

SAMPLE COPY



831-275-0244

7ca a YfWU Property Inspection Report

Prepared exclusively for:

.....567 bWfdcfUHYX



8888 Main Street
Monterey, CA 93940
Inspection Date: 10/27/2015

If you are not the client listed within this report, please contact our office to discuss options to obtain a legal copy of this inspection. The contents of this report are for the sole use of the client named above and no other person or party may rely on this report for any reason or purpose whatsoever without the prior written consent of *Pro View Property Inspection*. Any person or party who chooses to rely on this report for any reason or purpose whatsoever without the express written consent of *Pro View Property Inspection* does so at their own risk and waives any claim of error or deficiency in this report. Pro View Property Inspection is not responsible to anyone other than the client named in this report.

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October 28, 2015

Joe Sample for ABC Incorporated

RE: 8888 Main Street
Monterey, CA 93940



Dear Joe Sample:

At your request, a visual inspection of the above referenced property was conducted by one or more of our certified property inspectors on March 3, 2014. This summary is an opinion based excerpt of significant defects from the attached report.

This summary and report are not intended to substitute nor be as thorough as a full home inspection report which is commonly completed prior the sale of a property. This report is not an insurance policy or warranty of service, thus no warranty is either expressed or implied.

It is the client's sole responsibility to read the *report* in its entirety.

SIGNIFICANT DEFECTS

This summary views a significant defect as an item that may cost more than \$1,000.00 to repair (when completed by a licensed contractor) or one that presents a significant threat of bodily injury during normal daily use.

[SC] **Safety Concern:** Conditions noted that may pose a hazard to humans and/or the building.

[FE] **Further Evaluation:** Conditions that warrant a full evaluation / correction by specialists in the appropriate trades.

[CR] **Correction Recommended:** Conditions noted in need of maintenance, repair, or replacement.

PROPERTY INFORMATION

GENERAL OBSERVATIONS, SPECIAL RECOMMENDATIONS & CONDITIONS

2.11 GENERAL OBSERVATIONS

[NOTE] Several of the suites were in various levels of remodeling, with open ceilings, doors and panels removed and electrical undergoing changes.

2.12 IMPORTANT RECOMMENDATIONS

[FE] Accessibility, a significant and potentially costly feature of a building is outside the scope of this inspection. We highly recommend a separate inspection by a Certified Access Specialist. More about the program, how a voluntary inspection can benefit a property owner and a list of inspectors can be found at the California State Architect's site <http://www.dgs.ca.gov/dsa/Programs/programCert/casp.aspx>

[NOTE] **Any anticipated changes to buildings should be researched for cost/code requirement impacts with the local jurisdiction. Even the changing 10% of lighting can initiate a large and costly list of further require changes and updates.**

[CR] The wood siding at the left, right and rear sides of the building was in poor condition. The material exhibited nails popping from the siding, open gaps between the boards, curling and lifting out of place. We recommend further evaluation and correction by a licensed and qualified general contractor.

[FE] In excess of 24 heat pumps were noted within the building. We were unable to locate and inspect each unit.

[SC] Safety Concern [FE] Further Evaluation [CR] Correction Recommended [RU] Recommended Upgrade

Fully evaluate or correct prior to the end of the inspection contingency period to be informed regarding extent, scope and costs involved with repairs.

Although all indications were that they were working, we recommend an evaluation by a heating contractor (or the company that has been servicing them to date, as they have historical knowledge).

[FE] We observed items at the roof that require further evaluation and correction by a roofing contractor. Upon leaving the property we noted that one was preparing to inspect the roof. This (our) report should be considered INCOMPLETE without fully reviewing their report.

[FE] Tenants reported to us that at some point in the not distant past a condition took place at the roof which put smoke, or fumes into the building. We recommend questioning the building/maintenance manager as to the accuracy of those statements, the nature of the condition, and what action was taken by whom.

FOUNDATION, BASEMENTS AND UNDER-FLOOR AREAS

FOUNDATION SYSTEM

3.10 SLAB

[CR] Damage/deterioration (spalling) was noted in the concrete foundation at the front. This condition is related to moisture and rusting (expansion) of metal structures in the concrete too near the surface, resulting in damage to the foundation over time. **We recommend correction by a licensed and qualified masonry contractor.**



EXTERIORS

ATTACHED DECKS, PORCHES, PATIOS, BALCONIES, STAIRWAYS AND THEIR ENCLOSURES, HANDRAILS AND GUARDRAILS

4.16 GUARDRAILS

[SC] The guardrail(s) for the deck at the rear and porch at the front may have met the building standards at the time of construction, however, the wide spaces between the balusters are a hazard for small children. Modern construction guidelines typically state that a "4 inch sphere" should not pass between the balusters. While upgrading may not be required, additional measures for child safety like netting or some other means is strongly recommended.



PLUMBING

WATER HEATING UNIT:

7.21 SEISMIC BRACING

[SC] The unit did not have two straps securing it in place. Units with fewer than two straps are not properly secured against seismic activity.

ELECTRICAL

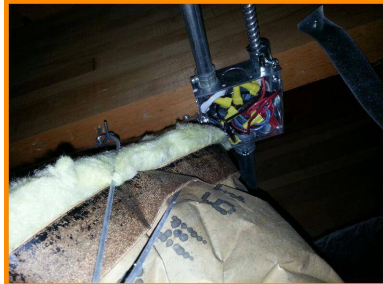
CIRCUIT WIRING

8.16 CIRCUIT WIRING

[SC] There were electrical wiring ends/connections that were not contained in approved electrical junction boxes in/at the attic of the unit 102, between 200 and 201. All electrical wiring ends/connections should be contained in approved, covered and accessible junction boxes. This is a potential fire/shock hazard.



