



# COMMERCIAL BUILDING INSPECTION REPORT



## SAMPLE REPORT

## General Information

### 1. Inspection Time

10:00 am

### 2. Present at Inspection

Client(s)

### 3. Type of Structure / Levels

The structure is three level commercial building.

### 4. Foundation Type

The structure has a slab foundation.

### 5. Occupancy

The building was occupied and furnished at the time of the inspection. Access to some items and areas such as electrical outlets, switches, windows, walls, floor surfaces, cabinet interiors, attic, garage, patio surfaces, exterior walls restricted by the occupant's furniture and personal belongings may not be visible or accessible to inspect. Any such areas or items are excluded from the inspection report.

### 6. Utilities

All utilities were on at the time of the inspection.

### 7. Weather Conditions

The weather was clear and sunny.

### 8. Exterior Temperature

72 degrees

### 9. Exterior and Interior Humidity

The exterior humidity was 22% and the interior humidity was 25%.

aware of the limitations of this type of inspection, which are clearly indicated in the standards. However, the inspection is not intended to document the type of cosmetic deficiencies. Similarly, we do not inspect for vermin infestation, which is the responsibility of a licensed pest control company.

## Grounds

### 1. Driveway

Materials: The driveway material consisted of concrete.

1.1. The driveway is in acceptable condition, only where visible, or unless otherwise stated.

1.2. Cracks were noted at the driveway. This implies that movement and or settlement has occurred, which is typical with concrete slabs. Sealant is recommended on the driveway to prevent further damage and should be performed on a regular basis to prevent extended wear. We recommend that this condition be monitored and further evaluated by a qualified contractor if the buyer so chooses, or if any sign of significant movement is observed. Further testing, if desired, is suggested to be performed prior to the close of escrow.

### 2. Walkway

Materials: The walkway material consisted of concrete.

2.1. Cracks were noted at the walkways. This implies that movement has occurred. Sealant is recommended on the sidewalks to prevent further damage and performed on a regular basis to prevent extended wear. We recommend that this condition be monitored and further evaluated by a qualified contractor if any sign of significant movement is observed.

2.2. The sidewalk material was raised and may pose a possible tripping hazard. Caution is recommended in this area.



side walk has raised surface

### 3. Patio

Location: This patio is located at the ground level of the building.

Materials: The patio material consisted of concrete.

3.1. The visible portions of the patio surface was observed to be in generally good condition at the time of the inspection. NOTE:a) Sub surface drainage is not within the scope of this inspection. b)Other issues may exist and be reported on within this section.

3.2. Cracks were noted at the patio. This implies that movement, such as settlement, has occurred. Sealant is recommended on the patio cracks to prevent further damage. This should be performed to prevent extended wear. We recommend that this condition be monitored and further evaluated by a qualified contractor if any sign of more significant movement is observed.

3.3. The railing at the south patio appears to be in generally good condition while meeting current building code.

### 4. Deck

Location: The deck is located at the second level of two levels.

Materials: The decking materials consisted of tile, the sub straight was therefore, not visible.

4.1. The visible portion of the tile deck appears to be in generally good condition with signs of normal wear and tear. This material is easily damaged and should be inspected annually.

4.2. The railing appeared to be in generally good condition when inspected.

4.3. There were lights at the deck that were not operational at the time of inspection. We recommend the services of an electrician to inspect the deck lighting and make any necessary improvements.

4.4. The parapet wall cap possesses areas which were in need of typical maintenance and requires a mastic or other type of sealant to forestall moisture intrusion.

4.5. We observed grout which was missing in the tile decking material. We suggest replacing this material as a preventative measure.



sealant suggested at the parapet wall cap

## Exterior

Our evaluation of the exterior of a property conforms to state or industry standards. With the exception of town homes, condominiums, and residences that are part of a planned urban development, or PUD, and includes the identification of wall cladding, and an evaluation of common components, such as driveways, walkways, fences, gates, handrails, guard rails, yard walls, carports, patio covers, decks, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and we

do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate any landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and ornamental or decorative lighting. Similarly, we do not comment on surface coatings or cosmetic deficiencies and the wear and tear associated with usage or the passage of time that would be readily apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this could only be confirmed by a geological evaluation of the soil. The inspection of the exterior and grounds as described may be limited if not fully visible due to foliage or storage of personal belongings. Trees / foliage may have an impact on site, structure, drainage and waste.

