the yard walls are obscured by foliage or other material and could not be examined thoroughly.

Irrigation

Specific Comments

Informational

1.1.30 We did not evaluate the irrigation system, which should be demonstrated by the sellers or their representative.

Automatic Sprinklers

Informational

1.1.31 We do not evaluate automatic sprinkler systems, because most of their components are buried or sealed, and because testing them could entail altering or overriding an existing program. Therefore, you should ask the sellers to demonstrate them on the walkthrough and to indicate any seasonal changes that they may make in the program.

Hose Bibs

Informational

1.1.32 The hose bibs are functional, but we may not have located and tested every one on the property.

Hardscape

Sidewalks

Walkways

Needs Service

1.1.33 There are offsets in the walkways that could prove to be trip-hazards, which should be serviced. ADA standards reference 4.3.7, 4.3.8, 4.54, state that projections shall not exceed 1/2" minimum of 48" in width.

Figure 3A - Sidewalk raised

Also see figure set 3

Stairs

South Stairs

Needs Service

1.1.34 The steps located at the south side of the building are not consistant and are more than 3/8" between the two, which may cause an individual trip and is, therefore, a safety hazard. Furthermore, this exit does not possess a landing/ramp which is necessary, as this door opens outward.

Figure 4A - Inconsistant step height

Also see figure set 4

Structural

Foundation Type

Slab On-Grade

General Comments

Informational

1.1.35 This building has a slab foundation. Such foundations vary considerably from older ones that have no moisture barrier under them and no reinforcing steel within them to newer ones that have both. Our inspection of slab foundations conforms to ASTM standards, which is that of a generalist and not a specialist. We check the visible portion of the stem walls on the outside for any significant cracks or structural deformation, but we do not move furniture or lift carpeting and padding to look for cracks or moisture penetration, and we do not use any of the specialized devices that are used to establish relative elevations and confirm differential movement. Significantly, many slabs are built or move out of level, but the average person may not become aware of this until there is a difference of more than one inch in twenty feet, which most authorities regard as being tolerable.

Many slabs are found to contain cracks when the carpet and padding are removed, including some that contour the edge and can be quite wide. They typically result from shrinkage and usually have little structural significance. However, there is no absolute standard for evaluating cracks, and those that are less than 1/4" and which exhibit no significant vertical or horizontal displacement are generally not regarded as being significant. Although they typically do result from common shrinkage, they can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, adverse soil conditions, and poor drainage, and if they are not sealed they can allow moisture to enter a residence, and particularly if the residence is surcharged by a hill or even a slope, or if downspouts discharge adjacent to the slab. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert, and we would be happy to refer one.

Method of Evaluation

Informational

1.1.36 We evaluated the only visible portions of the slab on the exterior, which are the short stem walls.

1.1.37 We were unable to evaluate some of the short stem walls, which are the only visible portions of the slab, because they are concealed by stucco, debris, foliage or other objects.

Specific Comments

Informational

1.1.38 The seismic performance of buildings constructed in the United States before 1970 is unpredictable.

Substandard

1.1.39 Horizontal cracking was observed in the foundation. Cracks of this nature are usually the result of soil or frost pressure. Keep water away from the foundation: review the lot and roof drainage for any possible necessary improvements in the Exterior and Roofing sections of this report. These cracks should be monitored and if these cracks should worsen or if further evaluation is desired, a structural engineer who is familiar with foundation repair or qualified foundation repair contractor should be consulted.

Needs Service

1.1.40 There is an offset beneath the vinyl flooring in the west hallway that we will identify, which is probably indicative of a significant slab fracture. Therefore, the carpet and padding should be removed and the slab evaluated by a specialist.

Observations

1.1.41 There is efflorescence, or salt-crystal formations, on the slab at various areas around the building. Such efflorescence is relatively common and is activated by moisture, but normally has only a cosmetic significance. In this area however, the material has begun to deteriorate the slab. Redirecting the sprinkler spray may help to reduce the efflorescence. For a complete evaluation, a contractor familiar with efflorescence is recommended to evaluate this area further.

Superstructure

Wall Type

Wood Framed

Informational

1.1.42 The (addition) building walls are comprised of conventional wooden studs.

Needs Service

1.1.43 There was what appeared to be in addition constructed on the southwest side of the building to house the FAU. The structure does not appear to have been properly secured to the Main structure and as a result, may leak at the very least, or separate and become subject to structural damage, at the worst.

Figure 5A - Addition connection to main structure

Also see figure set 5

Reinforced Concrete

Informational

1.1.44 The (original) building walls are comprised of CMU's, or concrete masonry units.

Substandard

1.1.45 The CMU wall was breeched to accommodate an HVAC duct, which runs from the front east child care room to the rear north. The penetration of this wall appears to have been performed in a substandard manner, which may have interrupted the integrity of this wall vertically at this point.

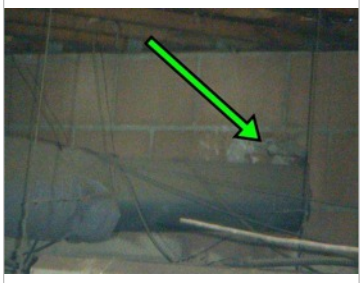

Figure 6A - Hole in CMU wall

Also see figure set 6

Roof Type

Wood Framed

Informational

1.1.46 The (front/rear) roof appears to be conventionally framed, with wood rafters, purlins, etcetera, but was not visible to confirm.

1.1.47 The (east) roof framing consists of a factory built truss system, comprised of components called chords, webs, and struts that are connected by wood or metal gussets nailed or glued in place. Each component of the truss is designed for a specific purpose, and cannot be removed or modified without compromising the integrity of the entire strut. The lowest component, which is called the chord and to which the ceiling is attached, can move by thermal expansion and contraction and cause creaking sounds, which are more pronounced in the mornings and evenings along with temperature changes. Such movement has no structural significance, but can result in small cracks or divots in the drywall or plaster.

1.1.48 All of the trusses within the structure were not completely visible due to the total square footage of drop ceiling. We attempted to inspect the truss system by entering the recess ceiling area but the occupant's belongings prohibited access to all areas.

Building Envelope

Cladding

Concrete Masonry Unit

General Comments

Informational

1.1.49 It is important to maintain a building, including painting or sealing the building walls, which provides the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows and doors while it was raining that may not have been apparent otherwise, and too often damage progresses to a point at which a window or door must be replaced. Such occurrences are not uncommon, and demonstrate why the cost of renovating a neglected property will always exceed that of having maintained it.

Specific Comments

Needs Service

1.1.50 There are some obvious settling cracks that it would be prudent to seal, to forestall any possibility of moisture intrusion.

Figure 7A - CMU cracking

Also see figure set 7

1.1.51 The block walls have been painted but are in need of fresh paint, and all necessary prep and sealant needed etc.

Stucco

General Comments

Informational

1.1.52 It is important to maintain a building, including painting or sealing the building walls, which provides the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows and doors while it was raining that may not have been apparent otherwise, and too often damage progresses to a point at which a window or door must be replaced. Such occurrences are not uncommon, and demonstrate why the cost of renovating a neglected property will always exceed that of having maintained it.

Conventional Stucco

Needs Service

1.1.53 The stucco and paint, which is peeling in areas, as a result of an inadequate bond or poor preparation, and should be serviced.

Figure 8A - Stucco/paint peeling

Also see figure set 8

1.1.54 We observed stucco, which appears to have been installed in a substandard manner. On the west side of the building, we observed substantial cracking and missing material, which are consistent with substandard preparation prior/during to the installation of stucco. We, therefore, suggest this material in its entirety, be removed and replaced by professional Mason. Additionally, we observed paper backing, which is a moisture barrier, was damaged and, therefore, in need of replacement.

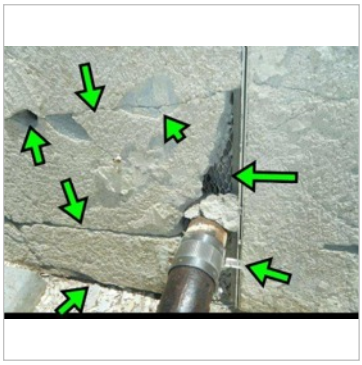

Figure 9A - Substandard stucco condition

Figure 9B - Substandard stucco condition 2

Figure 9C - Substandard stucco condition 3

Also see figure set 9

Informational

1.1.55 Portions of the weep screed have been covered which could result in moisture damage inside of the building, which is not apparent at this time.

Siding

General Comments

Informational

1.1.56 It is important to maintain a building, including painting or sealing the building walls, which provides the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows and doors while it was raining that may not have been apparent otherwise, and too often damage progresses to a point at which a window or door must be replaced. Such occurrences are not uncommon, and demonstrate why the cost of renovating a neglected property will always exceed that of having maintained it.

Masonry Siding

Substandard

1.1.57 The front east CMU siding appears to have separated from the main structure, which is subject to moisture penetration and needs to be repaired. Additionally, there are some missing blocks in this area, which are also subject to moisture penetration and need to be repaired.

Figure 10A - CMU seperation

Figure 10B - Missing CMU

Also see figure set 10

Openings

Ingress & Egress

General Comments

Informational

1.1.58 The use and occupancy of a building dictates ingress and egress requirements, and particularly as they relate to safety. However, provisions for the handicapped must also be taken into account under the standards outlined in the ADA, or Americans with Disabilities Act of 1999. As indicated in our proposal, we do not evaluate safety systems, such as fire suppression and compliance with ADA standards, a service that can be provided at an additional cost.

Emergency Signs

Informational

1.1.59 There are no emergency signs, or escape routes, posted in the corridors and habitable rooms.

Needs Service

1.1.60 The exit signs are not illuminated and, in the interests of safety, should be upgraded to meet current standards.

Windows

Substandard

1.1.61 We evaluated the windows using a representative sampling technique and determined they need service.

Doors

Needs Service

1.1.62 The corridor doors do not provide an adequate one-hour fire rating, and should be upgraded.

1.1.63 The exit doors and entrance doors are equipped with self-closing devices, however, these devices are not complant with ADA standards, with specific attention paid to the length of time in which they allow for closure. Repairs are suggested.

1.1.64 The rear exterior wood door is badly deteriorated and subject to replacement.

Substandard

1.1.65 The door, located at the rear southwest side of the structure, appeared to have been installed in an amateur fashion, leaving much room for moisture to penetrate and potentially damage interior framing members.

Screens

Needs Service

1.1.66 Window screens are missing. Screens are often removed for aesthetic reasons, but you may wish to have them installed.

ADA Compliant

General Comments

Informational

1.1.67 The use and occupancy of a building dictates ingress and egress requirements, and particularly as they relate to safety. However, provisions for the handicapped must also be taken into account under the standards outlined in the ADA, or Americans with Disabilities Act. As indicated in our proposal, we do not evaluate safety systems, such as fire suppression and compliance with ADA standards, a service which can be provided at an additional cost.

Doors

Needs Service

1.1.68 The exit doors should be serviced to self-close and self-latch for security and fire safety.

1.1.69 The exit doors and entrance doors are equipped with self-closing devices, however, these devices are not complant with ADA standards, with specific attention paid to the length of time in which they allow for closure. Repairs are suggested.

Insulation

Roofs

Type & Thermal Value

Informational

1.1.70 The roof insulation is covered, and neither it nor its potential thermal value can be identified.

Substandard

1.1.71 Some of the insulation installed underneath the roof deck was either missing or has fallen and in need of replacement or reinforcement.

Walls

Type & Thermal Value

Informational

1.1.72 Given the year of the structure and material installed, there may not be insulation within the walls of the wood frame building. Concrete block has an R-value of approximately 1-1.8.

Roofing

Specific Roof Type

Flat or Built-Up

General Comments

Informational

1.1.73 Flat roofs are designed to be waterproof, not just water resistant, and to last approximately fifteen years. They are rarely flat, and generally slope toward drains, in or near surrounding parapet walls. However, water ponds on many of these roofs that will only be dispersed by evaporation. For this and related reasons, flat roofs have always been problematic and must be maintained. They are comprised of several layers of rolled roofing materials, which are either hot-mopped or torched-down, that expand and contract in the daily and sometimes radical temperature extremes, and eventually buckle, split, separate, and finally deteriorate. When this happens, the roof is susceptible to leaks. However, although gradual decomposition of the roofing materials is inevitable, most leaks result from poor maintenance. Therefore, regardless of the age of a flat roof, it should be inspected seasonally, kept clean, and serviced frequently. Although less expensive that other roofs, they can end up costing more if they are not maintained. This is important, because our inspection service does not include a guarantee against leaks. For such a guarantee, you would need to have a roofing company perform a water test and issue a roof certification. However, the sellers or the occupants will generally have the most intimate knowledge of the roof, and you ask them about its history, and then schedule a regular maintenance service.