[SC] Junction-box cover plates were missing in/at the attic of 102, 107 and the upper left hall. This condition is a shock / electrocution hazard due to exposed electrical components; all electrical junction boxes should have an approved spark-proof cover. This is a potential fire hazard.



RECEPTACLES/OUTLETS

8.17 EXTERIOR PORTIONS OF RECEPTACLE(S)/OUTLET(S)

[SC] There were scorched receptacles in/at 240. Electrical deficiencies are a potential shock/fire hazard.

8.19 GFCI DEVICE(S)

[SC] The accessible receptacles in/at the lavatories were not GFCI protected. Although they may not have been required at these locations at the time of construction, GFCI protection devices are low cost and minimize the potential for electrocution; this condition is a safety hazard.

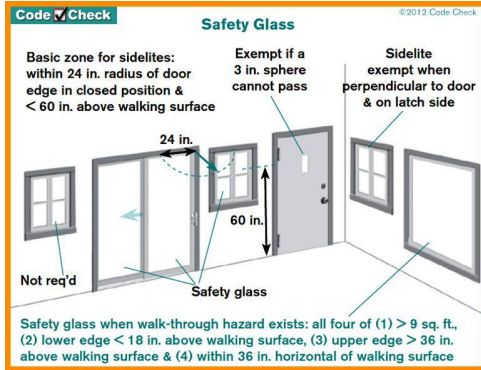
[SC] The GFCI device in/at the kitchen of 240 was found in the "tripped" position and failed to reset. This condition could be caused by a dangerous electrical condition or a defective GFCI device, both increase the potential for electrocution; this condition is a safety hazard.

OUTSIDE THE SCOPE OF A COMMERCIAL INSPECTION

OUTSIDE THE SCOPE OF THE STANDARDS OF PRACTICE (Comments included as a courtesy)

11.1 SAFETY GLASS

[SC] There were no visible safety glass markings on the glass in 107, 200A . Glass in these locations should be the safety type to minimize the potential for harm if it were broken (breaks into small pieces instead of shards). The glass should be confirmed as safety type or upgraded for safety reasons.



11.3 PEST/RODENT

[FE] We observed evidence at the rear deck that suggests the need for a full pest inspection. We recommend a pest (termite) inspection.



Remember, other items are noted in the entire inspection report and should receive attention. Thank you for selecting us for this Property Maintenance Inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

Pro View Property Inspection, LLC
www.proviewpi.com

INSPECTION INFORMATION

CLIENT & SITE INFORMATION

1.1 LOCATION	8888 Main Street Monterey, CA 93940.
1.2 DATE/TIME	Date: 10/27/2015 Time: 8:00 AM.
1.3 FILE NUMBER	File # 13441.
1.4 CLIENT NAME	Joe Smith/ABC Incorporated.
1.5 BUYER'S AGENT	Richard Smith Mitchell & Associates.
1.6 LISTING AGENT	Richard Smith Mitchell & Associates.
1.7 ATTENDING	Buyer's agent.
1.8 WEATHER & SOIL	Clear, 50-60 degrees, and the ground was dry.

COMPANY/ INSPECTOR INFORMATION

1.9 COMPANY	Pro View Property Inspection, LLC 1172 South Main St., Suite 277 Salinas, CA 93901 831-275-0244 proviewpi@gmail.com www.proviewpi.com .
1.10 INSPECTED BY	Dave Bigham: <ul style="list-style-type: none">• Certified CREIA Inspector #0155461 (California Real Estate Inspection Association)• FEMA Seismic Assessor (California Earthquake Authority, Federal Emergency Management Agency)• CREIA Certified Trainer (California Real Estate Inspection Association)• Certified Fireplace & Chimney Inspector, #FCI-264 (Fire Investigation Research & Education Service, National Fireplace Institute)• Certified Residential Thermographer, #2014053106 (Monroe Infrared Technology)• Registered Hearth Advisor (Fire Investigation Research & Education Service)• Certified Residential Fire Safety Inspector, #1216 (National Institute of Fire and Safety Training)• Certified Tile Roof Installer (Tile Roofing Institute) Tony Espinoza: <ul style="list-style-type: none">• Certified CREIA Inspector #0155189 (California Real Estate Inspection Association)• Registered Hearth Advisor (Fire Investigation Research & Education Service)• Certified Residential Thermographer, #201506271019 (Monroe Infrared Technology)• Certified Roof Inspector, #1109 (National Roof Certification Inspection Association)• Certified Tile Roof Installer (Tile Roofing Institute)• Certified Professional Inspector, #NACHI12060807 (International Association of Certified Home Inspectors)

IMPORTANT INFORMATION & RECOMMENDATIONS

1.11 IMPORTANT INFORMATION	The following confidential report for the client named herein is based upon a visual examination taken from the above address at the date and time indicated exclusively for the client listed above. Acceptance of this report by mail, e-mail or in-person constitutes agreement with the policies and exclusions included herein, within the signed inspection agreement of the above client and in the California Real Estate Inspection Association (CREIA) Standards of Practice (SOP), a copy of which is
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available at no charge by contacting this office or by visiting www.creia.org.