## **1. Stucco Wall Covering**

1.1. The visible portions of the exterior walls, in general, appeared to be in good condition (except where noted) at the time of the inspection. We recommend regular inspection and maintenance as preventive measures.

1.2. Cracks were noted at the exterior wall covering materials. These cracks suggest that either some type of movement within the structure has occurred or, the stucco material was installed in a manner inconsistent with building standard. It is well beyond our scope, as well as, our expertise to attempt to draw a definitive conclusion as to the cause of these cracks without additional investigations, which may include destructive testing. In light of these findings, we must suggest the buyer employ the services of a contractor who is familiar with structural movement and/or other reasons for stucco cracking. At the very least, the buyer should monitor the cracks for further movement.

## **2. Trim**

2.1. The visible portions of the exterior trim / eaves / fascia / soffits were observed to be in generally good condition at the time of the inspection.

## **3. Hose Bibs**

3.1. The hose bibs tested appear to be in operational condition where accessible and tested (except where noted otherwise).

## **4. Gutters**

4.1. The addition of gutters to the structure, or to the gutter system would be wise. Gutters aid in the drainage of moisture away from the building, decreasing the possibility of differential settlement, as well as, exterior damage to the structures exterior wall covering materials.

## **5. Exterior Receptacles**

5.1. The accessible outlets that were tested are functional, unless otherwise stated. Improvements still may be necessary, however.

5.2. The receptacles located at the north exterior wall was not operational when tested. We were unsuccessful at locating the origin or the cause of the defect. Repairs are suggested to be performed by a professional if repairs are desired.

## **6. Exterior Lighting**

6.1. The south exterior light at the stairwell which was tested, failed to operate. In many cases, the bulb is usually blown, however, it is recommended that the bulb be replaced and the fixture be tested for proper operation prior to the close of escrow.



## 7. Stairs A

These stairs are located at the west side of the structure.

7.1. The steps appear to be in acceptable condition.

7.2. The stairs present were in generally good condition. We did, however, note that the treads are suggested to possess non skid tread material and the vertical rise of the flight of stairs is greater than 12 feet, which according to current code, is excessive without a landing.



flight of stairs without landing

## 8. Stair Railing A

8.1. The guardrails appear to be in good condition upon inspection.

## 9. Stairs B

9.1. There were steps that did not have nonskid material at the tread. We recommend the addition of nonskid material as necessary.

9.2. The steps located at the front of the structure were damaged and are in need of repair as a safety preventative issue. We recommend the further review, advice and services of a masonry contractor.



steps suggested to possess non slip tread tape



damaged was observed at the front patio / concrete steps

## 10. Stair Railing B

10.1. The guardrails appear to be in good condition upon inspection.

# Structural

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can liquefy and become unstable during seismic activity. Also, there are soils that can expand to twice their volume with the influx of water and move structures with

relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Regardless, foundations are not uniform, and conform to the structural standard of the year in which they were built. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called coldjoint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of expansive soils that can predicate more or less continual movement. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and 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.

### **1. Wall Construction Observation**

The walls are conventionally framed with wooden studs and block.

1.1. Cracks were observed in the lower hallway north block. Such cracks may be a result of the curing process, seismic activity, ordinary settling, or the presence of expansive soils. We can elaborate, but you may wish to have a structural engineer confirm this.



cracking was observed in the lower level hallway north block

### **2. Foundation Type**

The floor structure consists of a poured slab that, may or may not, include reinforcing steel and likewise, CMU block.

### **3. Roof Framing**

3.1. The roof framing was not visible to comment on.

### **4. Grading Comments**

The structure is situated on a flat 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.

4.1. Planters were observed close to the foundation. Without proper drainage and sealant at the exterior wall, these planters hold moisture / soil close to the exterior wall covering and foundation which may result in damage to the wall covering, interior wall framing members and may cause possible differential settlement.

## 5. Site Drainage

There were no visible subsurface drains observed.

## Roof

There are many different roof types, which we evaluate by walking on their surfaces. If we are unable or unwilling to do this for any reason (such as rain or snow presence), we will indicate the method that was used to evaluate the roof. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its designlife, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs.

