inspection group

mazza

COMMERCIAL BUILDING INSPECTION REPORT

SAMPLE REPORT

mazza
COMMERCIAL INSPECTIONS
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PROPERTY INSPECTION REPORT

INSPECTION ADDRESS
1234 Street City, Zip

REPRESENTED BY:
Bob Haas
Pinnacle Estate Properties

GENERAL INFORMATION

Inspection Address:

Weather: Clear and Dry - Temperature at time of inspection: 100-110 Degrees
Humidity at time of inspection: 20%

Inspected by: Marc Mazza

Client Information:

Buyer's Agent: Bob Haas
Pinnacle Estate Properties

Foundation Type: Slab
Furnished: Yes
Number of Stories: One

Structure Orientation: North

People on Site At Time of Inspection: Buyer(s)
Buyer's Agent
Seller's Agent

PLEASE NOTE:

The observations and opinions expressed within this report are those of the inspection company and supersede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of the inspection company's affiliations, and those that we do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards. However, some components that are inspected and found to be functional may not necessarily appear in the report, simply because we do not wish to waste our client's time by having them read an unnecessarily lengthy report about components that do not need to be serviced.

In accordance with the terms of the contract, the service recommendations that we make in this report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

NOTICE:
This report should not be used by anyone other that the individual who has signed the inspection agreement and purchased this report. The conditions affecting this property may have changed since the time of this inspection, as many often do under various circumstances. Do not rely on this inspection report as a basis for a real estate transaction decision. It is advised that new parties involved in any transaction concerning the above property, complete a more current evaluation with a qualified inspector.

DEFINITION OF TERMS
Listed below is a definition of keywords which precede some comments used in this report.

SERVICEABLE COMPONENTS OR CONDITIONS
Items performing their function and the condition is appropriate for its age and or use.

SUBSTANDARD COMPONENTS OR CONDITIONS
A substandard issue can require immediate repairs in the near future or prior to use. Substandard conditions may also lack typical maintenance and require further explanation or exploration. It is best to monitor substandard components for any potential future indications of failure or defectiveness which would then require the services of a specialist.

COMPONENTS OR CONDITIONS NEEDING SERVICE
An item, component or situation which is not performing its function or its condition , or is not appropriate for its age or use. This may also denote a safety hazard or safety risk. Immediate replacement, improvement or repairs may be required to make serviceable.

OBSERVATION
An observation denotes a statement used when describing a change, added object or system which may require further explanation or exploration by a specialist, an objects lack of complete visibility or accessibility, an object or condition which requires the buyer to monitor or suggested to upgrade or improve.

INFORMATIONAL COMPONENTS OR CONDITIONS
Generally identifies, describes or comments on different types of finishes / materials, an object, condition, system or location.

Report File:

SCOPE OF WORK

You have contracted with mazzainspections to perform a generalist inspection in accordance with the standards of practice established by NACHI, a copy of which is available upon request. Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify significant defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be 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 that would be apparent to the average person, and certainly not intended to identify insignificant deficiencies. Similarly, we do not inspect for vermin infestation, which is the responsibility of a licensed exterminator.

Enviromental

Most homes built after 1978, are generally assumed to be free of asbestos and many other common environmental contaminants. However, as a courtesy to our clients, we are including some well documented, and therefore public, information about several environmental contaminants that could be of concern to you and your family, all of which we do not have the expertise or the authority to evaluate, such as asbestos, radon, methane, formaldehyde, termites and other wood-destroying organisms, pests and rodents, molds, microbes, bacterial organisms, and electromagnetic radiation, to name some of the more commonplace ones. Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, health and safety, and environmental hygiene are deeply personal responsibilities, and you should make sure that you are familiar with any contaminant that could affect your home environment. You can learn more about contaminants that can affect you home from a booklet published by The environmental Protection Agency, which you can read online at www.epa.gov/iaq/pubs/insidest.htm.

Mold is one such contaminant. It is a microorganism that has tiny seeds, or spores, that are spread on the air then land and feed on organic matter. It has been in existence throughout human history, and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigens that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat, but they should be removed. However, some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxigenic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with unvented bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we inspect very conscientiously. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly those areas that we identified. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some mold-like substances may be visually identified, the specific identification of molds can only be determined by specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," by visiting their web site at: http://www.epa.gov/iaq/molds/moldguide.html/, from which it can be downloaded.

Asbestos is a notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by the Greek and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer, and is therefore a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, we are not specialists and, regardless of the condition of any real or suspected asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

Radon is a gas that results from the natural decay of radioactive materials within the soil, and is purported to be

the second leading cause of lung cancer in the United States. The gas is able to enter homes through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and be dispersed into the atmosphere. However, it cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis, which is completely beyond the scope of our service. However, you can learn more about radon and other environmental contaminants and their affects on health, by contacting the Environmental Protection Agency (EPA), at www. epa.gov/radon/images/hmbuygud.pdf, and it would be prudent for you to enquire about any high radon readings that might be prevalent in the general area surrounding your home.