This inspection and report is not intended for substituted disclosure purposes or transfer to another client and use as such is prohibited without written permission of Pro View Property Inspection. This inspection is designed to identify the general attributes and deficiencies (performance, not design) of this property as defined by CA B&P Code 7195-99. Our primary concerns are systems or components needing immediate major repair and visible safety issues. Major repair is defined as repair that would cost \$1,000 or more. However, as a courtesy, minor repair items will be reported when observed. This inspection will help minimize risk, but cannot eliminate the risks involved in purchasing real estate. Should you have any questions regarding this report, please do not hesitate to call this office.

The scope of this inspection and its limitations are outlined in the Inspection Agreement, the CREIA SOP mentioned above and to items mentioned in this report which were readily accessible at the time of inspection. This inspection report is not intended to be a technically exhaustive study of every component, but to reveal obvious major deficiencies of this property. This written report does not constitute a warranty, guarantee, or insurance policy of any kind whatsoever.

No disassembly or intrusive testing is performed, unless expressly authorized in advance. No furniture or personal belongings are relocated during the inspection. No warranty of any kind is implied or intended with the issuance of this report. If desired, contact your real estate agent for information about home warranty policies available through private companies.

No intention is made to require the seller to provide these corrections or make this property comply with all applicable laws prior to the close of escrow.

If any repairs are to be accomplished, we suggest a re-inspection by this firm to verify that such corrections have been performed to acceptable standards.

It is often difficult to define, in precise terms, the condition of the subsurface portions of any structure. This is especially true with only limited investigation. Hidden defects may exist and could be encountered during repair work and remodeling. Conclusions and recommendations presented herein are partly based on evaluations gathered from evidence visible, partly on experience, and partly on professional judgment and education. Therefore, the conclusions and recommendations provided herein should be considered "advice".

REPORTING CONDITIONS & DEFINITIONS

- 1.12 INSPECTION COMMENTS** This report has identified a number of *conditions* with the *systems* or *components* of *systems* as needing correction and/or further evaluation. These *conditions* are preceded by one of the following abbreviations [SC], [FE], [CR] and [RU]. Each abbreviation is defined below. Some *conditions* may have hidden damage unseen at the time of the inspection.
- We recommend that all conditions identified in this report be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods prior to the close of inspection contingencies so you are fully informed regarding extent, scope and potential costs involved with repairs.***
- 1.13 SAFETY CONCERNS** [SC] **Safety Concerns:** Conditions noted that may pose a safety hazard to humans, the building or both. These conditions warrant further evaluation and corrections by a specialist in the appropriate trade.
- 1.14 FURTHER EVALUATION** [FE] **Further Evaluation:** Conditions noted that warrant a full evaluation and/or correction by specialists in the appropriate trades.
- 1.15 CORRECTIONS** [CR] **Corrections Recommended:** Conditions noted in need of maintenance, repair, or

RECOMMENDED

replacement. We recommend that all corrections be made by specialists in the appropriate trades.

1.16 **RECOMMENDED UPGRADE** [RU] **Recommended Upgrade:** Systems or components either not available or improved since the building was constructed.

1.17 **NOTE** The term [NOTE], where used in this report was designed to draw your attention to a specific condition or component of a system. While corrective action may not be warranted, we felt it was important that you be aware of its existence.

PROPERTY INFORMATION

BUILDING CHARACTERISTICS

<p><u>2.1 YEAR BUILT</u> 1999.</p>	<p><u>2.2 CONSTRUCTION</u> Frame.</p>	<p><u>2.3 BUILDING TYPE</u> Commercial - Office.</p>	<p><u>2.4 APPROX SQ FOOTAGE</u> 8,000</p>
<p><u>2.5 MAIN ENTRY FACES</u> North.</p>	<p><u>2.6 STORIES</u> 2 (3 at the rear)</p>	<p><u>2.7 GARAGE</u> Carport.</p>	<p><u>2.8 FOUNDATION</u> Concrete slab on grade.</p>
<p><u>2.9 UTILITIES</u> All utilities on.</p>	<p><u>2.10 BUILDING STATUS</u> Occupied: Access to some items restricted. Such items/locations are excluded from this report.</p>		

GENERAL OBSERVATIONS, SPECIAL RECOMMENDATIONS & CONDITIONS

2.11 **GENERAL OBSERVATIONS** [NOTE] Several of the suites were in various levels of remodeling, with open ceilings, doors and panels removed and electrical undergoing changes.

2.12 **IMPORTANT RECOMMENDATIONS** [FE] Accessibility, a significant and potentially costly feature of a building is outside the scope of this inspection. We highly recommend a separate inspection by a Certified Access Specialist. More about the program, how a voluntary inspection can benefit a property owner and a list of inspectors can be found at the California State Architect's site <http://www.dgs.ca.gov/dsa/Programs/programCert/casp.aspx>

[NOTE] **Any anticipated changes to buildings should be researched for cost/code requirement impacts with the local jurisdiction. Even the changing 10% of lighting can initiate a large and costly list of further require changes and updates.**

[CR] The wood siding at the left, right and rear sides of the building was in poor condition. The material exhibited nails popping from the siding, open gaps between the boards, curling and lifting out of place. We recommend further evaluation and correction by a licensed and qualified general contractor.

[FE] In excess of 24 heat pumps were noted within the building. We were unable to locate and inspect each unit. Although all indications were that they were working, we recommend an evaluation by a heating contractor (or the company that has been servicing them to date, as they have historical knowledge).

[FE] We observed items at the roof that require further evaluation and correction by a roofing contractor. Upon leaving the property we noted that one was preparing to inspect the roof. This (our) report should be considered INCOMPLETE without fully reviewing their report.