- There are two basic roof types, pitched and flat. Pitched roofs are the most common, and the most dependable. They are variously pitched, and typically finished with composition shingles that have a design life of twenty to twentyfive years, or concrete, composite, Spanish, or metal tiles that have a designlife of forty to fifty years, and gravel roofs that have a lesser pitch and a shorter designlife of ten to fifteen years. These roofs may be layered, or have one roof installed over another, which is a common practice but one that is never recommended because it reduces the designlife of the new roof by several years, can impede emergency service by fire department personnel, and requires a periodical service of the flashings. These roofs are serviced with mastic, which eventually shrinks and cracks and provides a common point of leakage.

- Among the pitched roofs, gravel ones are the least dependable, because the low pitch and the gravel prevent them from draining as readily as other roofs. For this reason, they must be conscientiously maintained. In this respect, the least dependable of all roofs are flat or builtup ones. Some flat roofs are adequately sloped toward drains but many are not, and water simply ponds and will only be dispersed by evaporation. However, the most common cause of leakage results when roofs are not serviced, and foliage and other debris blocks the drainage channels.

- In fact, the material on the majority of pitched roofs is not designed to be waterproof only water resistant. However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do.

- We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company.

### 1. Method of Evaluation

This roof and roofing components were inspected by a professional roofing contractor and therefore, we omit this section from this report, however, we may comment on defects observed during the process of inspecting other components herein.



## 2. Flat Roof Observations

2.1. The roof deck was spongy at the northwest side of the roof. The reason for this condition is not clear as the roofing materials were intact, however, there were no visible indications of moisture damage at this location, from the interior. We cannot, however, see under the roofing material or from the attic as there is no attic at this location. Therefore, the buyer is suggested to monitor this area on a regular basis by a roofing contractor and repaired if any abnormalities is discovered. Infrared scans of the roof surface on an annual basis is recommended to detect any leaks or moisture beyond the surface.

2.2. We observed quite a few duct penetrations into the existing roofing materials. These penetrations are in many cases the source of many leaks if not properly maintained. In light of this finding, we suggest consulting with the roofing contractor present, and inquire as to their recommended maintenance regiment for this condition.

2.3. There are moisture stains within the building, which we will identify, that imply that the roof leaks. However, leakage can be difficult to confirm, and you should ask the sellers about this or have the roof watertested before the close of escrow.

2.4. There are open seams, or splits, in the mineral cap sheet of the parapet walls that should be sealed before the close of escrow, to forestall any possibility of moisture intrusion.



flat roof penetration from ductwork



loose materials observed here / sealant is suggested here



spongy area observed in flat roof covering material

## Mechanical

### 1. Mechanical Observations

1.1. In accordance to current building standard, the mechanical components on the roof are suggested to possess railing / barriers within the current building standard setback to any / all mechanical equipment located on the roof deck.



1013.5 Mechanical equipment.  
Guards shall be provided...



1013.5 Mechanical equipment.  
Guards shall be provided...



disconnected condensate drain piping

## Plumbing

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, water pipes, pressure regulators, pressure relief valves, shutoff valves, drain and vent pipes, and waterheating devices, some of which we do not test if they are not in daily use. The best and most dependable water pipes are copper, because they are not subject to the buildup 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 repipe. 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 fortyfive and sixtyfive 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.

• Waste and drainpipes pipes are equally varied, and range from modern ABS ones [acrylonitrile butadiene styrene] to older ones made of castiron, galvanized steel, clay, and even a cardboardlike material that is coated with tar. The condition of these 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, can be expensive to repair, and for this reason we recommend having them videoscanned. This could also confirm that the house is connected to the public sewer system, which is important because all private systems must be evaluated by specialists.

• **All gas related issues should only be repaired by a licensed plumbing contractor since personal safety is involved.**

## Main Service

### 1. Main Supply General Comments

Note: The fire suppression system was not inspected and is omitted from this inspection.

### 2. Main Supply

Location: The main water supply and valve were not located by the inspector at the time of the inspection.

### 3. Water Pressure

3.1. The water pressure supplied to the fixtures is reasonably good at 60 pounds. The water pressure was taken from the upper northwest side of the building.

## Supply Piping

## 1. Copper Supply Piping

Materials: The water supply lines appear to be copper.

1.1. There was no indication that the supply lines were faulty and appeared to operate properly. The inspection is limited to tests conducted externally. At the time of the inspection, however, all of the supply lines (between floors, attic, underground, in walls, verticals and laterals) were not fully visible or accessible for inspection.