1.1.74 See an addendum to this report regarding a specialist evaluation of the structure.

Method of Evaluation

Informational

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

Estimated Age
Informational

1.1.76 The roof appears to be approximately sixteen years old or older, but this is just an estimate and you should request the installation permit from the sellers, which will reveal its exact age and any warranty guarantee that might be applicable. It will need to be kept clean and inspected annually. However, our service does not include any guarantee against leaks. For such a guarantee, you would need to hire a local roofing company to perform a water-test and issue a roof certification.

Specific Comments
Informational

1.1.77 See an addendum to this report for a specialist evaluation of the roof and its components.

Needs Service

1.1.78 The roof is old, deteriorated, loose and ready to be replaced. Regardless, it should be evaluated by a roofing contractor within the contingency period, because the cost of replacing it may effect your evaluation of the property.

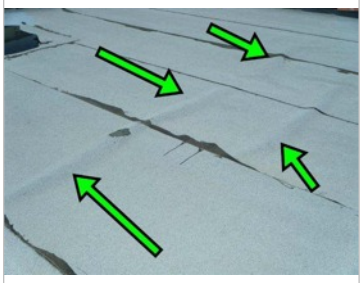

Figure 11A - Loose portion of flat roof/BUR

Also see figure set 11

1.1.79 There are moisture stains within the structure that we will identify. However, active leakage can be difficult to trace and confirm when it is not raining, and you should ask the sellers about this, or have the roof water-tested before the close of escrow.

Metal Flashings
Needs Service

1.1.80 The flashings need to be sealed or serviced. They are comprised of metal that seals valleys and vents and other roof penetrations, and are the most common point of leaks. This is particularly true of the flashings on a layered roof, which are covered by the roofing material and which are even more susceptible to leaks.

Parapet Walls

Needs Service

1.1.81 The tops of the parapet walls are not adequately sealed, which could allow moisture to penetrate. We did not observe any parapet cap flashing under the concrete rake tiles. This flashing protects the top of the parapet wall from any moisture intrusion.

Figure 12A - Exposed wood at parapet wall

Also see figure set 12

Scuppers & Drains

Needs Service

1.1.82 Roofing mastic was observed cracked and in need of repair or replacement around the scupper drain.

Figure 13A - Cracking within scupper

Also see figure set 13

Informational

1.1.83 The roof is not pitched as positively as it could have been to promote drainage, and should be kept clean and inspected frequently.

Observations

1.1.84 There was an opening within the roof scupper, which was not covered and may be a drain. This opening is suggested to be tested to determine if in fact it is a drain.

Figure 14A - Unable to determine if this is a drain

Also see figure set 14

Concrete Tile

General Comments

Informational

1.1.85 Concrete tile roofs are among the most expensive and durable of all roofs, and are warranted by the manufacturer to last for forty years or more, but are usually only guaranteed against leaks by the installer from three to five years. Like other pitched roofs, they are not designed to be waterproof, only water resistant, and are dependant on the integrity of the waterproof membrane beneath them, which cannot be seen without removing the tiles, but which can be split by movement, deteriorated through time, or by ultra-violet contamination. Significantly, although there is some leeway in installation specifications, the type and quality of membranes that are installed can vary from one installer to another, and leaks do occur. The majority of leaks result when a roof has not been well maintained or kept clean, and we recommend servicing them annually. This is important, because our service does not include any guarantee against leaks. For a guarantee, you would need to have a roofing company perform a water test and issue a roof certification. However, the sellers or the occupants of the building will generally have the most intimate knowledge of the roof, and you should ask them about its history and then schedule a regular maintenance service. Fortunately, many of these roofs can be walked on without damaging the tiles, but it is important to tread carefully on the first third of each tile.

Method of Evaluation

Informational

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

Estimated Age

Needs Service

1.1.87 The roof appears to be approximately sixteen years old or older, but this is just an estimate and you should request the installation permit from the sellers, which will reveal its exact age and any warranty guarantee that might be applicable. It will need to be kept clean and inspected annually. However, our service does not include any guarantee against leaks. For such a guarantee, you would need to hire a local roofing company to perform a water-test and issue a roof certification.

Specific Comments

Informational

1.1.88 See an addendum to this report for a specialist evaluation of the roof and its components.

Needs Service

1.1.89 The field tiles are cracked and chipped and need maintenance service.

Figure 15A - Cracked tiles

Also see figure set 15

1.1.90 The roof needs to be cleaned to promote positive drainage, which is essential.

1.1.91 There are moisture stains within the structure that we will identify. However, active leakage can be difficult to trace and confirm when it is not raining, and you should ask the sellers about this, or have the roof water-tested before the close of escrow.

Substandard

1.1.92 There were rake tiles, which were loose and, therefore, represent a safety hazard. These tiles are suggested to be secured by a professional.

Figure 16A - Loose rake tiles

Figure 16B - Loose rake tiles 2

Also see figure set 16

Metal Flashings

Needs Service

1.1.93 The flashings need to be sealed or serviced. They are comprised of metal that seals valleys and vents and other roof penetrations, and are the most common point of leaks. This is particularly true of the flashings on a layered roof, which are covered by the roofing material and which are even more susceptible to leaks.

Figure 17A - Sealant is needed here

Also see figure set 17

1.1.94 There is no drip-edge at the eaves or edge of the roof, which is recommended, and without which leaves the eaves more susceptible to moisture damage.

Gutters & Drainage

Needs Service

1.1.95 The gutters and downspouts are in poor condition, and should be repaired or replaced.

1.1.96 It would be prudent to add leader at the bottom of the downspouts to promote positive drainage.

1.1.97 The roof needs to be cleaned and foliage trimmed away to facilitate drainage.

Rock and Gravel

General Comments

Informational

1.1.98 Rock and gravel roofs are among the least expensive of roofs. They are designed to last for approximately fifteen years, and are typically guaranteed against leaks by the installer for three years. They are similar to flat roofs, inasmuch as they are comprised of layers of fifteen-pound asphalt paper and a heavier mineral cap sheet that is swabbed with boiling tar and then covered with rock and gravel, which is designed to deflect the deteriorating rays of the sun. They are low-pitched and do not drain efficiently. Drainage is further impeded by the gravel, and moisture is actually held at the edges by metal that is designed to prevent the gravel from spilling over. For this reason, flat roofs are particularly susceptible to moisture damage at the eaves and must be kept clean and inspected regularly. However, poor maintenance is the most common cause of roof failure. The first indication of wear will be evident on the ridges and hips or at other points where the gravel has been displaced, and which leaves the cap sheet susceptible to ultra-violet deterioration. This does not mean that the roof is ready to be replaced but that it is in decline and will need to be monitored more closely. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage. This is important because our inspection does not include any guarantee against leaks. For such a guarantee, you would need to have a roofing company perform a water-test and issue a roof certification. However, the sellers or the occupants of the building will generally have the most intimate knowledge of the roof, and you should ask them about its history and then schedule a regular maintenance service.

Method of Evaluation

Informational

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

Estimated Age

Informational

1.1.100 The roof appears to be approximately sixteen years old or older, but this is just an estimate and you should request the installation permit from the sellers, which will reveal its exact age and any warranty guarantee that might be applicable. It will need to be kept clean and inspected annually. However, our service does not include any guarantee against leaks. For such a guarantee, you would need to hire a local roofing company to perform a water-test and issue a roof certification.

Specific Comments

Needs Service

1.1.101 Water appears to pond on the roof membrane. Ponding shortens roof life and increases the potential for damage if leaks occur. When re-roofing the roof should be appropriately sloped, or drains should be provided.

Figure 18A - Ponding water

Also see figure set 18

Metal Flashings

Substandard

1.1.102 The drip edge flashing does not overlap the walls in which the flashing is intended to protect.

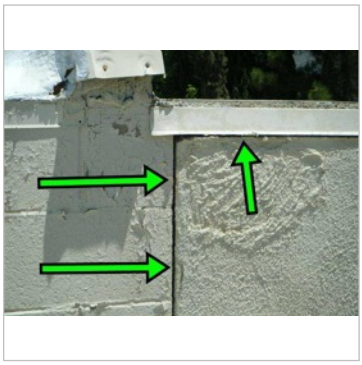

Figure 19A - Drip edge flashing is short

Also see figure set 19

1.1.103 There is flashing but no counter flashing where a portion of the roof abuts a wall, and moisture intrusion would be possible. Therefore, this connection will need to be monitored and serviced as necessary.

Foam

General Comments

Informational

1.1.104 The roof is comprised of a foam material. This material was originally formulated for use by the US Navy, and is rarely used for residential purposes and should be evaluated by a licensed contractor who is familiar with the product. Such roofs are typically flat or low-pitched and do not drain rapidly, and for this reason they should be kept clean and inspected regularly. However, they can be walked on with soft-soled shoes. The first indication of wear will be a pitting of the surface. This does not mean that the roof is ready to be replaced but that it is in decline and will need to be monitored more closely. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage. Nonetheless, we recommend a specialist evaluation.

1.1.105 See an addendum to this report for a specialist evaluation of the roof and its components.

Method of Evaluation

Informational

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

Estimated Age

Informational

1.1.107 The roof appears to be sixteen to eighteen years old. However, this is only an estimate, and you should request the installation permit, which will reveal its exact age and any warranty and guarantee that might be applicable.

Specific Comments

Needs Service

1.1.108 Our evaluation of the foam roof is that it is in poor condition. As stated similarly by the roofer, we feel the roof is at the end of its lifespan and in need of replacement. Some of the issues may include, but are not limited to, pitting, peeling, bubbling, ponding and cracking were observed throughout the roof membrane.

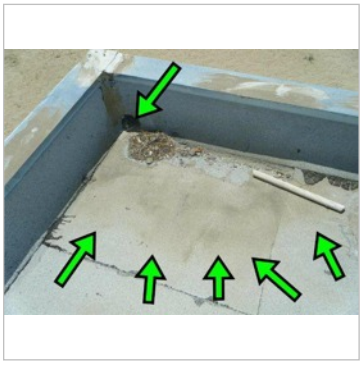

Figure 20A - Ponding

Figure 20B - Seal at wall

Figure 20C - Ponding 2

Figure 20D - Bubbling

Figure 20E - Holes

Figure 20F - Peeling

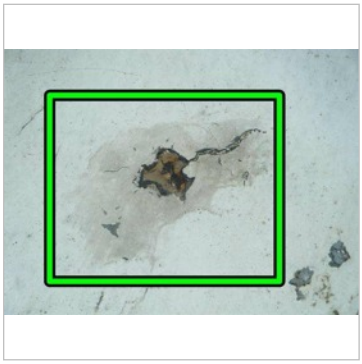

Figure 20G - Cracking/peeling

Also see figure set 20

Metal Flashings
Needs Service

1.1.109 The parapet as well as other flashings need to be sealed or serviced. They are comprised of metal that seals valleys and vents and other roof penetrations, and are the most common point of leaks. This is particularly true of the flashings on a layered roof, which are covered by the roofing material and which are even more susceptible to leaks.

Gutters / Drainage / Scuppers
Needs Service

1.1.110 The drains and scuppers need to be cleaned and serviced to drain properly.

Figure 21A - Clean drains

Also see figure set 21

Electrical

Single Phase Power

Main Service Panels

General Comments

Informational

1.1.111 There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many commercial systems do not comply with the latest safety standards. Common national safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. ASTM standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, if the building is reasonably small, we attempt to test every one that is unobstructed, but if a building is furnished we will obviously not be able to test each one.

Size & Location
Informational

1.1.112 The building is served by single-phase power, and a 240 amp, 120 volt panel at the meter face on the south side and the panel in the interior.