[FE] Tenants reported to us that at some point in the not distant past a condition took

place at the roof which put smoke, or fumes into the building. We recommend questioning the building/maintenance manager as to the accuracy of those statements, the nature of the condition, and what action was taken by whom.

FOUNDATION, BASEMENTS AND UNDER-FLOOR AREAS

A. Items to be Inspected :

1. Foundation system
2. Floor framing system
3. Under-floor ventilation
4. Foundation anchoring and cripple wall bracing
5. Wood separation from soil
6. Insulation

B. The inspector is not required to:

1. Determine size, spacing, location or adequacy of foundation bolting and bracing components or reinforcement systems
2. Determine the composition or energy rating of insulation materials.

We recommend that all conditions identified in this report be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow or settlement.

- [SC] Safety Concern: Conditions noted that may pose a hazard to humans and/or the building.
- [FE] Further Evaluation: Conditions that warrant a full evaluation / correction by specialists in the appropriate trades.
- [CR] Correction Recommended: Conditions noted in need of maintenance, repair, or replacement.
- [RU] Recommended Upgrade: Systems or components not available or improved since the building was constructed.

FOUNDATION INFORMATION

<p><u>3.1 FOUNDATION TYPE(S)</u> Concrete slab on grade.</p>	<p><u>3.2 FOUNDATION ACCESS</u> Concrete slab on grade, no access</p>	<p><u>3.3 INSPECTION METHOD</u> Observed the visible portions from the exterior</p>	<p><u>3.4 FLOOR FRAMING</u> Not Applicable.</p>
<p><u>3.5 UNDER FLOOR VENTILATION</u> Not Applicable.</p>	<p><u>3.6 ANCHORING</u> Couldn't Verify.</p>	<p><u>3.7 CRIPPLE WALL BRACING</u> Not Applicable.</p>	<p><u>3.8 WOOD SEPARATION FROM SOIL</u> Wood to soil Contacted was observed.</p>
<p><u>3.9 INSULATION</u> Not Applicable.</p>			

FOUNDATION SYSTEM

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3.10 SLAB

[CR] Damage/deterioration (spalling) was noted in the concrete foundation at the front. This condition is related to moisture and rusting (expansion) of metal structures in the concrete too near the surface, resulting in damage to the foundation over time. **We recommend correction by a licensed and qualified masonry contractor.**



WOOD SEPARATION FROM SOIL

3.11 FRAMING / CLADDING

[CR] The exterior cladding was in contact with the soil at the left. This condition is conducive to moisture related damage and deterioration. A four to six inch separation should be maintained to minimize the potential for damage due to moisture wicking from the soil into the framing members.



EXTERIORS

A. Items to be inspected :

1. Surface grade directly adjacent to the *buildings*
2. Doors and windows
3. Attached decks, porches, patios, balconies, stairways, and their enclosures, handrails, and guardrails
4. Wall cladding and trim
5. Portions or walkways and driveways that are adjacent to the *buildings*

B. The inspector is not required to:

1. Inspect door or window screens, shutters, awnings, or security bars
2. Determine whether a building is secure from unauthorized entry
3. Inspect fences or gates or operate automated door or gate openers or their safety devices
4. Use a ladder to inspect systems or components

We recommend that all conditions identified in this report be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow or settlement.

- [SC] **Safety Concern:** Conditions noted that may pose a hazard to humans and/or the building.
- [FE] **Further Evaluation:** Conditions that warrant a full evaluation / correction by specialists in the appropriate trades.
- [CR] **Correction Recommended:** Conditions noted in need of maintenance, repair, or replacement.
- [RU] **Recommended Upgrade:** Systems or components not available or improved since the building was constructed.

EXTERIOR INFORMATION

4.1 DOOR(S)

Swinging entry door(s):
Metal.

4.2 WINDOW(S)

Material: Metal.
Pane: Single-pane
(non-thermal) windows were

4.3 PORCHES

Concrete.

4.4 STAIRWAYS/STEPS

Concrete.

present.

4.5 GUARDRAILS

Wood.

4.6 HANDRAILS

Metal.

4.7 WALL CLADDING

Wood.

4.8 EXTERIOR TRIM

Wood.

4.9 PARKING LOT(S)

Asphalt.

4.10 WALKWAY(S)

Concrete.

4.11 SITE GRADING

Hill site sloping down to the front.

4.12 SITE DRAINAGE

Underground drainage.

4.13 ITEMS NOT

INSPECTED

Items greater than 25 feet from the building.

SURFACE GRADE DIRECTLY ADJACENT TO THE BUILDINGS

4.14 SITE DRAINAGE

[CR] No drains were observed at exterior front right. This condition left uncorrected can result in the ponding of water and moisture intrusions and deterioration.



ATTACHED DECKS, PORCHES, PATIOS, BALCONIES, STAIRWAYS AND THEIR ENCLOSURES, HANDRAILS AND GUARDRAILS

4.15 PORCHES

[SC] The entry/porch expansion-joint materials were damaged/deteriorated/missing at the front. The voids created by this condition is a trip/safety hazard.



4.16 GUARDRAILS

[SC] The guardrail(s) for the deck at the rear and porch at the front may have met the building standards at the time of construction, however, the wide spaces between the balusters are a hazard for small children. Modern construction guidelines typically state that a "4 inch sphere" should not pass between the balusters. While upgrading may not be required, additional measures for child safety like netting or some other means is strongly recommended.