Lead poses an equally serious health threat. In the 1920's, it was commonly found in many plumbing systems. In fact, the word "plumbing" is derived from the Latin word "plumbum," which means lead. When in use as a component of a waste system, it is not an immediate health threat, but as a component of potable water pipes it is a definite health-hazard. Although rarely found in modern use, lead could be present in any home build as recently as the nineteen forties. For instance, lead was an active ingredient in many household paints, which can be released in the process of sanding, and even be ingested by small children and animals chewing on painted surfaces. Fortunately, the lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments, but testing for it is not cheap. There are other environmental contaminants, some of which we have already mentioned, and others that may be relatively benign. However, we are not environmental hygienists, and as we stated earlier we disclaim any responsibility for testing or establishing the presence of any environmental contaminant, and recommend that you schedule whatever specialist inspections that may deem prudent within the contingency period. If this residence, or portions of it were constructed prior to 1978, in which case, there may be lead based paint on painted surfaces such as wall and ceilings. We do not test for the presence of lead based paint during our inspection, and specifically disclaim it in our pre-inspection agreement. On April 22, 2008, EPA issued a rule requiring the use of lead-safe work practices aimed at preventing lead poisoning in children. On April 22, 2010, the rule became effective and firms performing renovation, repair and painting projects that disturb lead-based paint in homes built before 1978 must be certified. Individual renovators must be trained by an EPA-accredited training provider, and the firms and renovators must follow specific work practices to prevent lead contamination. Violators of this law may be subject to fines up to $37,500 per day. Lead-based paint affects more than one million children today. Adverse health effects include learning disabilities, behavioral problems, and speech delays. If not done in a lead-safe manner, renovations and repair activities that disturb lead-based paint can expose children, as well as adults, to harmful levels of lead dust. More information about lead poisoning, and how this law may affect you as a home owner can be found at http://www.epa.gov/lead

Section 1.0 - 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.

Driveway

Driveway Materials

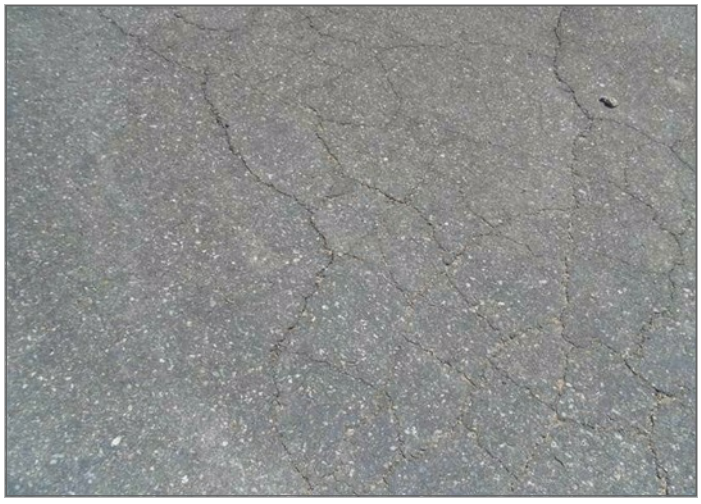
Information or Description

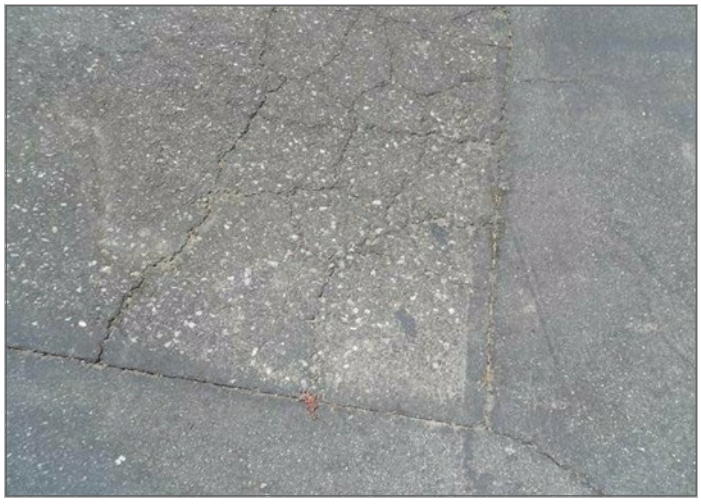
1.1 - The driveway material consisted of asphalt.

Driveway Observations

Observation or Exception

1.2 - The asphalt driveway shows evidence of excessive wear that includes large cracks, raised or settled surfaces, which can accelerate or hasten the life and deterioration of the driveway surface. Sealant or slurry re seal may be necessary to prolong the overall condition of the material and reduce deterioration.
The driveway is served by sub surface drains, which are not tested. If testing is required, it is suggested to be performed by a camera or scope. Testing the drains is recommended. Cleaning of the drains is recommended annually. Keep the drain covers free from debris.





1.3 - We noted 15 front and 15 rear parking spots. We observed only 1 single handicap parking space. We did not, however, observe signage which may be required above the space.

Walkways

Walkway Materials

Information or Description

1.4 - The walkway material consisted of concrete & pavers.

Walkway Observations

Observation or Exception

1.5 - 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.

1.6 - The front clay pavers appear to be subjected to over watering, poor drainage and deterioration.

Retaining Walls

Retaining Wall East

Information or Description

1.7 - The retaining wall is located at the east side of the structure.

Retaining Wall East Materials

Information or Description

1.8 - The retaining wall material consisted of block.

