831-275-0244

Property Inspection Report

Prepared exclusively for:

Gina & Mike Sample

3233 Somewhere Terrace
Salinas, CA 93906
Inspection Date: 07/29/2026

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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SUMMARY OF INSPECTION

IMPORTANT: This Summary is ***NOT*** the entire report. The complete report includes additional information of concern to you.

September 25, 2026

Gina & Mike Sample

RE: 3233 Somewhere Terrace
Salinas, CA 93906

Dear Gina & Mike:

A visual inspection of the above referenced property was conducted by Dave Bigham, CCI on July 29, 2026. The report reflects the visual conditions of the property at the time of the inspection only. This summary is an opinion based excerpt of defects from the attached report and is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property, or the order in which any items in the report should be addressed.

This summary is NOT the entire report. It is the client's sole responsibility to read the report in its entirety, which contains additional information of concern.

We recommend that all conditions identified in this report be fully evaluated and/or corrected by specialists in the appropriate trade prior to the close of inspection contingencies so you are fully informed regarding extent, scope and potential costs involved with repairs.

Legend
[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.

Overview
Several issues of concern were noted at the roof. At a minimum corrections are necessary. Based on what we observed, we believe a full evaluation by a roofing contractor is in order to ensure you are fully informed of the roof condition and how much longer it may last.

The stairs at the rear of the building have a new guard. However we found that we could stand on the stairs and make the wobble and shake. Old deteriorating wood was present. These stairs likely require replacement. Due to the appliances, structure below them, this will involve more than simple replacement.

The water heater in the upper left unit requires correction. It appears that the unit was poorly installed and that a lack of combustion air exists, and the fuel gas vent may be venting back into the building due to a sizeable hole. A few other issues were noted at other water heaters.

A few discrepancies were observed at the electrical panels, and some corrections to circuit wiring is necessary in a few locations.

The building overall is older - so stairs and landings don't meet current safety requirements. This does not mean they must be changed, but we want to be sure you are aware of the associated hazards.

Due to observations at the two fireplaces, we recommend the upper right fireplace be cleaned and inspected by a fireplace inspector and that the lower apartment fireplace have a fireplace inspector verify it safe clearance from combustibles as recommended by the manufacturer.

All of the above items and more are covered in the body of the report.

[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

Thank you for selecting our firm to perform your inspection. If you have any questions regarding the inspection report, the property or this addendum, please feel free to call us.

Pro View Property Inspection, LLC
www.proviewpi.com

831-275-0244

INSPECTION INFORMATION

JOB / FILE

1.1 LOCATION

3233 Somewhere Terrace
Salinas, CA 93906.

1.2 DATE/TIME

Date: 06/03/2026
Start Time: 09:00
End Time: 13:00

1.3 FILE NUMBER

File # 20979.

1.4 CLIENT NAME

Gina & Mike Sample

1.5 LEGAL NOTIFICATION

If you are not the client listed above, 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.

1.6 BUYER'S AGENT

1.7 LISTING AGENT

COMPANY / INSPECTOR

1.8 COMPANY

Pro View Property Inspection, LLC
Mail: 1138 S. Main St. Salinas, CA 93901
Office@ProViewPI.com
831-275-0244
www.proviewpi.com.

1.9 INSPECTED BY

Dave Bigham:

- Certified CREIA Inspector #0155461 (California Real Estate Inspection Association)
- Certified CREIA Energy Assessor (California Real Estate Inspection Association)
- ASHI Inspector #259301 (American Society of Home Inspectors)
- Certified Deck Inspector (North American Deck and Railing Association)
- 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)

PROPERTY INSPECTIONS

1.10 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 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. Neither the inspection nor report are intended to provide a "punch list" of every item that may require cleaning, maintenance, repair or replacement. During the process of cleaning, moving, maintenance renovation or repair items should be anticipated to be found that are not in this report. Individuals performing work on the building should expect to find components and conditions that may be necessary or desirable to improve, maintain, repair or replace. This inspection will help minimize risk, but cannot eliminate the risks involved in purchasing real estate. No warranty of any kind is implied or intended with the issuance of this report.

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.

Environmental issues include, but are not limited to, asbestos, lead paint, lead contamination, mold, mildew, radon, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination, soil contamination, and Chinese drywall. We are not trained or licensed to recognize or analyze these materials. If one or more of these materials is thought to be present during the inspection or noted in this report, then a full evaluation should be conducted by a specialist in the appropriate trade.

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 a limited visual 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

1.11 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.

1.12 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.

1.13 FURTHER EVALUATION

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

1.14 CORRECTIONS RECOMMENDED

[CR] Corrections Recommended: Conditions noted in need of maintenance, repair, or replacement. We recommend that all corrections be made by specialists in the appropriate trades.

1.15 RECOMMENDED UPGRADE

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

1.16 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

For purposes of this report directions are established by facing the front door, assumed herein as the front of the building. We attempt to show the front of the building on the cover page.

Approximate year built and square footage is provided as a courtesy only and the accuracy of the information is not verified. It is provided to us by an agent, client or online resource. For further information regarding the age of the building, consult with the Authority Having Jurisdiction such as the city or county.