WALL CLADDING AND TRIM

4.17 CLADDING (SIDING)

[CR] The nails were popping and the wood cladding was loose/damaged at the left, right and rear. These conditions are conducive to moisture intrusion and deterioration of the building materials.

[CR] Outside corners of the cladding were open at the left and right. This condition is conducive to moisture intrusion and deterioration of the building materials.

[CR] The wood cladding finish at the left, right and rear appeared worn/weathered/aging. Continued use in this condition without maintenance may lead to moisture related damage and deterioration of the building materials.

[CR] Gaps were present at the board ends of the wood cladding at the left, right and rear. This condition is conducive to moisture intrusion and deterioration of the building materials.



PORTIONS OF THE WALKWAYS AND DRIVEWAYS THAT ARE ADJACENT TO THE BUILDINGS

4.18 PARKING LOT(S)

[NOTE] Cracks noted in the parking lot at the front. No evidence of movement, separation, heaving or uneven surfaces observed during the inspection.

OUTSIDE THE SCOPE OF THE STANDARDS OF PRACTICE (Comments included as a courtesy)

4.19 RETAINING WALL(S)

[FE] Retaining walls are outside the scope of the inspection and are not inspected. We recommend consulting with a specialist regarding this system.



[CR] Moisture damage was noted at the wood framed planters at front. This condition can be expected to continue as the units were made of wood and not masonry.



4.20 FENCING/GATE(S)

[CR] The wood fencing was damaged/deteriorated to the enclosure at the front. Repairs may extend the useful life of the fencing, but replacement may be necessary.



ROOF COVERINGS

A. Items to be inspected :

1. Covering
2. Drainage
3. Flashings
4. Penetrations

B. The inspector is not required to:

1. Walk on the roof surface if in the opinion of the inspector there is risk of damage or a hazard to the *inspector*
2. Warrant or certify that roof *systems, coverings or components* are free from leakage

We recommend that all conditions identified in this report be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow or settlement.

[SC] Safety Concern: Conditions noted that may pose a hazard to humans and/or the building.

[FE] **Further Evaluation:** Conditions that warrant a full evaluation / correction by specialists in the appropriate trades.
 [CR] **Correction Recommended:** Conditions noted in need of maintenance, repair, or replacement.
 [RU] **Recommended Upgrade:** Systems or components not available or improved since the building was constructed.

Our inspection of the roof is a visual observation of its condition on the day of the inspection and is not a certification inspection nor a leak free guarantee. Such roof certification inspections should be performed by a licensed roofing contractor.

ROOF INFORMATION

5.1 INSPECTION METHOD

Walked the accessible roof(s).

5.2 COVERING

Built-up with a rock surface.

5.3 LAYERS

There were an undetermined number of layers.

5.4 DRAINAGE

Integral [built into the roof]

5.5 SKYLIGHTS

Present.

COVERING

5.6 VIEW

[CR] The access ladder to the roof was loose. Correction should be made before the condition is exacerbated and becomes a safety hazard.



Loose Bolt

5.7 LOW-SLOPE ROOF

[FE] **Due to observations noted at the roof we recommend a full evaluation by a licensed and qualified roofing contractor.**



[CR] Areas of the low slope roof need maintenance. Routine roof maintenance can reduce the risk of moisture intrusion/deterioration and may extend the roofs useful life.

[FE] The sun had burned through the low slope roofing material at the left and right. This condition is conducive to moisture intrusion and damage to the building components.

[FE] The protective gravel/rocks were loose and displaced and the water-proofing materials of the low slope roofing were exposed to the weather. This condition is conducive to roofing material burn-out from the suns UV rays and moisture intrusion/deterioration.

[CR] Debris has accumulated on the roof. This

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condition restricts roof-water runoff and is conducive moisture intrusion and damage to the building components.

[FE] The low slope roof showed signs of damaged areas at a number of areas on the roof. These conditions are conducive to moisture intrusion and damage to the building components.



Damage

ATTIC/ROOF FRAMING

A. Items to be inspected:

1. Framing
2. Ventilation
3. Insulation

B. The inspector is not required to:

1. Inspect suspended ceiling systems or remove suspended ceiling panels
2. Inspect mechanical attic ventilation systems or components
3. Determine the composition or energy rating of insulation materials

We recommend that all conditions identified in this report be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow or settlement.

- [SC] **Safety Concern:** Conditions noted that may pose a hazard to humans and/or the building.
- [FE] **Further Evaluation:** Conditions that warrant a full evaluation / correction by specialists in the appropriate trades.
- [CR] **Correction Recommended:** Conditions noted in need of maintenance, repair, or replacement.
- [RU] **Recommended Upgrade:** Systems or components not available or improved since the building was constructed.

ATTIC AREA AND ROOF FRAMING INFORMATION

6.1 ATTIC ACCESS(S)

Random sampling of locations

6.2 INSPECTION METHOD

Viewed from the interior of the drop ceiling.

6.3 ROOF FRAMING

Conventional framing.

6.4 ROOF SHEATHING

Not Visible.

6.5 INSULATION

Fiberglass batts.

6.6 VENTILATION

None.

FRAMING

6.7 STAINING

[FE] Dry moisture stains were noted on the attic framing in the attic of 240 (adjacent to rear wall). Continued use in this condition without locating and correcting the source and any damaged materials may lead to additional damage.