Retaining Wall East Observations

Functional Component

1.9 - The retaining wall appear to be in generally good condition where visible unless otherwise stated.

Patios

Patio Materials

Information or Description

1.10 - The patio material consisted of concrete.

Patio Observation

Substandard Condition

1.11 - The patio surface has wood forms which are settled. This poses a possible tripping hazard and should be serviced for safety.

Patio Cover(s)

Patio Cover Materials

Information or Description

1.12 - The patio cover material consisted of wood framing.

Patio Cover Type

Information or Description

1.13 - The patio cover is an open shade bar type.

Patio Cover Observations

Functional Component

1.14 - The patio cover framing was observed to be in generally good condition at the time of the inspection, unless otherwise stated.

Information or Description

1.15 - Note: a) The patio cover is an addition to the existing structure. The installation of this structure requires building permits. Determining whether or not the structure is permitted is beyond the scope of this inspection.

Gates

Gate Materials

Information or Description

1.16 - The gates are constructed in wrought iron, steel and wood.

Gate Observations

Observation or Exception

1.17 - The gate is suggested to be adjusted to operate more smoothly and / or latch. Improvements are suggested to be performed under the guidance of a licensed contractor familiar with this trade, and repaired in accordance with minimum building standards.

1.18 - The front steel barricade fences were not tested.

Fencing

Block Wall Fencing

Functional Component

1.19 - The block fencing (where visible) appeared to be in good condition with signs of normal wear and tear.

Chain Link Fencing

Functional Component

1.20 - The visible portions of the chain link fencing were observed to be in generally fair condition at the time of the inspection with signs of moderate wear and tear. Repairs are recommended as necessary.

Stairs

Stair Location(s)

Information or Description

1.21 - There were stairs located at the rear of the structure.

Stair Observations

Functional Component

1.22 - The steps appear to be in acceptable condition.

Substandard Condition

1.23 - The rise is that distance between the tops of each of the steps, which should not be greater than seven and three quarter inches or less than four. Also, the distance in rise between any step should not exceed three-eighths of an inch. We did observe some steps in excess of seven and three quarter inches. The buyer is suggested to be aware of the step heights as they do poses a potential tripping hazard.

Stair Railing

Observation or Exception

1.24 - The openings in the railings at the rear are wide enough to allow a child to fall through and do not meet minimum building standard (4 inch sphere cannot pass through opening). It is recommended that this be corrected for improved child safety. Note: Due to the changing building standards, and depending when the structure was built, this condition may have been acceptable. Checking with your local building official is recommended.

Wall Covering Material

Wall Covering Materials

Information or Description

1.25 - The exterior wall covering material is stucco parged slump stone block.

Wall Covering Observations

Substandard Condition

1.26 - Surface deterioration (spalling, crumbling material) was observed at the exterior walls. This condition is common in many old homes and does not usually represent a serious structural concern unless there is substantial loss of material. In an effort to prevent long term deterioration, it would be wise to consider parging (a concrete stucco-like coating) over deteriorated areas. Sprinkler and lot drainage improvements and elimination of water or roof runoff splashing against foundation walls can reduce possibility of damage deterioration.

Observation or Exception

1.27 - 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.

1.28 - There were portions of the exterior walls which were not fully visible due to vegetation, which covers the surface. A complete evaluation is recommended prior to the close of the escrow.

1.29 - Sealant is necessary around some pipes, which penetrate into the exterior wall covering materials, to prevent moisture intrusion. For a more in-depth examination of this condition, we suggest further assessment and advice by a qualified professional in this trade prior to the close of this escrow.

1.30 - The exterior stucco walls appear to show signs of wear which appear to be caused by sprinkler spray. It is recommended that the sprinklers be pointed away from the structure to reduce damage to the structure as a result.

1.31 - Vegetation was noted in contact with the stucco wall material at various locations around the structure and should not be on, or near the house. Vegetation can encourage mold / mildew, interior rot, termites and other undesirable guests. The weight of the vegetation can dislodge siding and the tendrils from some vines can

actually dissolve mortar joints in masonry walls and deteriorate stucco. Vegetation limits the inspection of the exterior walls and foundation.

Trim

Trim Materials

Information or Description

1.32 - The trim material is wood.

Trim Observations

Observation or Exception

1.33 - There were areas where the paint / finish was observed to be generally fair condition with signs of weathered and/or deteriorated at the exterior. Regular maintenance type service is required to decrease the possibility of premature damage.

1.34 - Sealant is needed at various areas around the exterior trim to exterior wall connections as preventative maintenance and to prevent the possibility of moisture penetration or damage.

Irrigation

Irrigation Observations

Functional Component

1.35 - Due to the fact that the majority of the sprinkler lines are subterranean, and given the multitude of different types of sprinkler control panels, we do not evaluate automatic sprinkler systems as part of our home inspection. However, we will make comments on obvious issues observed during the course of this inspection.

Observation or Exception

1.36 - Readjusting the sprinklers away from the structure walls, walkways, fences, HVAC components, etcetera, is recommended, due to the staining created by the over spray. Over time, the sprinklers can cause excessive wear and tear to these materials.