Service Entrance
Informational

1.1.113 The service entrance, mast weather head, and cleat are in acceptable condition.

Specific Comments
Informational

1.1.114 See an addendum to this report regarding a specialist evaluation of the electrical system.

Type of Wiring
Informational

1.1.115 The building is wired with a three-wire non-metallic cable commonly known as Romex.

Main Panel
Needs Service

1.1.116 A Zinsco TM or GTE-Sylvania TM-Zinsco [or Kearney] electrical panel is installed in this building. The buyer should be aware that electrical hazards may be present in the electrical panel which could result in overheating, fire, or inability to turn off the electrical power in the home. A licensed electrician who is familiar with this equipment should be called to inspect the panel and remove and inspect each individual breaker for fire and shock hazards or latent defects.
With the exception of the more extensively-studied FPE Stab-Lok electrical panels, we have not received a significant number of field failure reports concerning any other electrical panel brands that also use aluminum parts and that are or were priced in the same range as this Zinsco equipment. This means buildings with this equipment are at greater risk of fire or other electrical hazard. While replacement of this equipment is not currently required by law, regardless of its visually-apparent condition, we recommend that owners have this equipment inspected by an electrical contractor for latent defects and / or replacement.

1.1.117 Various circuits within the main panel are not labeled, but should be, so that the appropriate load calculations and breaker sizes could be determined.

1.1.118 The wires within the main panel were not installed neatly. This is indicative of a poor quality installation, and makes it impossible to view each circuit. Therefore, we recommend that an electrician be consulted to clean up the wiring, and certify the panel and its components as being safe.

1.1.119 We, along with the electrical contractor, observed multiple exceptions within the Main service equipment panel. Aside from the main panel utilizing breakers, which are known to be defective, we also observed conductors which were not terminated properly, corrosion among the breakers/conductors, excessive dirt among the breakers, conductors which enter the panel in a substandard manner, open knockouts, and a double pole breaker, which appears to be operating/wired in a substandard manner.

Figure 22A - Debris in excess

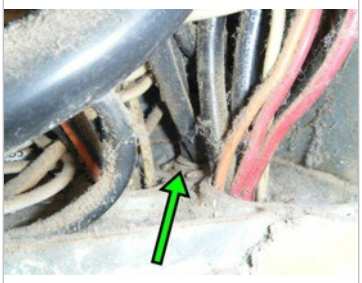

Figure 22B - Conductors too large for conduit

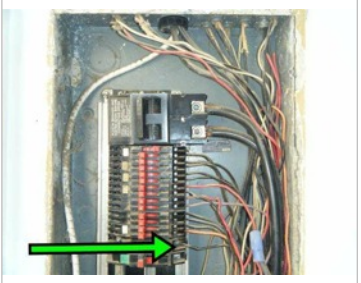

Figure 22C - Double pole-one conductor

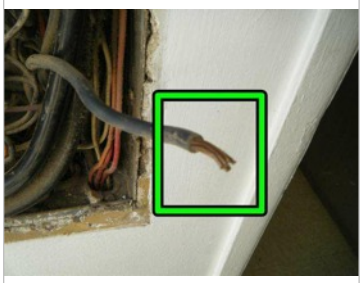

Figure 22D - Not terminated properly 2

Figure 22E - No bushing here

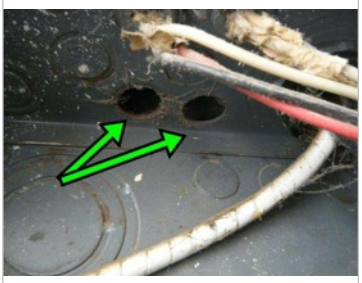

Figure 22F - Open knockouts

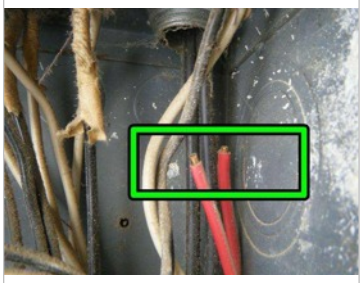

Figure 22G - Not terminated properly

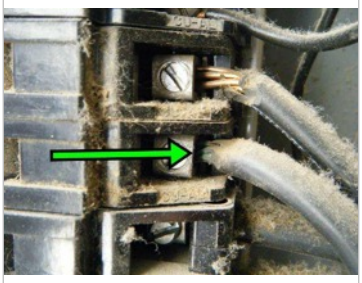

Figure 22H - Corrosion noted

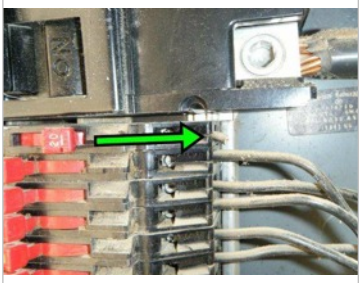

Figure 22I - Terminated conductor - hazard

Also see figure set 22

1.1.120 Two of the circuits/conductors in the service panel appears to be somewhat warm, or at the very least, warmer than the others around it when tested via infrared. This warmer temperature may not be indicative of an electrical issue as this circuit / conductor may be under normal operating conditions. However, in some cases such as overloading, over fusing, or loose conductor/breaker/terminal connections for example, this increase in temperature is considered atypical. Only with the use of specialized training and equipment, can this condition be investigated and we, therefore, suggest, at the very least, that the buyer have an electrician perform such an inspection of these circuits to rule out any possibility of defect. Note: At no time are breakers removed for inspection or testing.

Figure 23A - Hot circuit/wire connection

Figure 23B - Hot circuits - two shown here

Also see figure set 23

Cover Panels

Needs Service

1.1.121 The main electrical panel does not fit properly and is suggested to be repaired.

Figure 24A - Panel did not fit properly

Also see figure set 24

Grounding

Needs Service

1.1.122 We could not determine the point at which the panel is grounded. Typically, this ground is to a water pipe located at the main, at a water heater, or to a hose bib, but we could not find it at any of these locations. Therefore, it should be traced by an electrician or the panel should be regrounded.

Sub Panels

General Comments

Informational

1.1.123 Sub-panels are commonly located inside buildings but they should not be located inside clothes closets, where they would not be obvious or readily accessible. However, when they are located outside,they are required to be weatherproof, unobstructed, and easily accessible, and their circuits should be clearly labeled.

Size & Location

Informational

1.1.124 The system includes a 50 amp, 240 volt sub panel, located at the front east room of the building

Type of Wiring

Informational

1.1.125 The sub panel includes three-wire non-metallic cable commonly known as Romex.

Sub Panel

Needs Service

1.1.126 There were multiple issues observed within the sub panel, which require service or repair. Some of these issues include, but are not limited to, excessive dirt located on the breakers/conductor connections, double taped breakers, exposed conductors wire nutted together and a black conductor connected to a white conductor, which is substandard.

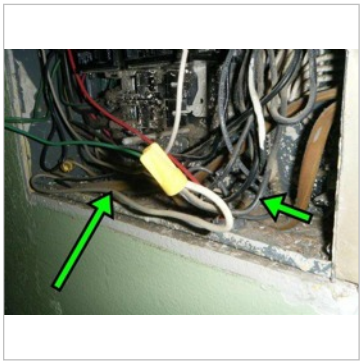

Figure 25A - White/black conductors connected together

Figure 25B - Double tap

Figure 25C - Dirt / debris

Figure 25D - Exposed conductors

Also see figure set 25

1.1.127 Within the sub panel, we observed four service entrance conductors on the line side of the panel. However, we only observed three conductors leaving the Main service equipment panel. The discrepancy between the two panels and a number of conductors between the two panels requires further investigation should be conducted by electrician.

Figure 26A - Four conductors line side here / three at the SEP

Also see figure set 26

1.1.128 The service entrance conductors were installed within the panel in a substandard manner, as they possess a bend, which is considered substandard.

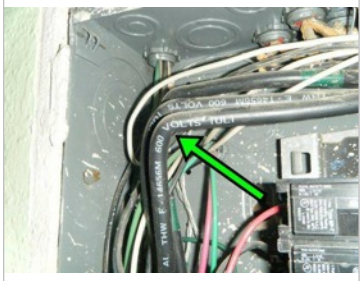

Figure 27A - Improper bend

Also see figure set 27

Cover Panels

Informational

1.1.129 The exterior cover is in acceptable condition.

Grounding

Informational

1.1.130 The grounding system in the sub panel is correct.

Exterior Electrical

Conduit

Needs Service

1.1.131 We observed multiple runs of electrical conduit, which was damaged, deteriorated and separated, which allows internal conductors to become exposed and, therefore, represent a hazard. These runs of conduit are suggested to be repaired or replaced as necessary.

Figure 28A - Deteriorated conduit

Figure 28B - Not properly secured to deck

Figure 28C - Seperated 2

Figure 28D - Seperated

Also see figure set 28

Lights

Needs Service

1.1.132 The lights need to be serviced for the following reasons: There were no exterior lights which were functional.

Outlets

Needs Service

1.1.133 The exterior outlets should be upgraded to have ground fault protection, which is an essential safety feature that is mandated by current standards.

Plumbing

Fuel Supply Type

Natural Gas

General Comments

Informational

1.1.134 Gas leaks are not uncommon, particularly underground ones, and that they can be difficult to detect without the use of sophisticated instruments, which is why natural gas is odorized in the manufacturing process. Therefore, we recommend that you request a recent gas bill, so that you can establish a norm and thereby be alerted to any potential leak.

Main Shut-off Location

Informational

1.1.135 The gas main shut-off is located in the side yard of the building.

Gas Main Comments

Observations

1.1.136 The Main gas supply meter appear to be functional but also appeared to need typical maintenance.

Gas Pipe Comments

Substandard

1.1.137 There were no visible drip legs at the fuel piping installed prior to fuel burning appliances. A drip leg, also known as a dirt leg, is there to protect the gas train and burner orifices from gas born water and dirt. In a clean piping system, with best quality gas supply, there will never be a need for this. Typically, systems develop some moisture from condensation, as well as some dirt or other contamination. Typically, the drip leg is 6 inches deep and prior to the appliance.

Seismic Shut-off Valve

Informational

1.1.138 The gas main does not have a seismic shut-off valve which is a recommended upgrade.

Water Distribution System

Supply Pipes

General Comments

Informational

1.1.139 Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, potable water pipes, drain and vent pipes, shut-off valves, which we do not test if they are not in daily use, pressure regulators, pressure relief valves, and water-heating devices. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. Water softeners can remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

Main Shut-off Location

Informational

1.1.140 The main shut-off valve is located at the street, which will require a plumber's key to turn off the supply.

Potable Water Pipes

Informational

1.1.141 The building is plumbed with galvanized water pipes, which are not as dependable as copper ones. The galvanized piping present appeared to be functional at the time of the inspection. Steel piping is subject to corrosion on the interior of the pipe. As corrosion builds up, the inside diameter of the pipe becomes constricted, resulting in a loss of water pressure. This piping is typically replaced when the loss of pressure can no longer be tolerated.
There were also copper pipes observed at various locations. Without destructive testing we are unable to identify or quantify exactly how much of each material is used.

Observations

1.1.142 The copper pipe on this side wall suggested be better secured to the wall.

Needs Service

1.1.143 The water pipes / stubouts within the bathroom are corroded and should be evaluated by a plumber.

Figure 29A - Rust / corrosion

Also see figure set 29

Pressure Regulator

Needs Service

1.1.144 The water pressure inside the building exceeds 80psi, which is too strong and will stress components of the system, and a regulator should be installed. Most regulators come factory pre-set at 60psi.

Pressure Relief Valve

Needs Service

1.1.145 There is no apparent pressure relief valve on the plumbing system, which is an essential safety feature that should be installed by a plumber as soon as possible. It should include a discharge pipe that terminates at an exterior point no more than two feet above grade and not less than six inches to it.

Water Heating System

Single Water Heater

General Comments

Informational

1.1.146 There are a variety of commercial water heating systems, ranging from boilers to electrical and gas-fired water heaters. The latter are the most common, and can range in capacity from fifteen to one hundred gallons. They are expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan, and preferably one plumbed to the exterior. The water temperature should be set at a minimum of 110 degrees fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not equipped with either a pressure/temperature relief valve and discharge pipe plumbed to the exterior, or a Watts 210 gas shut-off valve, and in some parts of the country they should be seismically secured.

Observations

1.1.147 At the time of the inspection we observed only one small electric water heater, located in the rear office and it was not operational. We believe there is a second water heater located on the property, however, we were unable to locate another water heater. We suggest the buyer contact the seller or representatives to point out or locate the secondary water heater.

Waste Disposal System

Public

General Comments

Informational

1.1.148 The material from which waste pipes are made varies from a modern acrylonitrile butadiene styrene [ABS] to older cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. Therefore, the condition of waste pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, which we recommend having video-scanned.