Note: a) The replacement of the original piping (repipe) usually requires a building permit to ensure the work was performed by a qualified contractor. If proof of permits is desired, the current occupant or the building department should be contacted.

## Waste and Drainage

### 1. General Observations DWV

1.1. This plumbing main sewer and lateral were inspected by a professional plumbing contractor and therefore, we omit this section from this report, however, we may comment on defects observed during the process of inspecting other components herein.

1.2. The visible DWV vents (drain waste vents) viewed (at the roof deck, crawlspace and / or attic) were steel materials. The water may be run by the inspector from up to, and / or over 1/2 hour at the time of this inspection. The water has been run in all accessible bathtubs and showers for this length of time. After completion of the bathroom inspections, we verify from the underside of the components (bathtubs, sinks and showers) for any indication of leakage, if the structure is raised or second story, by visual observation or via an infrared scan. An infrared scan is non conclusive test as many factors such as interior ambient temperature must be precise for this test to be accurate. The sinks were tested individually for leakage within the cabinet and run for 10 minutes, or more, each.

Note: a) The water test that we perform alone, may not reveal blockage in the sewer drain pipes that result from tree roots which penetrate the piping. Only a camera scan of the pipes will reveal this, and is suggested on all older homes. We do, however, suggest that pipes which are located between or adjacent to trees be scoped by a plumbing contractor. All of the waste lines were not completely visible to verify the type or types of material, size, or condition as they are underground and inside wall cavities and are not fully visible. b) The infrared scan is not 100% accurate at detecting anomalies within wall cavities. For this, destructive testing is advised.

1.3. We attempt to evaluate drain pipes by running the water in the fixtures present. We will flush all toilets while observing the draw and watching for blockages and observe all drains for blockages or slow draining but this is not a conclusive test and only a videoscan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line videoscanned before the close of escrow. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house, or the cost of roofer service, most of which are relatively inexpensive. We may not stopup shower pans for testing in showers that are blocked or on a second floor. Tiled shower pans may be subjected to internal non visible damage beyond the scope of this inspection.

1.4. Note: We tested around and/or under the shower(s) and bathtub(s) with an infrared scan for any sign of moisture intrusion or leakage. Our findings were negative at the time of the inspection.

## 2. Drain Piping Observations

2.1. The DWV piping located in the lower level cage is missing a clean out cover.



drain or vent piping located in the low level locker missing cover

## 3. Vent Piping

3.1. We observed DWV vent stacks at the roof level which were damaged and in some cases, too short within the listed proximity to the mechanical package forced air units.



DWV too short in close proximity to package HVAC unit



damaged and loose DWV piping

# Fuel Supply

## 1. Fuel type

The fuel type is natural gas.

## 2. Fuel Meter Observations

2.1. The gas is off at the main. The gas company will turn it on and safety check all of the gas appliances, but this should be scheduled within the inspection period so that you could be alerted to any potential deficiencies or recommended upgrades that could affect your evaluation of the property. At the time of the inspection, all appliances which use gas as fuel were not tested. Appliances such as water heaters, ranges, ovens, furnaces, pool heaters or barbecues.



fuel meter was terminated

### 3. Fuel Piping

3.1. The rusted fuel lines on the roof are suggested to be painted for protection.



fuel piping is rusted suggested to be painted



rusted fuel piping observed

## Water Heater

### 1. Water Heater Vent

1.1. The vent pipe of the gas water heater is too close to combustible material (wood, drywall, ductwork & insulation), and should be serviced. A singlewalled vent pipe should be six inches away from any combustible material, and a doublewalled vent pipe (and transite) should be one inch away.



vent too close to combustibles

### 2. Water Heater Shutoff and Connectors

2.1. The shutoff valve and water connectors on the gas water heater are installed and presumed functional, however, the pipes / valve are not tested physically.



### 3. Tankless Water heater

3.1. There was a tankless water heater present on site. A tankless water heater was installed. We therefore suggest that the buyer contact the local building and safety department to see if permits were obtain for the installation of this element.



this building is served by a tank less water heater

## Electrical Service

### 1. General Comments

1.1. This electrical service as well as the various remote panel boards throughout were inspected by a professional electrician and therefore, we omit this section from this report, however, we may comment on defects observed during the process of inspecting other components herein.