Information or Description

1.37 - There are a wide variety of irrigation components such as pipes, that could include: old galvanized ones, more dependable copper ones, and modern polyvinyl ones that are commonly referred to as PVC. However,

among the latter, the quality can range from a dependable thick-walled type to a less dependable thin-walled type, and it is not uncommon to find a mixture of them. To complicate things, significant portions of these pipes cannot be examined because they are buried. However, our inspection only includes the visible portions of the system, and we do not test each component, nor search below vegetation for any concealed hose bibs, actuators, risers, or heads. We will ,however, look for any visible evidence of damage or leakage, but recommend that you have the sellers demonstrate an automatic sprinkler system before the close of escrow and indicate any seasonal changes that they may make to the program.

Hose Bibs

Hose Bib Observations

Functional Component

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

Gutters

Gutter Type

Information or Description

1.39 - The gutter system was a full gutter system, which covers a majority of the eaves and runoff drainage is necessary or suggested.

Gutter Observations

Observation or Exception

1.40 - Note: We recommend routing all of the downspout(s) away from the structure, or installing the downspout directly into the subsurface drainage if present. The downspout(s) should discharge water at least five (5) feet from the house or drain into existing sub surface drainage. Storm water should be encouraged to flow away from the building at the point of discharge.

1.41 - The front gutter was found to be sagging, which will cause the water to pool in the gutter, resulting in more sagging, or possibly, damage to the gutter. Additional support is recommended to help secure the gutter to the fascia.

1.42 - The gutters / downspouts show evidence of rust and deterioration.

1.43 - The gutters have debris in them, which may contribute to slow draining and deterioration of the gutter material. Cleaning the gutters is recommended.

Exterior Electrical

Exterior Lighting

Observation or Exception

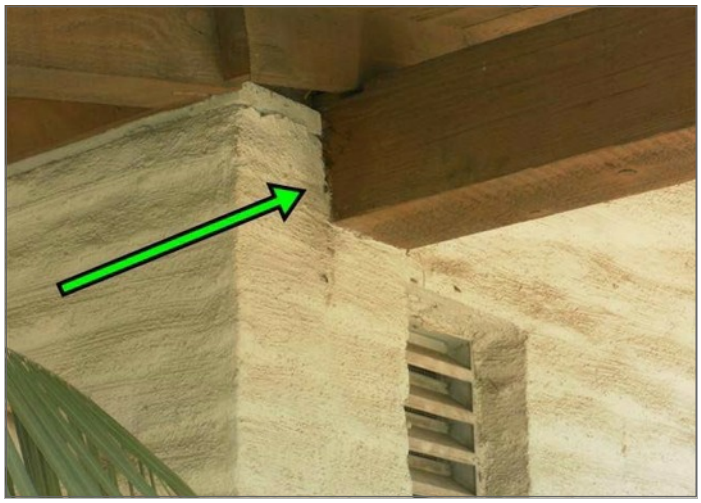
1.44 - The front northwest and north light posts were loose. The front east post leans. The light fixtures were loose as well and are suggested to be improved.

Additional Exterior Observations

Other Exterior Observations

Observation or Exception

1.45 - A bee hive was observed at the northwest side of the structure. The inspection in this location is limited as a result.



Section 2.0 - 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 cold-joint 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.

Structural Elements

Wall Framing

Information or Description

2.1 - The interior walls are conventionally framed with wooden studs but the exterior are mostly slump stone masonry.

Foundation Material

Information or Description

2.2 - The floor structure consists of a poured slab that may or may not include reinforcing steel.

Roof Framing Material

Observation or Exception

2.3 - The roof structure is comprised of rafters and joists.

Site Grading & Drainage

Grading Observations

Substandard Condition

2.4 - Just as the roof is sloped to shed water, the ground around your home should be sloped too. This house possesses areas which are either negatively sloped or evenly sloped from the foundation. A slope away from the house of about 1/4 inch per foot near the walls is usually adequate. Slope the ground to carry water away from the downspout discharge, as well, and make sure the soil on the surface next to the house has low permeability to reduce infiltration.

2.5 - Grading and drainage plays a crucial role in the longevity and performance of the foundation. This grading in some areas is neither negative nor neutral adjacent to the residence, and moisture intrusion will remain a possibility. The soil or the hard surfaces should slope away from the residence to a distance of at least 10 feet, to keep moisture away from the footings. We could elaborate on this issue further, but you should seek a second opinion from a grading and drainage contractor to understand the potential risks involved with having a house on a slope combined with poor drainage.





2.6 - 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.

Observation or Exception

2.7 - At the time of the inspection we observed an excess of water in the rear yard. We assume this may be directly related to over watering, however, we suggest the buyer investigate this further by testing the sprinklers, valves and timers.

Flat and Level Pad

Information or Description

2.8 - The structure 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.

Area Drains

Information or Description

2.9 - The property is served by sub surface drains, which are not tested. If testing is required, it is suggested to be performed by a camera or scope. Testing the drains is recommended to be performed prior to the close of escrow, if the buyer wishes to determine the drainage points of termination. Cleaning of the drains is recommended annually. Keep the drain covers free from debris.

Slab on Grade

General Comments and Description

Information or Description

2.10 - This structure 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 industry 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 evidence of significant cracks or structural deformation, but we do not move furniture or lift carpeting and padding to look for cracks, 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.