1.1.149 There was a manhole cover and fire hydrant located on the rear west side of the property.

Type of Material

Informational

1.1.150 The visible portions of the drainpipes are an older cast-iron type, which are not as dependable as modern ABS drainpipes.

Main Sewer Pipe

Needs Service

1.1.151 We recommend having the main sewer pipe video-scanned to determine its condition, without which its condition can only be inferred, and replacement and repairs can be costly.

Waste Pipes

Informational

1.1.152 We have evaluated the waste pipes by flushing water at various fixtures and observing the draw, and have not noted any deficiencies.

Needs Service

1.1.153 The vent stack installation has been performed in a substandard manner, without regard to minimum building standards at the rear west wall and is, therefore, subject to repair or replacement.

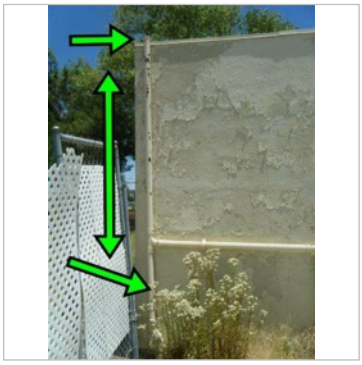

Figure 30A - Vent installed poorly

Also see figure set 30

Observations

1.1.154 A terminated drain pipe was noted at the rear northwest office.

Figure 31A - Terminated waste pipe

Also see figure set 31

Mechanical

Heat & A-C

HVAC Package Systems

General Comments

Informational

1.1.155 The components of package system, or dual-packs, have a design-life ranging from ten to twenty years, but in humid climates where the cooling cycle runs more or less continuously they should only be expected to last for a maximum of ten years, and that's with optimum maintenance, which is why we attempt to apprise you of their age. We test and evaluate them in accordance with ASTM standards, which means that we do not dismantle any concealed components. Therefore, in accordance with the terms of our contract, it is essential that any recommendation that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

Specific Comments

Informational

1.1.156 The components of the system are beyond design-life, and it would be prudent to budget for replacements.

Needs Service

1.1.157 The components of the package system are in poor condition, not operational, and some may not be worth servicing.

Figure 32A - Package roof unit

Figure 32B - Package roof unit 2

Also see figure set 32

Ducts

Informational

1.1.158 The ducts are concealed and cannot be evaluated.

Thermostat

Needs Service

1.1.159 The west thermostat is out of calibration and should be repaired or replaced. The unit was not functional.

HVAC Split Systems

General Comments

Informational

1.1.160 The components of forced-air units, or FAU's, have a design-life ranging from ten to twenty years, but in humid climates where the cooling cycle runs more or less continuously they should only be expected to last for a maximum of ten years, and that's with optimum maintenance, which is why we attempt to apprise you of their age. We test and evaluate them in accordance with ASTM standards, which means that we do not dismantle any concealed components. Therefore, in accordance with the terms of our contract, it is essential that any recommendation that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

1.1.161 See an addendum to this report regarding a specialist evaluation of the structure

Specific Comments

Needs Service

1.1.162 The components of the system have not been well maintained and should be serviced before use, after which it would be prudent to schedule regular maintenance service.

Furnace

Needs Service

1.1.163 The thermostat which appeared to service the south FAU did not operate the furnace when tested, therefore, the furnace located on the south side of the structure was not operational.

1.1.164 The vent to the south furnace was rusted and deteriorated and is suggested to be replaced.

Gas Valve & Connector

Informational

1.1.165 The gas valve and connector are in acceptable condition.

Return-air Compartment

Needs Service

1.1.166 The return-air compartment is dirty, and dirt has passed beyond to contaminate the system, which should be serviced.

1.1.167 The base of the furnace needs to be sealed by an HVAC contractor, to prevent the bi-products of combustion from mixing with the circulating-air.

Evaporator Coil

Needs Service

1.1.168 The furnace on the south side did not appear to have an evaporator coil.

Condensing Coil
Needs Service

1.1.169 The condenser located on the south side of the structure was not operational and the refrigerant lines appear to have been cut.

Figure 33A - Non operational condenser

Also see figure set 33

Service Disconnect
Observations

1.1.170 The service disconnect for the air conditioner is suggested to be locked to prevent entry or shock.

Ducts
Informational

1.1.171 Significant portions of the ducts are concealed and cannot be evaluated.

Substandard

1.1.172 We observed flexible ducts directly connected to metal ducts. These connections have been known to leak and are therefore suggested to be improved, repaired or replaced.

Thermostat
Needs Service

1.1.173 The settings on the south thermostat are no longer legible and you may wish to replace the thermostat. The thermostat was not operational.

Evaporative Cooler Systems

General Comments
Informational

1.1.174 Evaporative cooling systems only work well in arid climates. Such systems are not as efficient as forced-air systems, and must be well maintained. Because they employ water as the cooling medium, the potential for corrosion and mold is constant. Therefore, it is essential to inspect them frequently, and to clean and drain them when they are not in use.

1.1.175 See an addendum to this report regarding a specialist evaluation of the structure.

Specific Comments

Needs Service

1.1.176 At the time of the inspection two of the three evaporative coolers were functional. They were not, however, functioning as intended, failed to cool and require significant amount of work to make them operational as they were intended.

Figure 34A - Evaporative coolers 1&2

Figure 34B - Evaporative cooler 3

Also see figure set 34

Ducts

Observations

1.1.177 The swamp cooler ducts appear to be leaking or have leaked at some point.

Figure 35A - Stained swamp cooler ductwork

Also see figure set 35

Window or Wall Unit Systems

General Comments

Informational

1.1.178 Though-wall cooling systems are factory-charged and designed to run off dedicated circuits. Their components are concealed, are not particularly energy efficient, and should not be expected to last longer than ten years, and even less in humid climates where they may run more or less continuously. However, as with other cooling systems, they need to be kept clean and have their filters changed regularly. Regardless, in accordance with the terms of our contract, it is essential that any recommendation that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

Specific Comments

Informational

1.1.179 See an addendum to this report regarding a specialist evaluation of the structure.

Needs Service

1.1.180 The thru-wall air-conditioning units do not respond, and should be serviced, removed or replaced.

Ventilation

Habitable Areas

Intake & Exhaust

Substandard

1.1.181 A ventilation fan located on the north side of the building was non operational when tested.

Fire Suppression

Smoke detectors

Hardwired

Informational

1.1.182 The building is not equipped with smoke detectors. An alarm system was observed but its condition is not known and is suggested to be evaluated.

Storage Facilities

Warehouse

Storage area

Closets

Observations

1.1.183 All of the closets present were extremely cluttered with the occupant's belongings and, therefore, the inspection is very limited.

Water Fountains
Substandard

1.1.184 The drinking fountain present was non-operational when tested.

Lights
Informational

1.1.185 A representative number of lights and outlets were tested and found to be functional.

Commercial Interior

Common Areas

Entry & Lobby

Environmental Observations
Informational

1.1.186 Given the age of the dwelling, asbestos and lead-based paint could be present. In fact, any residence built before 1978 should not be assumed to be free from these and other well-known contaminants. Regardless, we do not have the expertise or the authority to detect the presence of environmental contaminants, but if this is a concern you should consult with an environmental hygienist, and particularly if you intend to remodel any area of the residence.

Representative Sampling
Informational

1.1.187 At the time of the inspection, the occupants belongings blocked the full and complete view of the floors, walls, light switches and receptacles.

Doors
Needs Service

1.1.188 The entry door is operational however the aluminum storefront doors may not meet ADA standards with respect to opening or closing.

Floors
Informational

1.1.189 The finished floor has wear or damage that is commensurate with its age.

Walls & Ceilings
Informational

1.1.190 The walls and ceiling have typical cosmetic damage.

Needs Service

1.1.191 There is a moisture stain on the ceiling, which you should ask the sellers to explain or have explored further.

Lights
Informational

1.1.192 A representative number of lights were tested, and found to be functional.

Outlets
Informational

1.1.193 We have tested the unobstructed outlets and found them to be functional.

Corridors & Hallways

Doors
Needs Service

1.1.194 There were corridor doors which were missing and others which do not appear to be fire rated.

Substandard

1.1.195 The rear southwest exit door frame was damaged and subject to repair or replacement.

Floors
Substandard

1.1.196 The finished floor has wear or damage that is commensurate with its age. Lifting, which is consistent with cracking of the foundation, was observed in the west corridor.

Walls & Ceilings
Informational

1.1.197 The walls and ceiling have typical cosmetic damage.

Lights
Informational

1.1.198 A representative number of lights were tested, and found to be functional.

Outlets
Informational

1.1.199 We have tested the unobstructed outlets and found them to be functional.

Needs Service

1.1.200 Exposed romex wiring was observed in the north corridor. This material is suggested to be contained by conduit as a safety precautionary measure.

Figure 36A - Exposed romex

Also see figure set 36

Standard Kitchen

General Observations

Informational

1.1.201 We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning capacity of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and powered by extension cords or ungrounded conduits.

1.1.202 The kitchen appears to have been part of an addition or remodel.

Doors

Substandard

1.1.203 The door to the kitchen is missing hardware.

Flooring

Informational

1.1.204 The floor is worn or cosmetically damaged, which you should view for yourself.

Walls & Ceiling

Informational

1.1.205 The walls and ceiling have typical cosmetic damage.

Needs Service

1.1.206 There is evidence of moisture intrusion that we will identify, but you should ask the sellers about this or have the condition evaluated by a grading and drainage contractor.

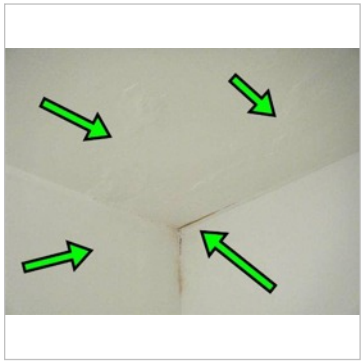

Figure 37A - Moisture intrusion - kitchen

Also see figure set 37

Sink & Countertop
Informational

1.1.207 The counter top has typical cosmetic damage, which would not necessarily need to be serviced.

Cabinets
Informational

1.1.208 The cabinets have typical, cosmetic damage, or that which is commensurate with their age.

Valves and Connectors
Informational

1.1.209 The valves and connectors below the sink are functional. However, they are not in daily use and will inevitably become stiff or frozen.

Trap and Drain
Informational

1.1.210 The trap and drain are functional.

Faucet
Informational

1.1.211 The sink faucet is functional.

Garbage Disposal
Informational

1.1.212 The garbage disposal is functional.

Needs Service

1.1.213 The garbage disposal is wired with romex, which is substandard and suggested to be replaced.

Gas Range
Informational

1.1.214 The gas range present is not within the scope of this inspection.

Exhaust Fan
Needs Service

1.1.215 The exhaust fan does not respond to the control switch, and should be serviced.

Lights
Informational

1.1.216 The lights are functional.

Outlets
Needs Service

1.1.217 All of the countertop outlets should be upgraded to have ground fault protection, which is an essential safety feature that is mandated by current standards.

Daycare Room East

No Recommended Service
Informational

1.1.218 At the time of the inspection, the occupant's belongings blocked the full and complete view of the floors, walls, light switches and receptacles.

Doors
Needs Service

1.1.219 We observed double hollow metal core doors which were missing from this room.

Figure 38A - Missing hollow metal doors

Also see figure set 38

1.1.220 The south exit door opens over a step and not over landing, as required per building standards. In addition, this door does not possess a self closing device.

Figure 39A - No self closer

Also see figure set 39

Floors
Informational

1.1.221 The finished floor has wear or damage that is commensurate with its age.

Walls & Ceilings
Needs Service

1.1.222 There is a moisture stain on the ceiling, which you should ask the sellers to explain or have explored further.

1.1.223 There is evidence of moisture intrusion on a wall that we will identify, but you should ask the sellers about this or have the condition evaluated by a roof contractor.

Lights
Informational

1.1.224 A representative number of lights were tested, and found to be functional.

Outlets
Informational

1.1.225 We have tested the unobstructed outlets and found them to be functional.

Daycare Room South

No Recommended Service
Informational

1.1.226 At the time of the inspection, the occupant's belongings blocked the full and complete view of the floors, walls, light switches and receptacles.