## Heating General Observations

### 1. General Observations

1.1. The heating systems were inspected by a professional HVAC contractor and therefore, we omit this section from this report, however, we may comment on defects observed during the process of inspecting other components herein.

## Air Condition General Comments

### 1. General Comments

1.1. This air condition systems were inspected by a professional HVAC contractor and therefore, we omit this section from this report, however, we may comment on defects observed during the process of inspecting other components herein.

## Attic

### 1. Attic General Comments

Location: There is no attic located at this strucure.

## Bathrooms

In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, bidets, and saunas. More importantly, we do not leaktest shower pans on upper floors without consent of the representing agent, owners or occupants.



## Common Bathroom

### 1. Toilet

1.1. At the time of the inspection, the toilet was in operational condition. No visible leaks were detected.

### 2. Sink Faucet Plumbing

2.1. At the time of the inspection, the sink, faucet and plumbing tested were in operational condition. No visible leaks were detected. Other specific conditions may also be commented on.

2.2. The sink has only cold water when tested. For reasons unknown, the hot water side was not functional.

### 3. Bathroom Ventilation

3.1. At the time of the inspection, the bathroom ventilation, exhaust fans and / or window tested were in operational condition.

## Garage

### 1. Number of Vehicles

The garage was constructed to house 3 vehicles.

### 2. Garage Slab

2.1. The garage slab is cracked. Such cracks are common and result as a consequence of the curing process, seismic activity, ordinary settling, or the presence of expansive soils. We can elaborate, but you may wish to have a structural engineer confirm this.

### 3. Vehicle Door

Type: This garage vehicle door is a roll up type.

3.1. The garage vehicle door was functional when tested.

## Additional Structure

### 1. Plumbing

1.1. There was no indication that the supply lines were faulty and appeared to operate properly. The inspection is limited to tests conducted externally. At the time of the inspection, however, all of the supply lines (between floors, attic, underground, in walls, verticals and laterals) were not fully visible or accessible for inspection.

Note: a) The replacement of the original piping (repipe) usually requires a building permit to ensure the work was performed by a qualified contractor. If proof of permits is desired, the current occupant or the building department should be contacted.

## 2. Electrical

2.1. The lights which were accessible and tested were found to be functional (unless otherwise noted).

2.2. All of the accessible receptacles (excluding receptacles found to have issues or which are inaccessible) that were tested were found to be in operational condition. The GFCI (ground fault circuit interrupter receptacles) if any, are recommended to be tested every six months.

2.3. The inspector was unable to determine the function of multiple light switches, throughout the structure. Switches may energize either a ceiling light fixture, ceiling fan/light combination or a wall receptacle, typically known as "halfhot receptacles", however, we were unable to identify the operation of these specific light switches and / or missing or blown light bulbs. Further evaluation may be necessary in identifying the operation of these light switches, including the replacement of various light bulbs which may be defective.

2.4. Multiple ungrounded three prong receptacles were identified in various areas of the structure (south end of second floor). In many cases, the owner replaced the original two prong receptacle with the new three prong type without adding a grounding conductor or grounding to the metal junction box (if applicable). Or in a modern structure, the grounding conductor is not attached to the receptacle (providing the conductor is present). The receptacles should be upgraded to include grounding conductors where necessary and all wet areas by GFI protection. Any electrical work should be performed by a professional qualified electrical contractor.

2.5. There were outlets which were inoperative when tested at the kitchen, north laundry area, north office and hall. The circuits and the receptacles associated with the circuit are suggested to be investigated further and repaired as necessary. Any electrical work should be performed by a professional qualified electrical contractor.

2.6. The flush mounted counter top receptacles in the kitchen are not GFI protected.

Although the installation of Ground Fault Circuit Interrupter (GFCI a safety device for outlets on islands, laundry sinks, kitchens, bathrooms, locations close to water, closets, garage and all exterior receptacles, etcetera) receptacles may not have been required to be installed at the time of this houses initial construction, the installation of the GFCI receptacle is recommended at all interior and exterior outlets which may be within 6 feet of, or in direct contact with water. They are also required to be installed at all wet locations when the receptacle is replaced. In the event receptacles in the bathrooms, kitchen or any area where water is present are replaced or remodeled, the new receptacle must be installed as a GFI.