Stains - Framing and Drop Ceiling

PLUMBING

A. Items to be inspected:

1. Water supply piping
2. Drain, waste and vent piping
3. Faucets and fixtures
4. Fuel gas piping
5. Water heaters
6. *Functional flow and functional drainage*

B. The inspector is not required to:

1. Fill any fixture with water, inspect overflow drains or drain stops or evaluate backflow devices or drain line cleanouts
2. Inspect or evaluate water temperature balancing devices, temperature fluctuation, time to obtain hot water, water circulation or solar heating systems or components
3. Inspect whirlpool baths, steam showers or sauna systems or components
4. Inspect fuel tanks or determine if the fuel gas system is free of leaks
5. Inspect well or water treatment systems

We recommend that all conditions identified in this report be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow or settlement.

- [SC] **Safety Concern:** Conditions noted that may pose a hazard to humans and/or the building.
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PLUMBING INFORMATION

<u>7.1 MAIN WATER LINE</u> PVC piping.	<u>7.2 MAIN WATER SHUTOFF</u> Right side of the building.	<u>7.3 WATER PRESSURE</u> 100 - 110 PSI.	<u>7.4 WATER SUPPLY PIPING</u> Where visible: Copper and galvanized steel.
<u>7.5 DRAIN, WASTE AND VENT PIPING</u> Where visible: ABS black plastic and cast iron.	<u>7.6 FUEL GAS SHUTOFF</u> Front of the building and right sides of the building.	<u>7.7 FUEL GAS PIPING</u> Where visible: Galvanized steel.	<u>7.8 FUNCTIONAL FLOW</u> Adequate.
<u>7.9 FUNCTIONAL DRAINAGE</u> Adequate.	<u>7.10 SEWAGE EJECTION SYSTEM</u> Present		

DRAIN, WASTE, AND VENT PIPING

7.11 VENT PIPING

[CR] Plumbing vent pipes in the attic were open at front right of 210. This condition may allow sewer gases to escape into the interior of the building.



FAUCETS AND FIXTURES

7.12 FIXTURE FAUCET(S)

[CR] The sink faucet leaked at the handle(s) in/at the 11 were janitors cl 1 set. Even the smallest leaks can waste large amounts of water over time, and may lead to larger leaks if not resolved.

[CR] The sink faucet leaked at the handle(s) in/at the lower mens restroom. Even the smallest leaks can waste large amounts of water over time, and may lead to larger leaks if not resolved.

[CR] There was no hot water flow from the sink faucet in/at the kitchenette in 240. It is possible that the problem is with the faucet, but the condition may involve other components.



7.13 ENCLOSURE(S)

FUEL GAS PIPING

7.14 GAS METER & SHUTOFF-VALVE

[CR] The gas meter and shutoff-valve was in contact with the soil at the front side of the building. This condition is conducive to deterioration and restricts access for maintenance or emergencies.



WATER HEATING UNIT:

- 7.15 Unit Type: Water Heater.
- 7.16 Location: Lower janitors closet.
- 7.17 Size & Energy: 40 gallon / Electric.
- 7.18 Typical Service Life: 10-15 years
- 7.19 Approximate Date of Manufacture: 2015.
- 7.20 Brand Name: Rheem.

7.21 SEISMIC BRACING

[SC] The unit did not have two straps securing it in place. Units with fewer than two straps are not properly secured against seismic activity.



ELECTRICAL

A. Items to be inspected :

1. Service equipment
2. Electrical panels
3. Circuit wiring
4. Switches, receptacle, outlets, and light fixtures.

B. The inspector is not required to:

1. Inspect high voltage systems or components
2. Operate circuit breakers or circuit interrupters
3. Remove cover plates
4. Inspect de-icing systems or components
5. Inspect private or emergency electrical supply systems or components

We recommend that all conditions identified in this report be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow or settlement.

[SC] **Safety Concern:** Conditions noted that may pose a hazard to humans and/or the building.

[FE] **Further Evaluation:** Conditions that warrant a full evaluation / correction by specialists in the appropriate trades.

[CR] **Correction Recommended:** Conditions noted in need of maintenance, repair, or replacement.

[RU] **Recommended Upgrade:** Systems or components not available or improved since the building was constructed.

ELECTRICAL INFORMATION

8.1 SERVICE TYPE

Lateral (Underground).

8.2 DISCONNECT TYPE(S)

Circuit breakers.

8.3 CIRCUIT WIRING

Circuit material: Copper and was visible in the in the main and sub-panels.

Circuit types observed:
Non-metallic sheathed cable,
Metallic sheathed cable, and
conduit.

8.4 MAIN SERVICE RATING

120/208 volt system, 3 Phase
Lower left electrical room: 4
rated at 800 amperes.
Lower right electrical room: 1
rated at 800 amperes (11
between 100 and 400)

[SC] Safety Concern [FE] Further Evaluation [CR] Correction Recommended [RU] Recommended Upgrade

Fully evaluate or correct prior to the end of the inspection contingency period to be informed regarding extent, scope and costs involved with repairs.

8.5 MAIN PANEL GROUNDED

Driven rod into the earth.

8.6 RECEPTACLES

GROUNDED
Grounded.

8.7 GROUND FAULT CIRCUIT

INTERRUPT (GFCI)
Present.

8.8 ARC FAULT CIRCUIT

INTERRUPT (AFCI)
None.

ELECTRICAL PANELS: (Not Labeled)

8.9 IDENTIFICATION

Identification: None
Location: Lower electrical room

8.10 EXTERIOR

[SC] The panel itself was not labeled to identify it. All sub panels should be accurately labeled to allow the appropriate circuit to be shut off for maintenance or emergencies.