Doors
Needs Service

1.1.227 We observed double hollow metal core doors which were missing from this room.

Figure 40A - Missing hollow metal doors

Also see figure set 40

Walls & Ceilings
Needs Service

1.1.228 The partition wall, which separates the south and north rooms, appears to have been constructed in an amateur fashion and not properly supported and should, therefore, be removed and replaced in accordance to building standards.

Lights
Informational

1.1.229 A representative number of lights were tested, and found to be functional.

Outlets
Informational

1.1.230 We have tested the unobstructed outlets and found them to be functional.

Daycare Room North

No Recommended Service
Informational

1.1.231 At the time of the inspection, the occupants belongings blocked the full and complete view of the floors, walls, light switches and receptacles.

Doors
Informational

1.1.232 The door is in acceptable condition.

Floors
Informational

1.1.233 The finished floor has wear or damage that is commensurate with its age.

Walls & Ceilings
Informational

1.1.234 The walls and ceiling are in acceptable condition.

Lights
Informational

1.1.235 A representative number of lights were tested, and found to be functional.

Needs Service

1.1.236 A ceiling light does not respond, and should be serviced.

Outlets
Informational

1.1.237 We have tested the unobstructed outlets and found them to be functional.

Offices

Office 1

Name and/or Location

Informational

1.1.238 Office 1: Rear northwest corner.

1.1.239 At the time of the inspection, the occupant's belongings blocked the full and complete view of the floors, walls, light switches and receptacles.

A Rennovation or Addition

Informational

1.1.240 The office appears to have been remodeled or part of an addition.

No Recommended Service

Informational

1.1.241 We have evaluated the office, and found it to be in acceptable condition.

Doors

Needs Service

1.1.242 The door rubs, and needs to be serviced to work smoothly.

Flooring

Informational

1.1.243 The floor is worn or cosmetically damaged, which you should view for yourself.

Walls & Ceiling

Informational

1.1.244 The walls and ceiling have typical cosmetic damage.

Lights

Informational

1.1.245 The lights are functional.

Outlets

Informational

1.1.246 We have tested the unobstructed outlets and found them to be functional.

Office 2

Name and/or Location

Informational

1.1.247 Office 1: Rear west.

A Rennovation or Addition
Informational

1.1.248 The office appears to have been remodeled or part of an addition.

No Recommended Service
Informational

1.1.249 We have evaluated the office, and found it to be in acceptable condition.

1.1.250 At the time of the inspection, the occupants belongings blocked the full and complete view of the floors, walls, light switches and receptacles.

Doors
Informational

1.1.251 The door is functional.

Flooring
Informational

1.1.252 The floor is worn or cosmetically damaged, which you should view for yourself.

Walls & Ceiling
Informational

1.1.253 The walls and ceiling have typical cosmetic damage.

Single-Glazed Windows
Needs Service

1.1.254 A window will need service to work well, such as sanding, shaving, trimming, or servicing the hardware.

Lights
Informational

1.1.255 The lights are functional.

Outlets
Informational

1.1.256 We have tested the unobstructed outlets and found them to be functional.

Storage Rooms

Representative Sampling

Specific Comments

Informational

1.1.257 At the time of the inspection, the occupant,s belongings blocked the full and complete view of the floors, walls, light switches and receptacles.

Doors
Informational

1.1.258 The door is in acceptable condition.

Floors
Needs Service

1.1.259 The finished floor has wear or damage that is commensurate with its age.

Walls and ceiling
Informational

1.1.260 The walls and ceiling have typical cosmetic damage.

Needs Service

1.1.261 There is evidence of moisture intrusion on a wall that we will identify, but you should ask the sellers about this or have the condition evaluated by a grading and drainage contractor.

Figure 41A - Moisture intrusion noted here

Figure 41B - Staining/discoloration

Also see figure set 41

Closets
Informational

1.1.262 The closet inspection is limited due to the occupant's belongings.

Lights
Informational

1.1.263 A representative number of lights and outlets were tested, and found to be functional.

Outlets
Informational

1.1.264 We have tested the unobstructed outlets and found them to be functional.

Bathrooms

Men's Bathrooms

General Comments

Needs Service

1.1.265 We found the general condition of the men's bathroom to be, overall, in poor condition. Collectively, we have documented many issues pertaining to the fixtures present. The urinal present was loose and not bolted to the wall, the height of the urinal does not meet ADA requirements, the toilet partition does not meet ADA minimum requirements and the entrance door to the bathroom does not meet the minimum width required by ADA.

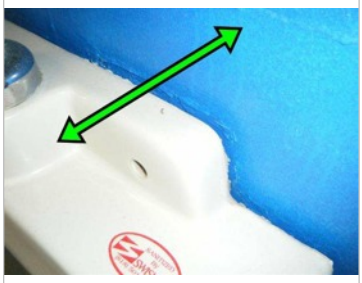

Figure 42A - Loose urinal

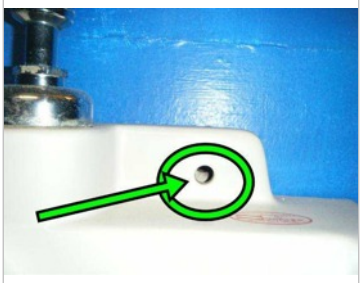

Figure 42B - Missing bolts - urinal

Also see figure set 42

Women's Bathrooms

General condition

Needs Service

1.1.266 We found the general condition of the women's bathroom to be, overall, in poor condition. Collectively, we have documented many issues pertaining to the fixture's present. Among these issues we have found a nonoperational toilet, toilets which were loose where bolted to the floor, missing floor bolts, damage toilets, loose stall enclosures were fastened to the wall, an overall ADA noncompliant bathroom stall, loose sink faucets, no hot water in the center sink fauctet, loose sinks, a nonoperational ventilation fan, leaking faucets and the entrance door to the bathroom does not meet the minimum width mandated by the ADA.

Utility Rooms

Mechanical Rooms

No Recommended Service

Observations

1.1.267 All of the walls and floor were not visible due to the occupant's belongings.

Doors

Informational

1.1.268 The door is in acceptable condition.

Walls and ceiling
Informational

1.1.269 The walls and ceiling are in acceptable condition.

Lights
Needs Service

1.1.270 A representative number of lights and outlets were tested, and found to be functional.

Outlets
Informational

1.1.271 We have tested the unobstructed outlets and found them to be functional.

Summary of Estimates

YMCA

Main building	0.00
Total for YMCA - 0.00	

Total Summary of Estimates for Site: 0.00

Addendum Pictures

Figure Set 1

Ref: 1.1.17 - There are predictable cracks in the driveway

Figure 1A - Asphalt cracking

Figure 1B - Asphalt cracking 2

Figure Set 2

Ref: 1.1.20 - Dead trees

Figure 2A - Potential Dead trees

Figure 2B - Potential dead tree

Figure Set 3

Ref: 1.1.33 - There are offsets in the walkways that could prove to be trip-hazards - not ADA

Figure 3A - Sidewalk raised

Figure Set 4

Ref: 1.1.34 - Rise run improper

Figure 4A - Inconsistant step height

Figure Set 5

Ref: 1.1.43 - Addition

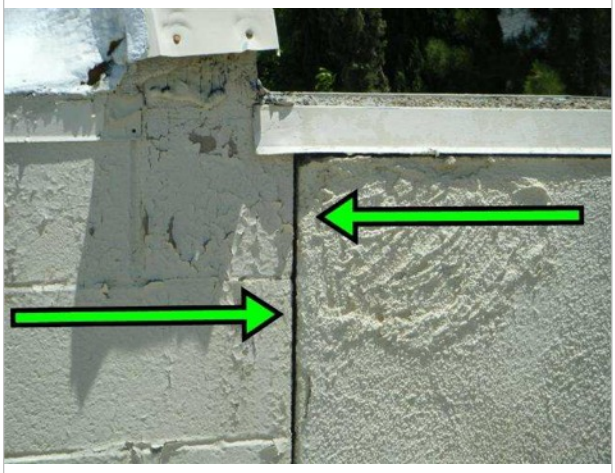

Figure 5A - Addition connection to main structure

Figure Set 6

Ref: 1.1.45 - CMU breech

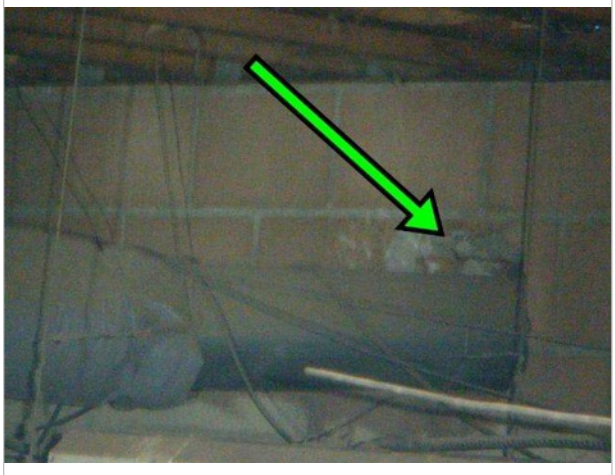

Figure 6A - Hole in CMU wall

Figure Set 7

Ref: 1.1.50 - There are some obvious settling cracks

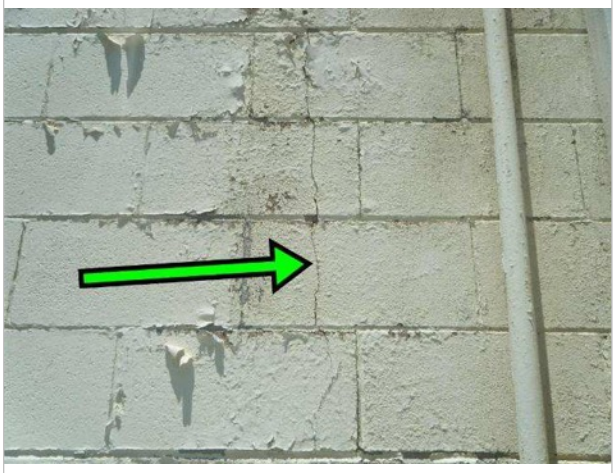

Figure 7A - CMU cracking

Figure Set 8

Ref: 1.1.53 - The stucco is peeling in places

Figure 8A - Stucco/paint peeling

Figure Set 9

Ref: 1.1.54 - Damaged stucco

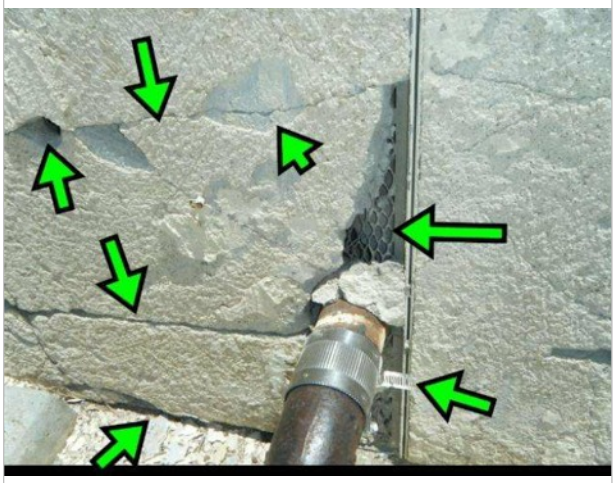

Figure 9A - Substandard stucco condition

Figure 9B - Substandard stucco condition 2

Figure 9C - Substandard stucco condition 3

Figure Set 10

Ref: 1.1.57 - loose CMU

Figure 10A - CMU seperation

Figure 10B - Missing CMU

Figure Set 11

Ref: 1.1.78 - The roof is old and deteriorated and ready to be replaced

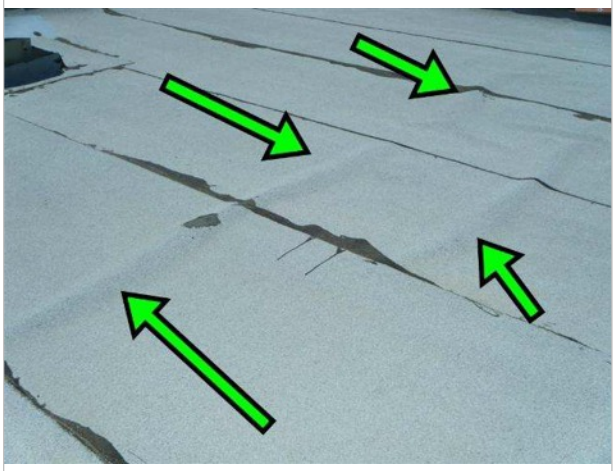

Figure 11A - Loose portion of flat roof/BUR

Figure Set 12

Ref: 1.1.81 - The tops of the parapet walls are not adequately sealed

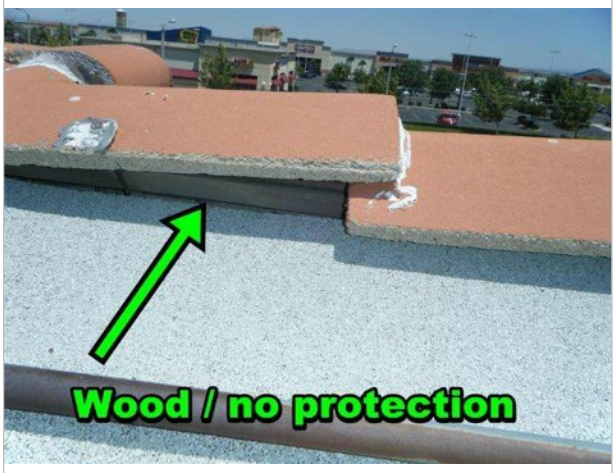

Figure 12A - Exposed wood at parapet wall

Figure Set 13

Ref: 1.1.82 - Damage within scupper

Figure 13A - Cracking within scupper

Figure Set 14

Ref: 1.1.84 - Drain

Figure 14A - Unable to determine if this is a drain

Figure Set 15

Ref: 1.1.89 - The field tiles are cracked and chipped and need maintenance service