These outlets may be used for small tools and appliances, but should not be used for refrigerators or freezers. Such larger appliances use a greater amount of electrical current, and since these plugs have a very minimum tolerance for overload, they generally cause the GFI to trip, which is its designed purpose. Therefore, we recommend that you do not use these outlets for your refrigerator or freezer. In most cases when improvements are performed in bathrooms and kitchens, GFCIs must be installed even though the structure may not have been equipped with GFI receptacles when it was initially constructed.

2.7. There were multiple light bulbs that were tested but failed to operate in numerous locations throughout the structure (north office, east office). As a result, the inspector cannot determine if the fixture is operational. In many cases the bulb is usually missing or blown, however, it is recommended that each of the bulbs be replaced and the fixtures be once again checked for proper operation prior to the close of escrow. As a consequence, we were unable to confirm the operation of various switches throughout the residence where inoperable lights exist. For additional information or an explanation regarding this condition, we suggest the buyer attempt to contact the current or past occupants, owners or bank asset manager for specific details.

Note: It is safe to assume that if a light was inoperable, then the switch or switches were also, not verified. All of which are suggested to be tested and verified prior to the close of this escrow.

2.8. The occupant's belongings and storage prevented the inspection of numerous receptacles and testing of some switch / receptacle operation. It is recommended that these receptacles be re inspected and tested prior to the close of this escrow, when accessible.

2.9. An intercom system was located and is outside the scope of this inspection.

### **3. Interior**

3.1. The interior doors, windows, floors and ceilings were in acceptable condition.

3.2. There were moisture stains that were noted throughout the ceiling of the second floor office area. The stains were dry at the time of the inspection as noted via infrared images. This infrared test did not warrant the further testing with moisture meters. We suggest the services of a roofing company to test the ceiling for leaks and make any necessary improvements.

3.3. There was damaged, cracked and/or peeling ceiling material noted at the north office area of the second floor. We recommend the services of a general contractor.

3.4. Cracks were noted at the interior walls. These cracks suggest that some type of movement within the structure has occurred. It is well beyond our scope as well as our expertise to attempt to draw a definitive conclusion as to the cause of these cracks without additional investigations which may include destructive testing. In light of these findings, we must suggest the buyer employ the services of a contractor who is familiar with structural movement and cracking. At the very least, the buyer should monitor the cracks for further movement.

3.5. There were screens missing from the windows of the second floor. Replacement of the screens is recommended for safety purposes.

3.6. There were sliding glass doors that were missing screens located throughout the second floor.

3.7. There was a closet at the south of the second floor office area that was missing its low glide at the closet. Replacement is recommended for proper operation of the door and safety purposes.

3.8. The smoke detectors (which were installed and tested) were found to be in operational condition when inspected, unless otherwise noted.

3.9. There were non operational smoke detectors found within the building at the time of the inspection (north at second floor).

3.10. There were no operational carbon monoxide detectors located in the building.

#### **4. Kitchen**

4.1. 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, coffeemakers, can openers, blenders, wine coolers, 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. Some Granite counter tops have been known to emit radon. We do not test for radon. If this test is desired, a contractor who specializes in this field is suggested to perform this task.

4.2. The kitchen sink, faucet and drain are functional.

4.3. The range and the stove at the kitchen were not operational when tested.

4.4. The fan at the stove was operational. The light at the stove was not operational when tested.

#### **5. North Bathroom**

5.1. At the time of the inspection the bathroom and all of its components such as the toilet, ventilation, sink and counter, bathtub / shower were observed to be in generally good condition with signs of typical wear and tear unless otherwise noted below.

5.2. There was a light fixture that was not rated for use in a wet area above both of the showers in the second floor office area. We suggest that they be replaced with the proper covers.

5.3. The light was not operational at the north bathroom.

#### **6. South Bathroom**

6.1. At the time of the inspection the bathroom and all of its components such as the toilet, ventilation, sink and counter, bathtub / shower were observed to be in generally good condition with signs of typical wear and tear unless otherwise noted below.

6.2. There was a light fixture that was not rated for use in a wet area above both of the showers in the second floor office area. We suggest that they be replaced with the proper covers.

### **Elevator / Lift**

#### **1. Elevator / Lift**

1.1. The wheelchair lift was not inspected for operation or clearances in accordance to either manufacturers listed requirements, ADA standards or building code. Should the buyer desire an in depth evaluation of this component, a specialist is suggested to be contacted to evaluate this equipment.