Method of Evaluation

Observation or Exception

2.11 - The stucco extends down to the soil without the benefit of a weep-screed, which allows the house walls to move independent of the foundation. Weep screeds not only prevent the plate-line cracks that are commonly seen at the base of many stuccoed walls but isolates the stucco from the soil and inhibits the wicking effect of moisture being drawn up into the stucco that, in turn, creates the flaking and peeling that is common on such surfaces. Additionally, moisture can travel into the wall framing or drywall/plaster and damage that material.

Slab Foundation Observations

Observation or Exception

2.12 - We observed what appeared to be horizontal cracking at the foundation (viewed from the interior). Cracks of this nature are usually the result of settlement, earthquake damage, soil or frost pressures. 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.

Section 3.0 - 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 design-life, 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 twenty-five years, or concrete, composite, Spanish, or metal tiles that have a design-life of forty to fifty years, and gravel roofs that have a lesser pitch and a shorter design-life 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 design-life of the new roof by several years, can impede emergency service by fire department personal, and requires a periodical service of the flashing's. 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 built-up 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.

Clay Tile Roof

General Comments

Information or Description

3.1 - There are several types of authentic Spanish tile, all of which are made of clay and are easily broken. Like most inspectors, we elect not to walk on them but view them instead from a variety of vantage points using a ladder and binoculars. They can be installed in different ways, using various fasteners and mortar, over one or more waterproof membranes of varying weights. Sometimes the tiles appear to be careless installed, or randomly layered and irregularly placed, but this is characteristic of a classic Spanish tile roof. As with other pitched roofs, they are not designed to be waterproof only water-resistant, and are dependant on the integrity of the membrane beneath them, which is concealed, but which can be split by movement, or deteriorated through time and ultra-violet contamination. These roofs can leak, and sometimes without there being any obvious damage to the tiles, and particularly if damaged tiles have been replaced over a deteriorated membrane. However, the most common form of leakage occurs when the valleys or other drainage channels become blocked by debris, which causes water to back up and be directed under the flashing. Therefore, it is important to inspect these roofs

annually and to have them cleaned.

Method of Evaluation

Information or Description

3.2 - We elected not to walk the roof because the roofing material is easily broken. It was evaluated it from several other vantage points.

Estimated Age

Functional Component

3.3 - The roof appears to be the same age as the residence.

Roofing Material

Substandard Condition

3.4 - Debris was observed on the roof deck, which should be removed to reduce the possibility of premature deterioration of the roofing materials.

Suggested Immediate Attention

3.5 - There are a number of cracked or broken tiles that should be serviced. The entire roof is suggested to be inspected and improved, as necessary, by a professional roofing contractor prior to occupancy.

Observation or Exception

3.6 - There was no bird stop flashing observed around the perimeter of the roof structure. Due to the year of the structure, bird stop flashing may not have been commonly used but is suggested as an improvement.

3.7 - There was no drip edge flashing observed around the perimeter of the roof structure. Due to the year of the structure, drip edge flashing may not have been commonly used but is, however, suggested as an improvement. There was, however, moisture damage observed at various locations of the lower roof sheathing where unprotected.

Flashings

Substandard Condition

3.8 - The roof 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.

Observation or Exception

3.9 - Parging, the replacement or installation of masonry material as a protectant is suggested where missing below the front apron flashing. This material is suggested to maintain the water tight integrity of the roof structure.

Skylights

Observation or Exception

3.10 - There were two skylights on the roof, however, we were unable to access the two units for inspection.

Section 4.0 - Chimney

The Chimney Safety Institute of America has published industry standards for the inspection of chimneys, and on January 13, 2000, the National Fire Protection Association adopted these standards as code, known as NFPA 211. Our inspection of masonry and factory-built chimneys to what is known as a Level-One inspection, which is purely visual and not to be confused with Level-Two, and Level-Three inspections, which are performed by qualified specialists with a knowledge of codes and standards, and typically involves dismantling components and/or investigations with video-scan equipment and other means to evaluate chimneys.

Chimney A

Chimney A Location

Information or Description

4.1 - The chimney was not fully visible due to the height and inaccessibility to the unit (roof), and is therefore suggested to be inspected by a professional chimney expert. We will, however, inspect the chimney with binoculars or with a ladder if the unit is accessible and or visible.

Section 5.0 - 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, shut-off valves, drain and vent pipes, and water-heating 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 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.
Waste and drainpipes pipes are equally varied, and range from modern ABS ones [acrylonitrile butadiene styrene] to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like 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 video-scanned. 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.

Water Main

Main Supply Location

Information or Description

5.1 - The main water supply line is located at the south side of the structure.

Main Supply Pipe Diameter

Information or Description

5.2 - The size of the main supply line is 1 1/2 inches.

Main Supply Pipe Material

Information or Description

5.3 - The main water supply material is non metallic.

Main Supply Observations

Functional Component

5.4 - The water main, in appearance, looks serviceable, no leaking or excessive corrosion noted. We do not, however, test the shutoff valve via turning the handle during the inspection.

Water Pressure and Regulator

Observation or Exception

5.5 - At the time of the inspection, there was no acceptable location to take the water pressure.

Supply Piping

Supply Piping Materials

Information or Description

5.6 - The water supply lines appear to be copper. We also observed stub outs which were brass, or threaded copper, we cannot definitively determine the material. If there is brass, it may suggest the presence of galvanized materials within the structure.