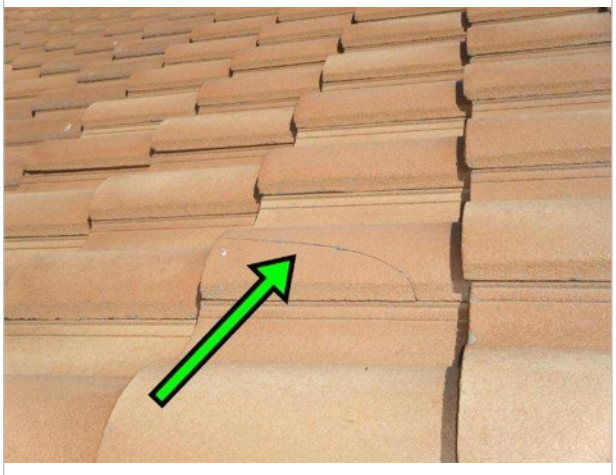

Figure 15A - Cracked tiles

Figure Set 16

Ref: 1.1.92 - Rake tile loose

Figure 16A - Loose rake tiles

Figure 16B - Loose rake tiles 2

Figure Set 17

Ref: 1.1.93 - The flashings need to be sealed or serviced

Figure 17A - Sealant is needed here

Figure Set 18

Ref: 1.1.101 - Water is ponding

Figure 18A - Ponding water

Figure Set 19

Ref: 1.1.102 - DE

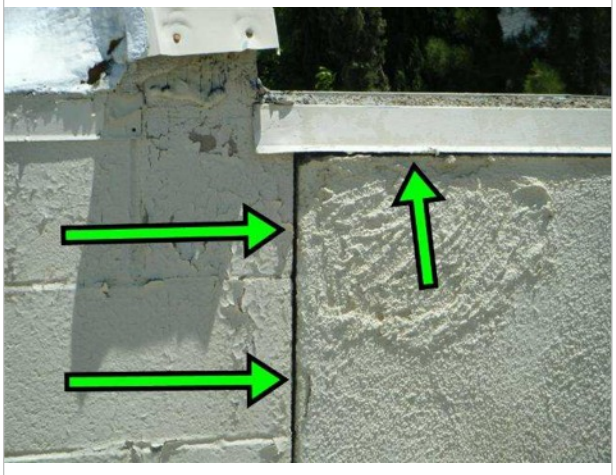

Figure 19A - Drip edge flashing is short

Figure Set 20

Ref: 1.1.108 - Poor condition

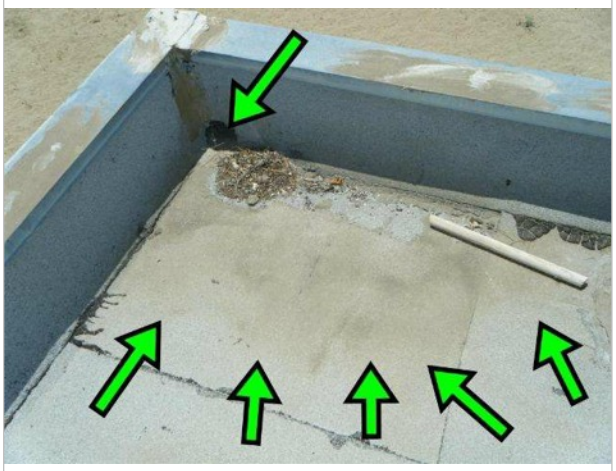

Figure 20A - Ponding

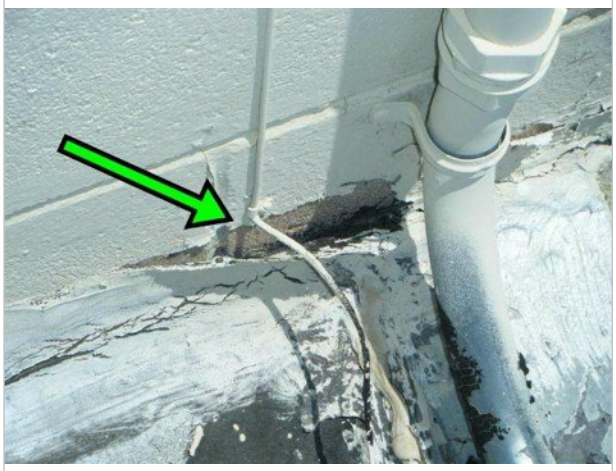

Figure 20B - Seal at wall

Figure 20C - Ponding 2

Figure 20D - Bubbling

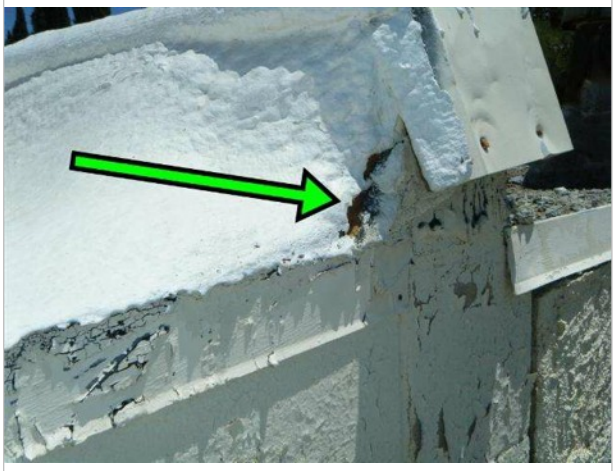

Figure 20E - Holes

Figure 20F - Peeling

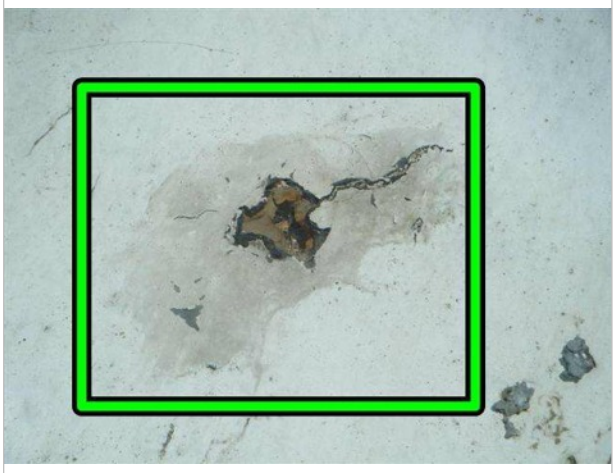

Figure 20G - Cracking/peeling

Figure Set 21

Ref: 1.1.110 - Scuppers / drains need cleaning

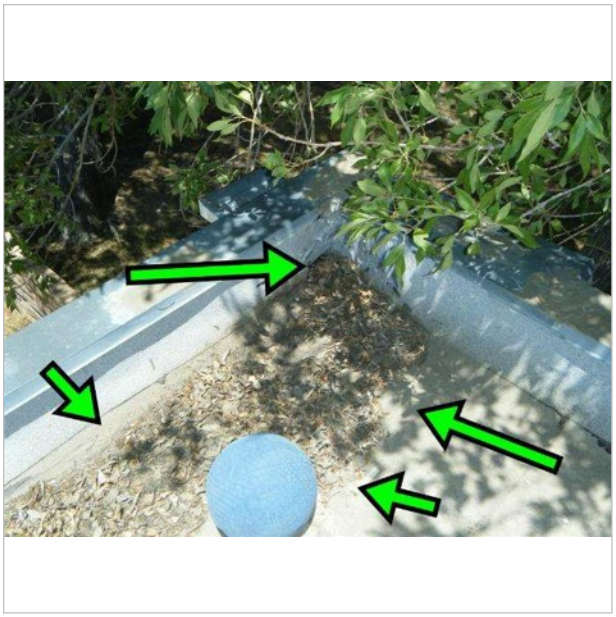

Figure 21A - Clean drains

Figure Set 22

Ref: 1.1.119 - Exceptions within panel

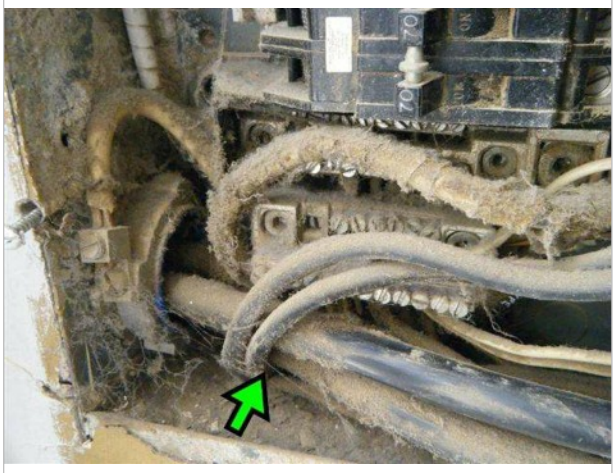

Figure 22A - Debris in excess

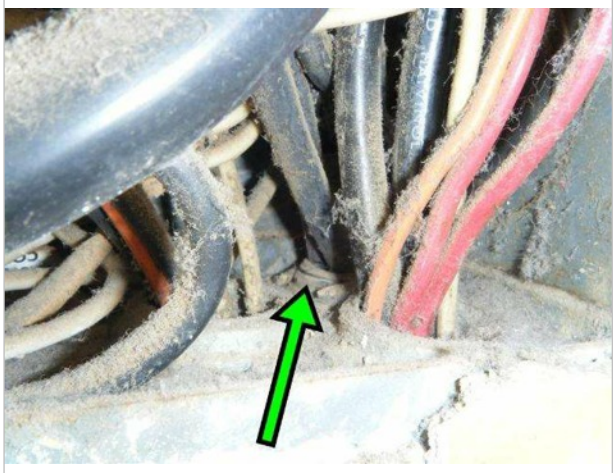

Figure 22B - Conductors too large for conduit

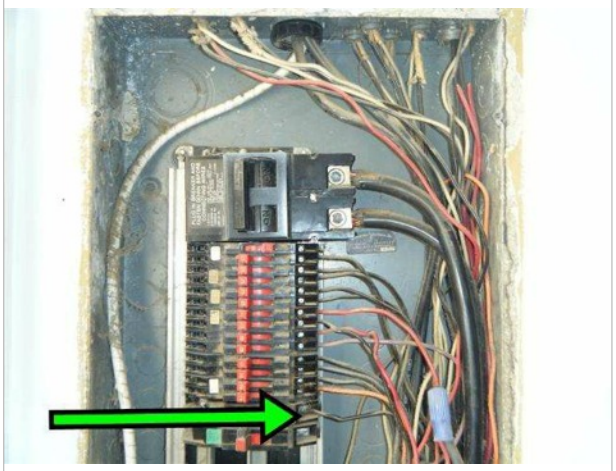

Figure 22C - Double pole-one conductor

Figure 22D - Not terminated properly 2

Figure 22E - No bushing here

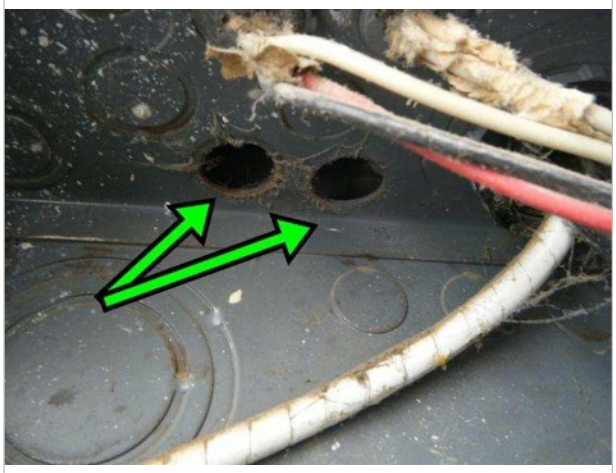

Figure 22F - Open knockouts

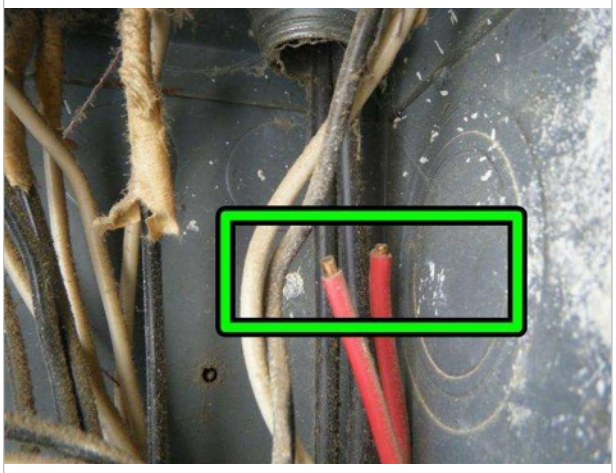

Figure 22G - Not terminated properly

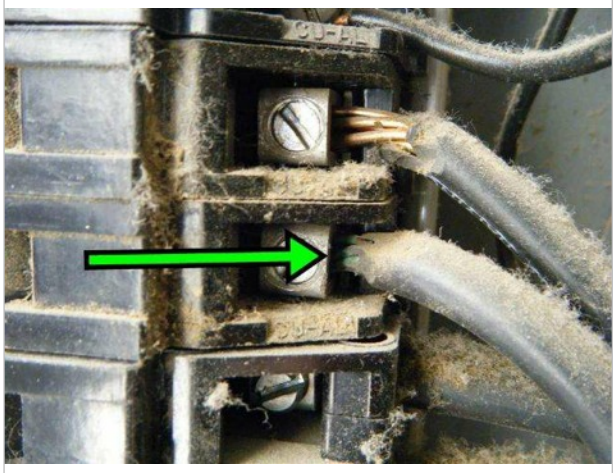

Figure 22H - Corrosion noted