[SC] The protective dead-front cover of the panel was missing/removed. The words dead-front "means not electrically live or hot"; the cover should be present to protect or conceal the energized "live" electrical components within the panel. The missing/removed cover is a shock/electrocution hazard.



ELECTRICAL PANELS: HIC

8.11 IDENTIFICATION

Identification: HIC
Location: lower electrical room.

8.12 EXTERIOR

[SC] The dead-front cover of the electric panel was missing twist-outs/knock-outs at unused breaker slots. All openings in the cover should be filled/closed to minimize access by insects, rodents or unauthorized personnel.

ELECTRICAL PANELS: Overview

8.13 ACCESS

In excess of 24 electric sub-panels were present in the building. We performed a random sampling of panels in each areas.

8.14 EXTERIOR

[SC] A number of breakers in a panel at 107 were not labeled to identify their use. All circuit disconnecting devices should be accurately labeled to allow the appropriate circuit to be shut off for maintenance or emergencies.

[CR] Screws for a panel at 210 were stripped and would not allow access.

[SC] The screws for the dead-front cover of a panel at 250 were an improper/pointed type fastener. The sharp points of the screws may penetrate the protective insulation of the wires creating an electrical safety hazard.

8.15 INTERIOR

Overall the interior and exterior of the panels were in excellent condition and well installed.

CIRCUIT WIRING

[SC] Safety Concern [FE] Further Evaluation [CR] Correction Recommended [RU] Recommended Upgrade

Fully evaluate or correct prior to the end of the inspection contingency period to be informed regarding extent, scope and costs involved with repairs.

8.16 CIRCUIT WIRING

[SC] Electrical conduit was disconnected in/at the exterior right. This condition may compromise the equipment grounding feature and expose the conductors to damage.



[SC] Extension cord(s) and/or cord-type wiring was installed in a permanent manner in/at the sewage ejection room. Improper wiring is conducive to electrical deficiencies and is a potential fire hazard.



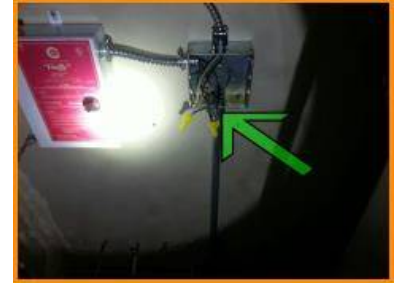
[SC] There were electrical wiring ends/connections that were not contained in approved electrical junction boxes in/at the attic of the unit 102, between 200 and 201. All electrical wiring ends/connections should be contained in approved, covered and accessible junction boxes. This is a potential fire/shock hazard.



[SC] Junction-box cover plates were missing in/at the attic of 102, 107 and the upper left hall. This condition is a shock / electrocution hazard due to exposed electrical components; all electrical junction boxes should have an approved spark-proof cover. This is a potential fire hazard.



Box too small for # wires?



RECEPTACLES/OUTLETS

8.17 EXTERIOR PORTIONS OF RECEPTACLE(S)/OUTLET(S)

[CR] There were receptacles which were in use but did not possess in-use weather-tight covers for exterior receptacle(s) at the roof. This condition exposes the electrical system to the elements of weather and/or lawn-sprinkler systems.

[SC] There were loose receptacles in/at the lower women's lavatory, in lower left hall, upper right hall, upper foyer, 106, 110, 200A, upper right break room near 260, 240 and 270. Electrical deficiencies are a potential shock/fire hazard.

[SC] Receptacle cover-plates were missing in the lower right hall, 100, 106, 110, 240, and 250. This condition exposes live electrical components and is a safety hazard; all switch junction boxes should have an approved spark-proof cover plate.

[SC] There were scorched receptacles in/at 240. Electrical deficiencies are a potential shock/fire hazard.



8.18 CIRCUITRY OF RECEPTACLE(S)/OUTLET(S)

[CR] There was no electrical power at the receptacle(s) in/at the lavatories. This condition may be an indication of defective circuit wiring; all receptacles should provide constant power unless switch operated for plug-in lamps/lights.

8.19 GFCI DEVICE(S)

[SC] The accessible receptacles in/at the lavatories were not GFCI protected. Although they may not have been required at these locations at the time of construction, GFCI protection devices are low cost and minimize the potential for electrocution; this condition is a safety hazard.

[SC] The GFCI device in/at the kitchen of 240 was found in the "tripped" position and failed to reset. This condition could be caused by a dangerous electrical condition or a defective GFCI device, both increase the potential for electrocution; this condition is a safety hazard.

CENTRAL HEATING AND COOLING

A. Items to be inspected :

1. Central Heating and cooling equipment
2. Energy source connections
3. Combustion air and exhaust vent systems
4. Condensate drainage
5. Conditioned air distribution systems

B. The inspector is not required to:

1. Operate heating, cooling, or ventilation equipment
2. Inspect heat exchangers or electric heating elements
3. Inspect radiant, solar, hydronic, or geothermal systems or components
4. Inspect electronic air filtering or humidity control systems or components
5. Inspect or review any equipment printouts or displays
6. Determine volume, uniformity, temperature, airflow, balance, or leakage of any air distribution system

We recommend that all conditions identified in this report be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow or settlement.

- [SC] **Safety Concern:** Conditions noted that may pose a hazard to humans and/or the building.
 [FE] **Further Evaluation:** Conditions that warrant a full evaluation / correction by specialists in the appropriate trades.
 [CR] **Correction Recommended:** Conditions noted in need of maintenance, repair, or replacement.
 [RU] **Recommended Upgrade:** Systems or components not available or improved since the building was constructed.