BUILDING CHARACTERISTICS

2.1 APPROX. YEAR BUILT
1935.

2.2 CONSTRUCTION
Frame.

2.3 BUILDING TYPE
Commercial - mixed use.

2.4 BUILDING STYLE

2.5 APPROX SQ FOOTAGE
857.

2.6 MAIN ENTRY FACES
West.

2.7 STORIES
Multi.

2.8 GARAGE
None.

2.9 FOUNDATION
Concrete slab on grade.

2.10 UTILITIES
All utilities on.

2.11 BUILDING STATUS
Partially vacant and partially occupied - Access to some items restricted. Such items/locations are excluded from this report.

2.12 POOL/SPA
None.

2.13 ATTENDING
Building Manager, Tenant(s), and Listing agent.

2.14 WEATHER & SOIL
Weather conditions during the inspection: Overcast, 50-60 degrees, and the ground was dry.

2.15 FRONT OF BLDG.
Facing Bldg From Street

SPECIAL RECOMMENDATIONS & OBSERVATIONS

2.16 RECOMMENDATIONS

[NOTE] We recommend the changing/cleaning of all furnace filters at the time of possession. This will improve air quality as well as the efficiency of the furnace.

[NOTE] Regular annual maintenance is necessary for every structure. Caulking around all windows, filling of all gaps at the exterior siding and trim, caulking of baths/lavatories, keeping all vegetation off of and away from the exterior siding.

[NOTE] Buildings built before 1985 may have products in them that contain some amounts of asbestos or lead, determining the presence of these products is beyond the scope of this report. Information related to

these products can be found in the "Homeowners Guide to Earthquake Safety" available through Real Estate Agents.

[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 changing 10% of lighting can initiate a large and costly list of further required changes and updates**.

2.17 IMPORTANT OBSERVATIONS & INFORMATION

[NOTE] Due to the volume of items in the kitchen of the sushi restaurant we were restricted in our observations of that location. This condition limits the inspection and such items/locations are excluded from this report.

FOUNDATION, BASEMENT AND UNDER-FLOOR AREAS

FOUNDATION INFORMATION

3.1 FOUNDATION TYPE(S)
Concrete slab on grade

3.2 FOUNDATION ACCESS
Concrete slab - None

3.3 INSPECTION METHOD
Observed visible portions from exterior & walked building interior

3.4 FLOOR FRAMING
Slab - Not Applicable.

3.5 UNDER FLOOR VENTILATION
Slab - Not Applicable.

3.6 ANCHORING
Slab - Couldn't Verify.

3.7 CRIPPLE WALL BRACING
Slab - Not Applicable.

3.8 WOOD SEPARATION FROM SOIL
No wood to soil contact observed

3.9 INSULATION
Slab - Not Applicable.

3.10 VAPOR RETARDER
Slab - Not Applicable

FOUNDATION SYSTEM

3.11 GENERAL CONDITIONS

[NOTE] The visible areas of the slab showed no signs of damage or distress.

EXTERIOR

EXTERIOR INFORMATION

4.1 DOOR(S)
Glass and Wood.

4.2 OVERHEAD DOOR(S)
None

4.3 WINDOW(S)
Pane: Combination single-pane/non-thermal and double-pane/thermal

4.4 DECKS, PORCHES, BALCONIES
Wood/Simulated Wood and Same Structure.

4.5 PATIO(S)
None.

4.6 PATIO COVER(S)
None.

4.7 STAIRWAYS/STEPS
Masonry. Wood/Simulated wood.

4.8 GUARDRAILS
Wood.

4.9 HANDRAILS

4.10 WALL CLADDING

4.11 EXTERIOR TRIM

4.12 DRIVEWAY(S)

Wood. Stucco and Veneer. Wood/Simulated wood. Asphalt.

4.13 SITE GRADING
Sloped Site.

4.14 SITE DRAINAGE
Surface.

SURFACE GRADE DIRECTLY ADJACENT TO THE BUILDINGS

4.15 LANDSCAPING

[CR] Planters at the front were not properly separated from the structure and contained soil in contact with the building materials and above the interior floors. This condition can allow the planters to act as moats, is conducive to moisture intrusions, deterioration and access for insects. Damage may exist which was not visible.



[CR] Vegetation was growing on the structure at the rear apartment. This condition limits the inspection, and is conducive to moisture intrusion/deterioration of the building components and provides ready access to rodents and insects.

DOORS AND WINDOWS

4.16 DOOR(S)

[CR] The exterior door was delaminating at the upper right rear. The door(s) may no longer be providing a good weather seal and the condition is conducive to moisture intrusion and deterioration of the door and building components.



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

4.17 ATTACHED DECKS, BALCONIES & PORCHES

[NOTE] The deck at the sushi restaurant was constructed low to the ground. We were unable to view it's structural components, conditions may exist which were not visible.

4.18 STAIRWAYS/STEPS

[NOTE] We recommend extreme caution where the stairs make turns and the run (depth of the step) is shallow. Many residents miss their footings at these locations. Exercise great caution if stepping at the inner turn.