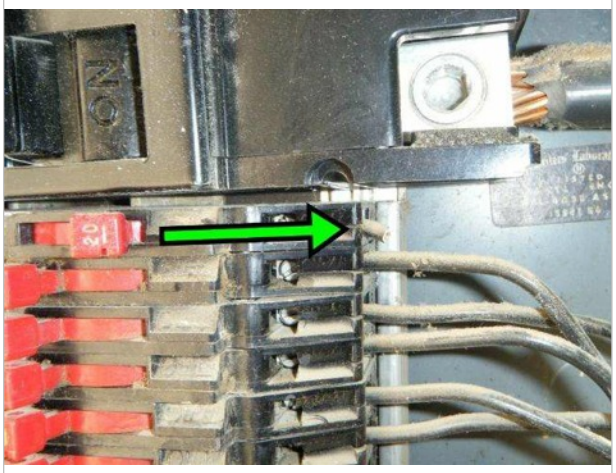

Figure 22I - Terminated conductor - hazard

Figure Set 23

Ref: 1.1.120 - Hot breakers

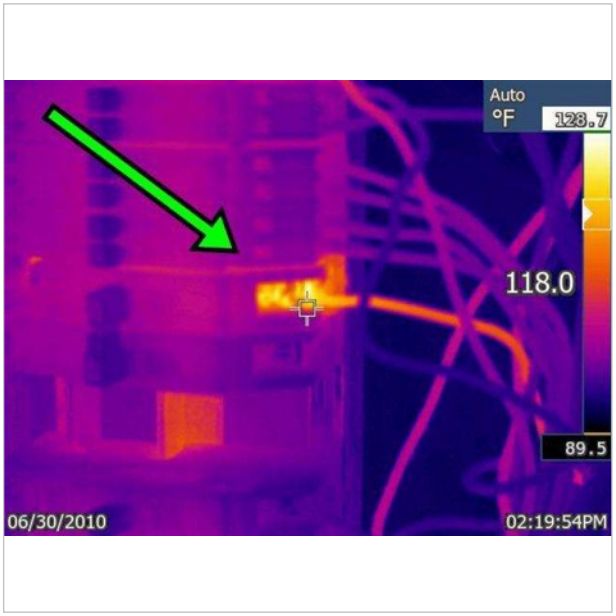

Figure 23A - Hot circuit/wire connection

Figure 23B - Hot circuits - two shown here

Figure Set 24

Ref: 1.1.121 - the main panel cover not fit

Figure 24A - Panel did not fit properly

Figure Set 25

Ref: 1.1.126 - Multiple issues

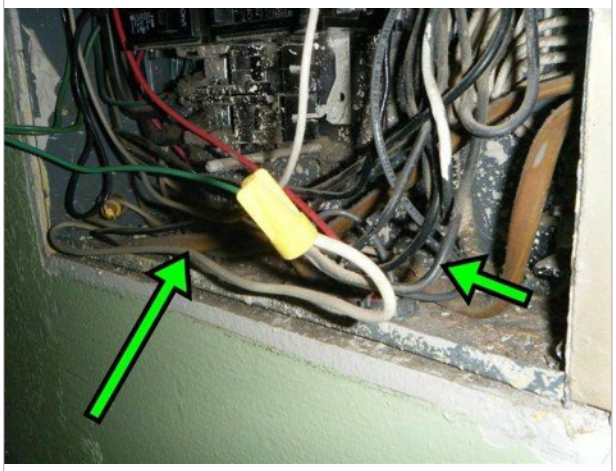

Figure 25A - White/black conductors connected together

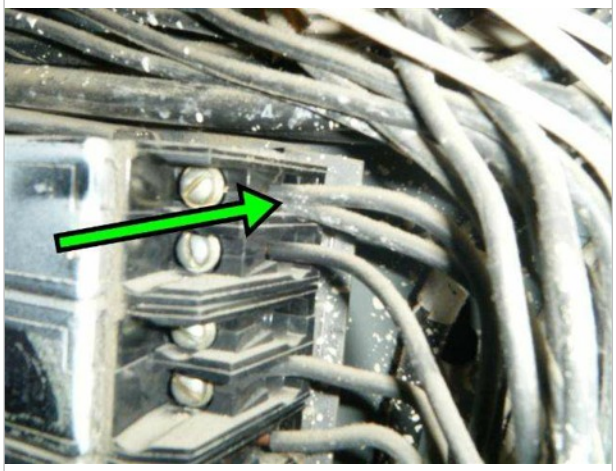

Figure 25B - Double tap

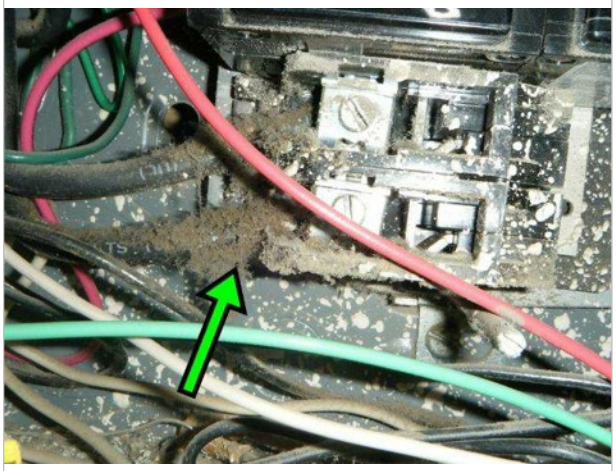

Figure 25C - Dirt / debris

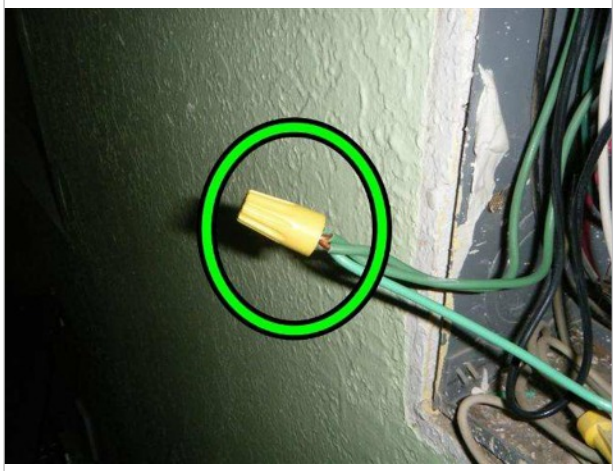

Figure 25D - Exposed conductors

Figure Set 26

Ref: 1.1.127 - line side 4

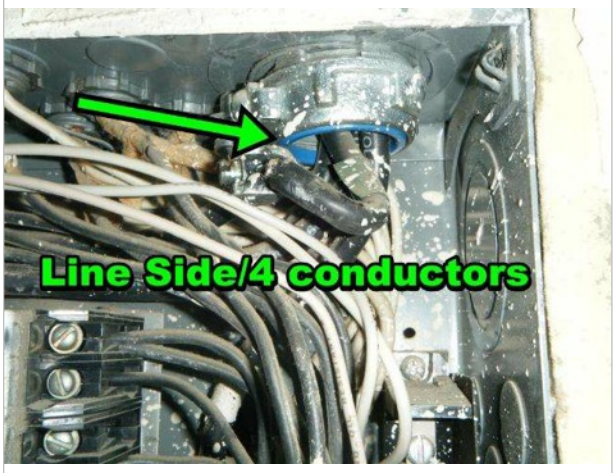

Figure 26A - Four conductors line side here / three at the SEP

Figure Set 27

Ref: 1.1.128 - improper bend

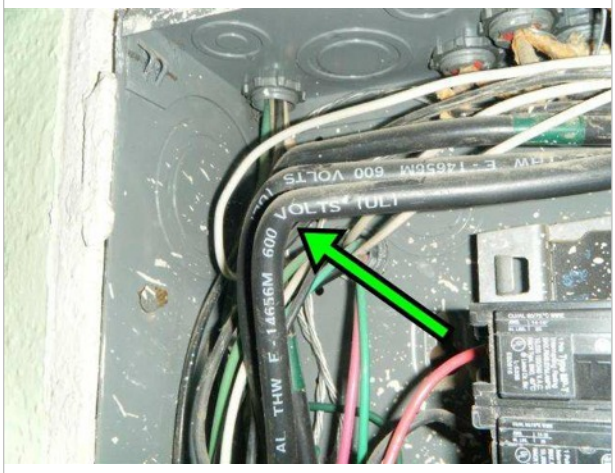

Figure 27A - Improper bend

Figure Set 28

Ref: 1.1.131 - damaged conduit

Figure 28A - Deteriorated conduit

Figure 28B - Not properly secured to deck

Figure 28C - Seperated 2

Figure 28D - Seperated

Figure Set 29

Ref: 1.1.143 - The galvanized pipes in the attic are blistered or corroded

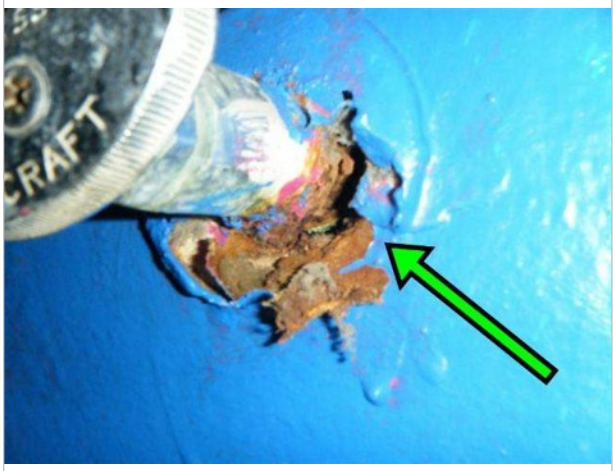

Figure 29A - Rust / corrosion

Figure Set 30

Ref: 1.1.153 - vent installation is substandard

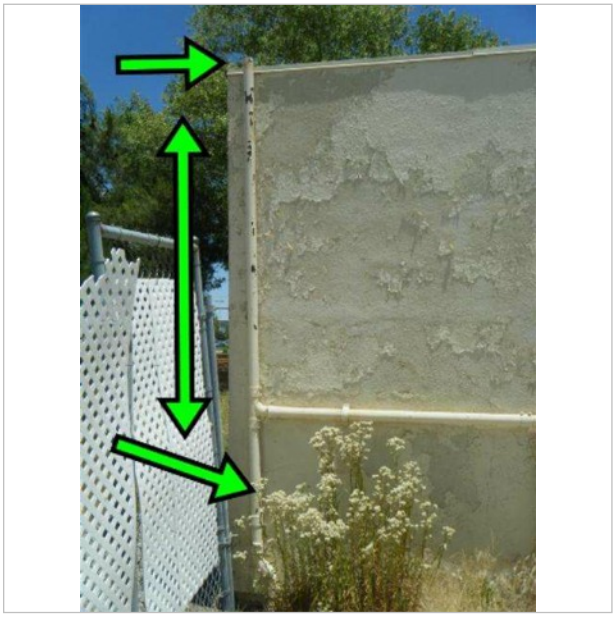

Figure 30A - Vent installed poorly

Figure Set 31

Ref: 1.1.154 - terminated

Figure 31A - Terminated waste pipe

Figure Set 32