Copper Piping Materials

Functional Component

5.7 - At the time of the inspection, all of the supply lines (between floors, underground, in walls, verticals and laterals) were not fully visible or accessible for inspection. There was no indication that the supply lines were faulty and appeared to operate properly. The inspection is limited to tests conducted externally. Note: a) The replacement of the original piping (re pipe) 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 System

General Observations

Observation or Exception

5.8 - At the time of the inspection, we were unsuccessful at locating all of the clean outs. In many cases, the clean outs may be covered with dirt, blocked by foliage, buried, blocked by occupant's belongings or not installed. If this is a concern to the buyer, we recommend the further review, advice and services of a plumbing contractor who can isolate all of the cleanouts.

5.9 - The visible DWV vents (drain waste vents) viewed (at the roof deck, crawlspace and / or attic) were ABS 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.

Information or Description

5.10 - 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 video-scan 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 video-scanned 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 rooter service, most of which are relatively inexpensive. We may not stop-up 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, and therefore, not inspected.

Fuel System

Fuel Type

Information or Description

5.11 - The fuel type is natural gas

Fuel Main Shutoff Location

Information or Description

5.12 - The gas main shut-off is located at the rear of the structure.

Fuel Main Observations

Functional Component

5.13 - The fuel meter was installed and was observed to be in satisfactory condition. All of the fuel lines installed were not visible for inspection.

Fuel Piping Observations

Observation or Exception

5.14 - 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.

Water Heater

Water Heater Location

Information or Description

5.15 - There is a water heater located in the interior. As a precautionary measure, a carbon monoxide detector is recommended close to the unit.

Water Heater Capacity

Information or Description

5.16 - The capacity of the water heater unit is 19 gallons.

Water Heater Straps

Suggested Immediate Attention

5.17 - Seismic straps were not installed at this water heater. Water heaters in seismic zones should be anchored or strapped at the upper and lower 1/3 portions of the unit with proper straps to resist movement during earthquake conditions.

Water Heater TPR & Drain

Suggested Immediate Attention

5.18 - There was no TPR (temperature pressure relief) valve was installed on the water heater. This may be due to the year the structure was built. The Installation of the TPR valve, as well as the appropriate drain line, is recommended for safe distribution of high temperature water in the instance of over pressurization of the water tank.

Water Heater Water Shut-off & Connectors

Observation or Exception

5.19 - The water connectors at the gas water heater are a rigid type and for seismic safety reasons, should be replaced with safer flexible ones.

General Comments

Substandard Condition

5.20 - The water heater makes direct contact with the drywall. This unit is suggested, in accordance to local building standards, to maintain a minimum clearance from the drywall material. For a more in-depth examination of this condition, we suggest further assessment and advice by a qualified plumbing contractor prior to the close of this escrow.

Section 6.0 - Electrical

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 residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility. However, we typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996. Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. However, inasmuch as arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically recommend installing them at every circuit as a prudent safety feature.

Electrical Service Panel

General Comments

Information or Description

6.1 - Note: The use of infrared to detect anomalies within the main service or remote sub panels is not 100% accurate. At the time of the inspection, the load imposed onto this panel and circuits is generally not sufficient enough to detect heat within the circuits. As a result, we suggest the buyer have the panel re inspected after the close of escrow and with a significant load placed onto the electrical panel(s).

Receptacles

Interior Receptacles

Observation or Exception

6.2 - Although the installation of Ground Fault Circuit Interrupter (GFCI - a safety device for outlets on islands, 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.

Although these outlets may be used for small tools and appliances, they 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, GFI's must be installed even though the structure may not have been equipped with GFI receptacles when it was initially constructed.

In the event receptacles in the bathrooms, kitchen or any area where water is present are replaced, the new receptacle must be installed as a GFI, no exceptions.

Section 7.0 - Interior

In accordance with state or industry standards, our inspection of the interior of the living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a geologist or a structural engineer. Similarly, there are a number of environmental pollutants that can contaminate a home, such as asbestos, carbon monoxide, radon, and a variety of molds and fungi that require specialized testing equipment, which is beyond our expertise and the scope of our service. There are also lesser contaminants, such as odors that are typically caused by moisture penetrating concealed slabs, or those caused by household pets. And inasmuch as the sensitivity to such odors is not uniform, we recommend that you make this determination for yourself, and particularly if domestic pets are occupying the premises, and then schedule whatever service may be deemed appropriate before the close of escrow.
In accordance with state or industry standards, our inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. We evaluate windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress, but we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies.

Doors

Entry Door(s)

Functional Component

7.1 - The aluminum store front doors are in acceptable condition.

Interior Doors

Observation or Exception

7.2 - There were doors which were blocked and therefore not tested. Moving the occupant's belongings is beyond the scope of this inspection and therefore not practiced.

7.3 - The interior doors were functional with signs of moderate wear and tear common for the age of this structure. Such wear and tear may include, but not limited to discoloration, loose and missing hardware, repairs or patches, holes/cracks in doors, difficulty latching and rubbing at the floor or frame. Many of the passive vents installed into the doors were covered. These vents allow for ventilation as well as allowing conditioned air to move throughout the structure.