### **Unisex Restroom**

#### **1. Lavatories**

1.1. The unisex restroom is the only accessible restroom located in the lobby.

1.2. The lavatory installed, although functional, does not appear to comply with ADA requirements.



29 / 34 inch clearances are not met here



clearances of lav not met here

## 2. Signage

2.1. The signage installed appears to conform to ADA standards.

## 3. Urinal Facilities

3.1. The urinal installed although functional, does not appear to comply with ADA requirements.



17" max

## 4. Fixtures & Accessories

4.1. The fixtures installed in this unisex restroom do not comply with ADA standards.



mirror is too high



paper towel dispenser is too high



toilet paper roll too high

## 5. Toilet Facilities

5.1. Although the toilet was functional, the toilet did not comply with ada requirements.



toilet paper roll holder to far from toilet

## Office 999

### 1. Electrical

- 1.1. The lights which were accessible and tested were found to be functional (unless otherwise noted).
- 1.2. All of the accessible receptacles (excluding receptacles found to have issues or which are inaccessible) that were tested were found to be in operational condition. The GFCI (ground fault circuit interrupter receptacles) if any, are recommended to be tested every six months.

### 2. Interior

- 2.1. The interior doors, windows, floors and ceilings were in acceptable condition.

## Office 995

### 1. Electrical

- 1.1. The lights which were accessible and tested were found to be functional (unless otherwise noted).
- 1.2. All of the accessible receptacles (excluding receptacles found to have issues or which are inaccessible) that were tested were found to be in operational condition. The GFCI (ground fault circuit interrupter receptacles) if any, are recommended to be tested every six months.
- 1.3. There were multiple lights within the unit which were not operational at the time of inspection (interior closet, ceiling). This may be due to a faulty fixture, switch or just a bulb.

### 2. Interior

- 2.1. The interior doors, windows, floors and ceilings were in acceptable condition.
- 2.2. The flooring was exposed concrete. There were small cracks noted at the floors which appear to be typical.
- 2.3. There were multiple moisture stains at the ceiling which appear to be dry but were inaccessible for further testing due to height. We suggest the services of a general contractor to investigate these stains and make any necessary improvements.
- 2.4. The interior walls showed evidence of prior repairs. We suggest that the buyer ask the seller about all prior repairs within building.



## Office 997

### 1. Electrical

1.1. Unit 997 was not accessible to test.

### 2. Interior

2.1. Unit 997 was not accessible to test.

## Studios A G

### 1. Electrical

1.1. Cover plate(s) are missing from junction boxes in multiple locations throughout all of the units collectively. All junction boxes are recommended to have their appropriate cover plates installed to cover the wiring inside the box which may be live and poses a potential safety hazard if touched.

1.2. The occupant's belongings and storage prevented the inspection of numerous receptacles and testing of some switch / receptacle operation in many of the studios throughout.

### 2. Interior

2.1. The visible portions of the interior doors, walls, floors and ceilings were in acceptable condition. It should be noted, however, that much of the interior in various individual studios was blocked due to the occupants belongings.

2.2. The concrete floor appears to have suffered previous repairs at some point.

2.3. An added ventilation system was observed in the rear studio label H.

## Lobby

### 1. Electrical

1.1. The lights which were accessible and tested were found to be functional (unless otherwise noted).

1.2. All of the accessible receptacles (excluding receptacles found to have issues or which are inaccessible) that were tested were found to be in operational condition. The GFCI (ground fault circuit interrupter receptacles) if any, are recommended to be tested every six months.

1.3. The storefront doors were in operational condition. The appropriate signage is recommended above the egress doors in accordance to local building standards.

## Stairwell

### 1. Stairs

1.1. The stairs appear to be in functional condition at the time of the inspection.

### 2. Railing

2.1. The railing appear to be in functional condition at the time of the inspection.

## General Comments

## **1. General Comments**

1.1. The buyer is suggested to inquire with the local authority having jurisdiction as to whether or not the smaller studios located on the lower level meet current code regarding such things as egress, fire safety, fire separation between components and units etcetera.

## **Smoke Detectors / CO Detectors**

### **1. Smoke detectors**

1.1. There were no operational smoke detectors found in any of the smaller studios or corridors present in the lower level. Current building standards require detectors to be in each habital room as well as hallways.

### **2. CO detectors**

2.1. We did not observe any CO detectors present within this structure or any of the smaller studios.