Ref: 1.1.157 - The system is in poor condition and may not be worth servicing

Figure 32A - Package roof unit

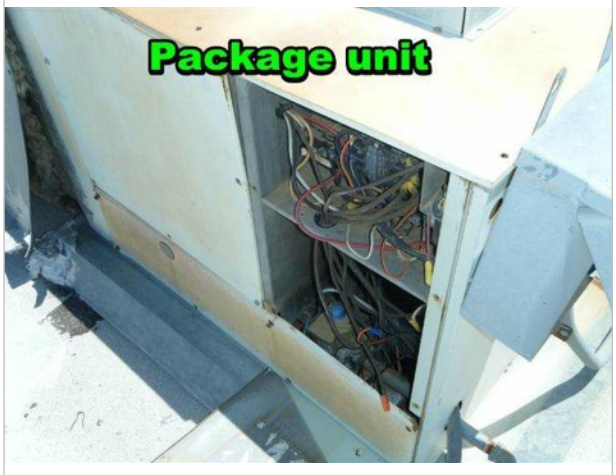

Figure 32B - Package roof unit 2

Figure Set 33

Ref: 1.1.169 - no op

Figure 33A - Non operational condenser

Figure Set 34

Ref: 1.1.176 - no op

Figure 34A - Evaporative coolers 1&2

Figure 34B - Evaporative cooler 3

Figure Set 35

Ref: 1.1.177 - leaking

Figure 35A - Stained swamp cooler ductwork

Figure Set 36

Ref: 1.1.200 - Exposed romex

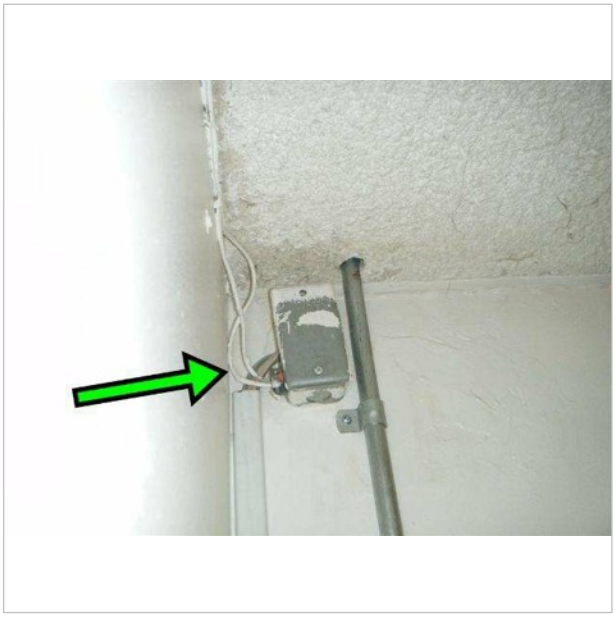

Figure 36A - Exposed romex

Figure Set 37

Ref: 1.1.206 - There is evidence of moisture intrusion

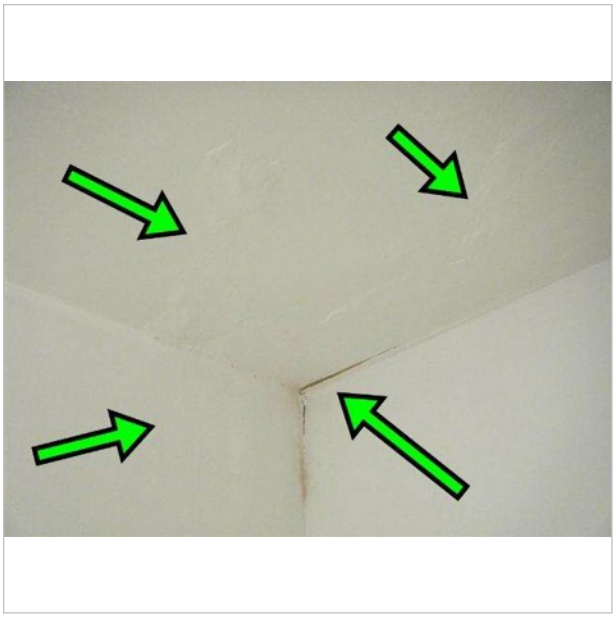

Figure 37A - Moisture intrusion - kitchen

Figure Set 38

Ref: 1.1.219 - Double Hollow metal core doors missing

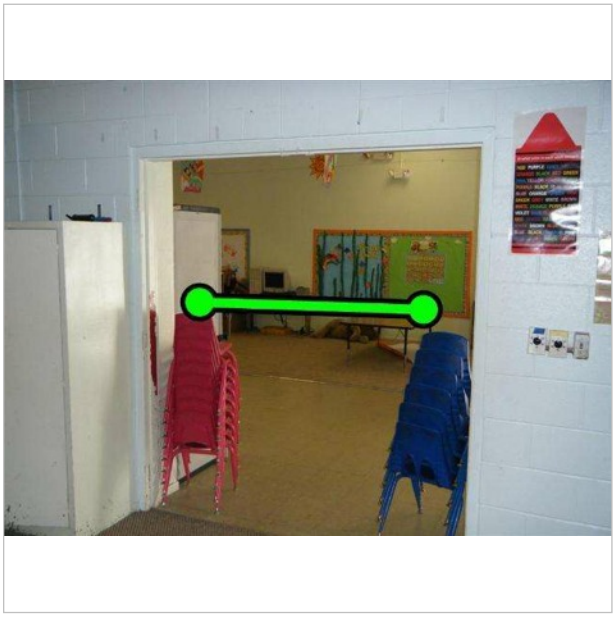

Figure 38A - Missing hollow metal doors

Figure Set 39

Ref: 1.1.220 - Exit door

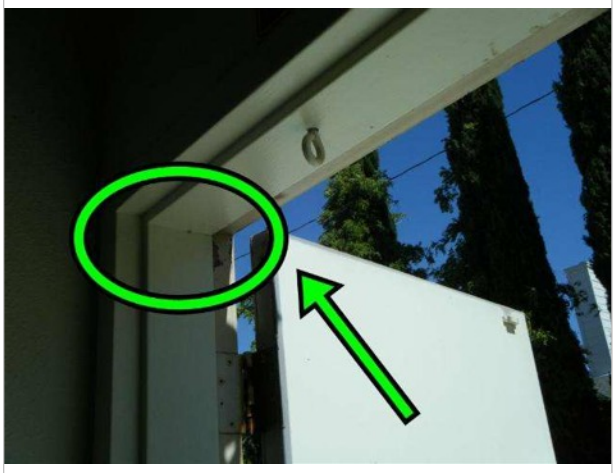

Figure 39A - No self closer

Figure Set 40

Ref: 1.1.227 - Dbl doors missing

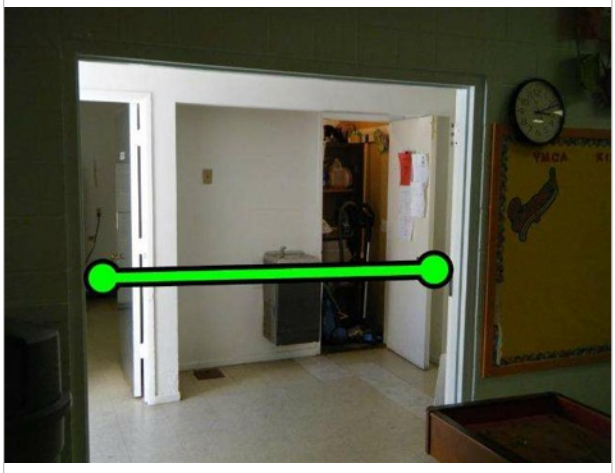

Figure 40A - Missing hollow metal doors

Figure Set 41

Ref: 1.1.261 - There is evidence of moisture intrusion on a wall that should be further evaluated

Figure 41A - Moisture intrusion noted here

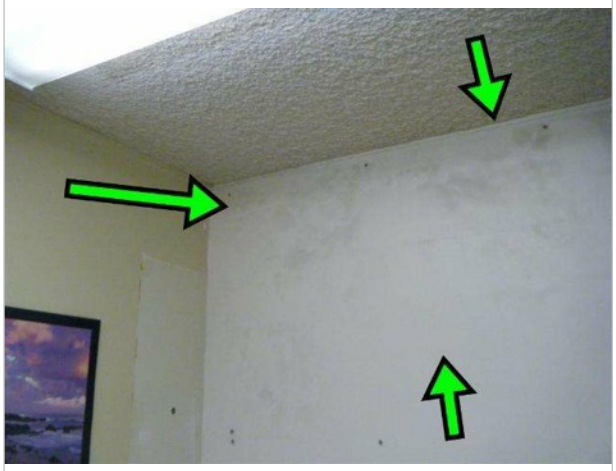

Figure 41B - Staining/discoloration

Figure Set 42

Ref: 1.1.265 - General comments

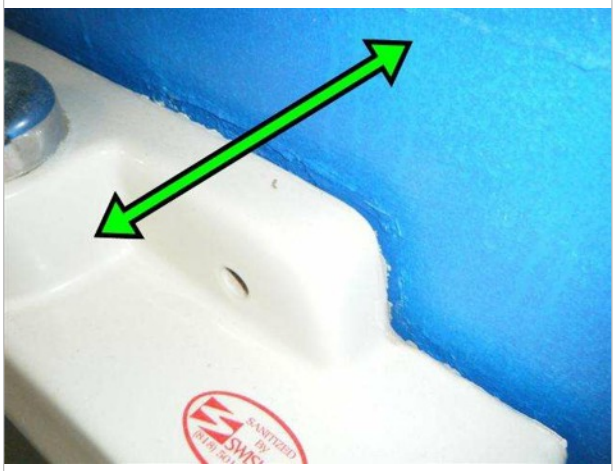

Figure 42A - Loose urinal

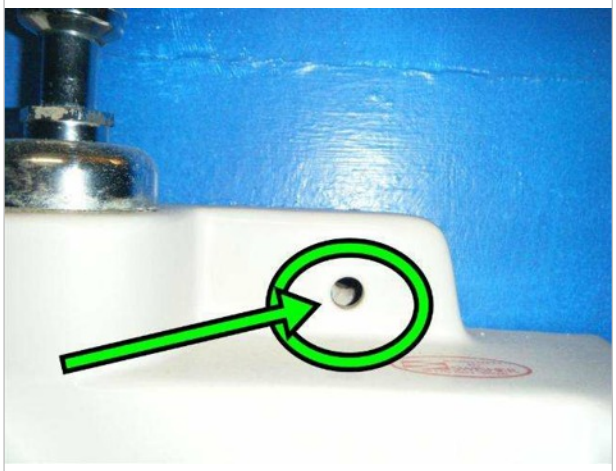

Figure 42B - Missing bolts - urinal

Conclusion

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