7.4 - The door to the vault is not within the scope of this inspection.

Exterior doors

Observation or Exception

7.5 - The exterior store front and solid doors were in generally good condition and were functional. We did not observe emergency exit signage above the doors, nor capacity signage.

Windows

Window Material(s)

Information or Description

7.6 - The windows are constructed of wood.

Window Observations

Observation or Exception

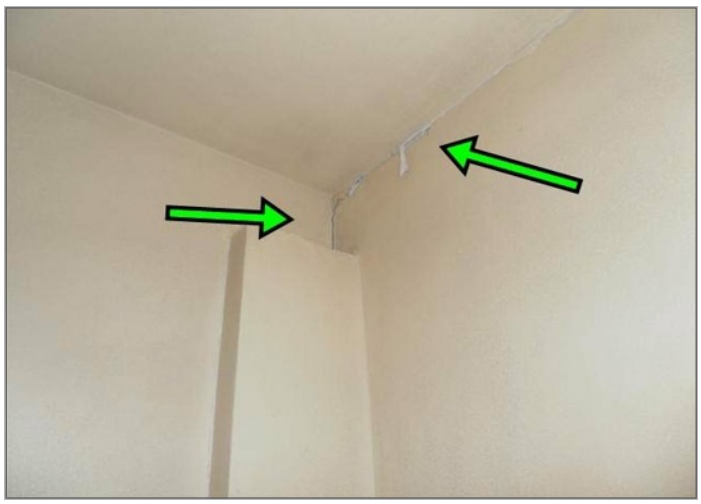
7.7 - The windows present were fixed and non operational. We did observed what appears to be moisture staining and possible intrusion at various window sills and frames.

Walls

Wall Covering Observations

Observation or Exception

7.8 - 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.



7.9 - There is efflorescence, or salt-crystal formations, at the north east office on the walls. Such efflorescence is relatively common and is activated by moisture, possibly from the exterior side, but usually has only a cosmetic significance. Stains at floor level were also noted in these areas, which may also suggest the presence of moisture, possibly from the exterior side. For this condition, we suggest a more in-depth examination, including any potential repairs. We suggest further assessment and advice by a qualified general contractor prior to the close of this escrow.

Information or Description

7.10 - The interior walls were not completely visible for inspection due to the occupant's belongings blocking full view. A careful inspection or re inspection by Mazza Inspections is recommended prior to the close of escrow.

Ceilings

Ceiling Observations

Substandard Condition

7.11 - The drop ceiling T-bar tiles were loose / missing in various locations. There were also, many T-bar tiles which were replaced in various locations.

Observation or Exception

7.12 - Moisture staining was observed on the ceiling in the rear southeast office at the time of the inspection. This may suggest a prior/current leak - further investigation may be desirable. We recommend the further review, advice and services of a general contractor. No leaking noted at the time of the inspection.

Floors

Flooring Observations

Observation or Exception

7.13 - The interior flooring showed signs of typical wear and tear, which may or may not include what is typically considered normal wear and tear for example; chips / cracks / scratches in vinyl, wood or tile, loose, torn damaged missing, and or soiled carpet. Repair or replacement is recommended for esthetic purposes only. Note: In cases where furnishings / occupant's belongings blocked full view of the interior walls we recommend doing a careful check on your final walk-through.

7.14 - The VCT flooring located in the front north room showed signs of possible wear as a result of efflorescence or moisture from below the tiles.

Information or Description

7.15 - The interior floors were not completely visible for inspection due to the occupant's belongings blocking full view. A careful inspection is recommended prior to the close of escrow.

Smoke Detectors

Fire suppression

Observation or Exception

7.16 - The fire suppression system is not within the scope of this inspection and, is therefore, suggested to be evaluated by a professional in this field.

Attic

General Comments and Description

Information or Description

7.17 - In accordance with industry standards, we will not attempt to enter an attic that has less than thirty-six inches of headroom, is restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we will inspect the attic as best we can from the access point. In evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test its composition for a specific identification. Also, we do not move or disturb any portion of the insulation, which may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

Attic Location

Information or Description

7.18 - The attic access were located in the men's bathroom and front west corridor closet.

Access

Information or Description

7.19 - The inspection from the attic was limited from the access hatch only. Our concern is walking in the attic area on the joists; there is a possibility of damaging the ceiling material.

Insulation

Information or Description

7.20 - The attic floor is insulated with approximately nine to twelve-inches plus of fiberglass insulation, only where it is visible. The insulation was, in our opinion excessive in some areas and should be evened out.

Framing

Functional Component

7.21 - The visible portions of the rafter joist framing is in acceptable condition where accessible or visible, and would conform to the standards of the year in which they were constructed.

Electrical

Observation or Exception

7.22 - All of the electrical connections could not be inspected due to the limited access and the inspectors vantage of the attic.

General Observations

Other

Functional Component

7.23 - The basin, located within the HVAC room, was functional.