HEATING & COOLING UNIT: Ceilings

9.1 SYSTEM INFORMATION

Multiple units

System Type: "Heat Pump". An air-conditioning system that also generates heat when operated in reverse.
Air Duct Type: Plastic covered and insulated flexible ducting.
Unit Location: Drop ceilings
Brand Name: Climatamate.

HEATING & COOLING UNIT: Air Handlers

9.2 SYSTEM INFORMATION

System Type: Air handler
Filter Type: Disposable
Location: Left and right roofs.



9.3 ENERGY SOURCES & CONNECTIONS

[SC] The cover for the electrical switch was incorrect. Exterior switches and covers should be used to prevent electrical hazards

HEATING & COOLING UNIT: Cooling Tower

9.4 SYSTEM INFORMATION

System Type: Recold
Unit Location: roof

9.5 COOLING EQUIPMENT



13441 Inspection Date: 10/27/2015

[FE] Damage to the unit was observed.



[FE] Leaks and damage to the unit were noted. We recommend further evaluation and correction by a licensed and qualified heating & cooling contractor.



Leaks and Damage

HEATING & COOLING UNIT: Ductless

9.6 SYSTEM INFORMATION

System Type: "Split" ductless system - 2 units.

Air Duct Type: Ductless

Brand Name: Sanyo.

Unit Location: roof, left and right sides.

9.7 HEATING INFORMATION

9.8 COOLING EQUIPMENT





[CR] The insulation on the coolant lines adjacent to the condensing unit was deteriorated. This condition reduces the unit's overall performance.



BUILDING INTERIOR

A. Items to be inspected :

1. Walls, ceilings and floors.
2. Doors and windows
3. Stairways, handrails and guardrails

B. The inspector is not required to:

1. Inspect window or floor coverings
2. Operate or test smoke alarms or automated door safety devices
3. Determine adequacy of exiting
4. Use a ladder to inspect systems or components

We recommend that all conditions identified in this report be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow or settlement.

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BUILDING INTERIOR INFORMATION

[SC] Safety Concern [FE] Further Evaluation [CR] Correction Recommended [RU] Recommended Upgrade
Fully evaluate or correct prior to the end of the inspection contingency period to be informed regarding extent, scope and costs involved with repairs.

10.1 WALL(S)/CEILING(S)

Sheetrock and Acoustic-Drop.

10.2 FLOOR(S)

Carpet, tile, vinyl, and Linoleum.

10.3 INTERIOR DOOR(S)

Swinging doors. Material: Wood.

10.4 STAIRWAYS

2

10.5 SMOKE ALARMS -

LOCATIONS

Present.

10.6 FIRE

EXTINGUISHER(S)

Present.

10.7 FIRE SPRINKLERS

System present.

WALLS, CEILINGS, AND FLOORS

10.8 INTERIOR WALL(S) & CEILING(S)

[FE] Dry moisture stains were noted on the ceiling in 101, 102, 105, 201,200a, 240, 250, 270, upper left hall and in the break room near 260, . These may be old, thus we recommend inquiring with the current owner regarding the nature and history of these stains. Should they be current or uncorrected they could lead to additional damage. (In most locations we observed heat pumps in the ceiling at these same locations - but did not find any evidence of current leaking.)



DOORS AND WINDOWS

10.9 WINDOWS: OPERATION

[CR] Window(s) were difficult to open/close in the 105, 106, and 250. Continued use in this condition may lead to additional damage.

10.10 WINDOWS: DAMAGE

[NOTE] Dry moisture stains were noted in the window sill(s) in the interior (throughout). These are single pane, metal windows - these often sweat, a typical issue depending upon the weather. There is also the potential that this is a sign of leaking.



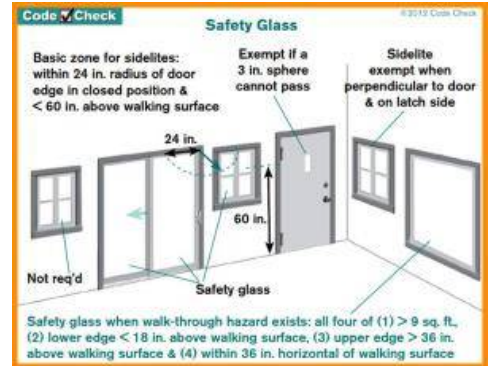
OUTSIDE THE SCOPE OF A COMMERCIAL INSPECTION

The following items are outside the scope of a Standard CREIA Commercial Inspection, but are noted here as a courtesy.

OUTSIDE THE SCOPE OF THE STANDARDS OF PRACTICE (Comments included as a courtesy)

11.1 SAFETY GLASS

[SC] There were no visible safety glass markings on the glass in 107, 200A . Glass in these locations should be the safety type to minimize the potential for harm if it were broken (breaks into small pieces instead of shards). The glass should be confirmed as safety type or upgraded for safety reasons.



[SC] 107 contained the older wire-embedded glass. This old-style glass is no longer considered adequate as safety-glass in locations subject to human-impact.



Unit 107

11.2 FIRE EXTINGUISHER(S)

[RU] We recommend the mounting of fire extinguishers in kitchens, laundry areas, utility rooms, garages and at least one at each level of the building. These can be life & structure saving devices.

11.3 PEST/RODENT

[FE] We observed evidence at the rear deck that suggests the need for a full pest inspection. We recommend a pest (termite) inspection.