Section 8.0 - Fireplace

We evaluate chimneys / fireplaces and their components in accordance with state or industry standards. There are a wide variety of chimneys, which represent an even wider variety of interrelated components that comprise them. However, there are three basic types, single-walled metal, masonry, and pre-fabricated metal ones that are commonly referred to as factory-built ones. Single-walled metal ones should not be confused with factory-built metal ones, and are rarely found in residential use, but masonry and factory-built ones are a commonplace. However, significant areas of all chimney flues cannot be adequately viewed during a field inspection, as has been documented by the Chimney Safety Institute of America, which reported in 1992: "The inner reaches of a flue are relatively inaccessible, and it should not be expected that the distant oblique view from the top or bottom is adequate to fully document damage even with a strong light." Therefore, because our inspection of chimneys is limited to those areas that can be viewed without dismantling any portion of them, and does not include the use of specialized equipment, we will not guarantee their integrity and recommend that they be video-scanned before the close of escrow.
Notice: Rule 445 adopted March 7th 2008 stipulates rules for the installation of, or the burning of solid fuel, wood burning fireplaces. We encourage all of our clients to read this rule as it sets forth guidelines for individuals who wish to install solid fuel fireplaces or specific dates and time frames for those who wish to burn solid fuel.
http://www.aqmd.gov/rules/reg/reg04/r445.pdf

Fireplace

Location

Information or Description

8.1 - The fireplace is located in the front northwest office.

Fireplace Type

Information or Description

8.2 - The fireplace is a masonry unit.

Refractory or Firebrick

Observation or Exception

8.3 - The grout between the firebricks was deteriorated or missing and should be re-pointed (replacement of the mortar between the bricks and flue) where needed to prevent further deterioration and evade further damage and cost as a result. We recommend the further review, advice and services of a masonry contractor.

Damper

Suggested Immediate Attention

8.4 - The damper in the chimney flue appears to be restricted by debris that has fallen behind it or otherwise, and should be serviced.

Fireplace Flue

Information or Description

8.5 - Inspection of the flue is limited to the visible and/or accessible components only. Examination of the accessible portions of the chimney flue, regarding the presence of cracks, misalignment, or any deterioration is beyond the scope of this inspection. Due to the limited view of the flue through the damper and not being able to view the flue through the top of the chimney, the condition of the entire flue cannot be commented upon and is, therefore, not within the scope of this inspection. If further assurances are wanted, it suggested to consult with a qualified technician prior to the close of escrow.

Glass Doors

Observation or Exception

8.6 - There are no glass doors installed on the fireplace.

Hearth Extension

Functional Component

8.7 - The hearth extension is in acceptable condition.

Fireplace Throat

Substandard Condition

8.8 - There appears to be missing mortar within /below the throat area of the firebox. This material is suggested to be replaced in order to reduce the potential for further deterioration or flame infiltration into cavities beyond the mortar. For a complete examination of this condition, including any potential repairs, we suggest further assessment by a professional masonry contractor prior to the close of escrow.

Section 9.0 - Kitchen

The kitchen inspection is a combination of visual and operational testing. Appliances are operated (if power is supplied) using normal operating controls. Calibrations to cooking systems or their efficiencies are not evaluated nor are predicted life expectancies given. Dishwashers can fail at any time due to their complexity. Dishwashers commonly fail at the pump and motor seals. We do not disassemble these units to inspect these components. Our inspection is limited to operating the unit on the "normal wash cycle" only. Our review is to determine if the system is free of any leaks and excessive visual corrosion. The inspection under the sink may be limited due to the occupants belongings.

Kitchen

Sink

Functional Component

9.1 - The kitchen sinks (both) were functional when tested.

Faucet

Functional Component

9.2 - The kitchen sink faucets (both) were functional, unless otherwise stated.

Section 10.0 - 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 leak-test shower pans on upper floors without consent of the representing agent, owners or occupants.

West Bathroom

Toilet

Functional Component

10.1 - At the time of the inspection the west bathroom toilet was in operational condition. No visible leaks were detected.

Sink - Faucet - Plumbing

Substandard Condition

10.2 - The sink faucet on the right side leaks in the west bathroom. Repairs may be as simple as replacing the washers if applicable. Repairs should be performed by an individual familiar with these types of appliances.

Ventilation

Substandard Condition

10.3 - The ceiling mounted heater did not produce heat when tested.

Shower

Functional Component

10.4 - The shower was operational when tested in the west bathroom. No visible leaks were detected. Because of the complexity of the installation of shower pans and the invisible potential latent defects, we do not test them. The test for showers is simply the running of the water for a minimum of thirty minutes and up to an hour. We check for leakage around the pan or on ceilings below pans however, water may pool behind the pan or between floors and may not become visible for hours or days after use and with repetitive use, these areas become saturated and then prone to leak.

Men's Restroom

General comments

Functional Component

10.5 - The men's restroom sink was functional, no leaking noted.

10.6 - The men's restroom floors, walls and mirrors were functional.

Suggested Immediate Attention

10.7 - The men's toilet was functional however, the flush valve leaked when tested.

Observation or Exception

10.8 - The steel partitions were in generally good condition with signs of cosmetic damage, however, the metal paper holder is loose and suggested to be serviced.

Women's Restroom

General Comments

Functional Component

10.9 - The steel partitions were in generally good condition.

10.10 - The women's restroom sink was functional, no leaking noted.

Suggested Immediate Attention

10.11 - The women's toilets were functional (2), however, the flush valve leaked on the west side unit when tested.

Observation or Exception

10.12 - The women's restroom floors, walls and mirrors were functional, however, cracked wall tiles were noted.