[SC] The stairs at the rear of the building had damaged wood, were weak/loose and unsecure (could be moved about by hand). These stairs present a safety hazard and likely require full replacement.



Interior Stairwell



Rear Stairs



4.19 GUARDRAILS

[SC] The guardrail for the balcony at the front was too low to provide adequate protection against falling over the guardrail. The guardrails may have met the height standard at the time of construction but provide inadequate height protection by today's building standard. Current building practices call for guardrails to be a minimum of 42" inches high.



4.20 HANDRAILS

[SC] The handrail for the steps/stairs at the front did not have newel posts or "return" to the wall. The newel posts and wall returns serve two purposes; the first is to indicate to the visually impaired that they have reached the end (top or bottom) of the steps/stairs. The second is to prevent clothing, garments or bags from getting hung up on the open-ended handrails and causing an accident.

[SC] There were no handrail(s) for the steps/stairs at the rear. Full length handrails with newel posts or wall returns serve two purposes; the first is to indicate to the visually impaired that they have reached the end (top or bottom) of the steps/stairs. The second is to prevent clothing, garments or bags from getting hung up on the open-ended handrails and causing an accident.



No Knewel Posts

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

4.21 WALKWAY(S)

[CR] The mortar joints were open in the walkway at the front. This condition is conducive to moisture intrusion and deterioration of the building materials.



ROOF COVERING

*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.*

All recommended corrections and further evaluation in this portion of the report (Roof Covering) should be completed by a licensed and qualified roofing contractor.

ROOF INFORMATION

5.1 INSPECTION METHOD
We walked the accessible roof(s).

5.2 COVERING
Composition
fiberglass/asphalt shingles.
Modified bitumen and
Single Ply.

5.3 LAYERS
Couldn't Determine.

5.4 DRAINAGE
Present

5.5 FLASHINGS

5.6 PENETRATIONS

5.7 SKYLIGHTS

Corrections Recommended. Corrections Recommended. Present.

COVERING

5.8 GENERAL CONDITIONS

[CR] Trees were touching/over-hanging the roof at the front. This condition can damage the roof and deposit debris on the roof that will restrict water runoff and promote moisture intrusion and damage to the building components.

5.9 COMPOSITION ROOFING

[FE] The shingles were showing signs of degranulation and were brittle in areas. This condition is conducive to moisture intrusion/deterioration, but routine maintenance and repairs may extend the useful life of the roof.

[FE] There was evidence of repairs on the roof at the rear. This is often a product and indication of a roof is aged or nearing the end of it's useful life.



Past Repairs



Degranulation

5.10 LOW-SLOPE ROOFING

[FE] What appeared to be single ply roofing was being used as decking material at the upper apartment. This material is not typically rated for walking - which will damage the material, resulting in potential moisture intrusion.

FLASHINGS

5.11 GENERAL CONDITIONS

[CR] A number of the roof flashings were rusty. This condition is conducive to moisture intrusion and damage to the building components.

[CR] Fastener heads were exposed at the flashing material. This condition is conducive to moisture intrusions and deterioration.



5.12 ROOF TO WALL & PAN

[CR] There was no roof-to-wall flashing and open gaps were present at the front. This condition is conducive to moisture intrusion and damage to the building material.



PENETRATIONS

5.13 GENERAL CONDITIONS

[CR] The mastic (sealant) used to seal a number of the roof penetrations was cracked and damaged. This condition is conducive to moisture intrusion and damage to the building components.

[CR] The rubber collars used to seal a number of the roof penetrations was cracked/loose. This condition is conducive to moisture intrusion and damage to the building components.

[CR] Penetrations were not sealed. This condition is conducive to moisture intrusion and deterioration of the building materials. We recommend installation of the rubber boots that can be purchased at local hardware stores.



Gaps



Missing



Damaged



Gaps

SKYLIGHTS

5.14 GENERAL CONDITIONS

[NOTE] It is impossible to determine if a skylight is leaking upon a visual inspection. Skylights can leak from multiple non-roof related issues including but not limited to casing failure and leakage, broken glass, incorrect flashings, and improperly sealed casings and glass.

ATTIC & ROOF FRAMING

Framing and insulation limit both our view and ability to access the attic. Attic and framing inspections are limited to areas readily accessible to the inspector.

ATTIC AREA AND ROOF FRAMING INFORMATION

6.1 ATTIC ACCESS(S)
Location: Upper Hall.

6.2 INSPECTION METHOD
Viewed from: Just Inside The Access.

6.3 ROOF FRAMING
Conventional Framing.
Open Framing
No visible to examination.

6.4 ROOF SHEATHING
Plywood.

6.5 INSULATION
None

6.6 VAPOR RETARDER
Not Present.

6.7 VENTILATION
None

INTERIOR - ATTIC

6.8 GENERAL OBSERVATIONS

The observable areas of the attic interior showed no signs of damage and distress.









VENTILATION - ATTIC

6.9 ATTIC - VENTILATION

[CR] The attic space(s) had no vents to exhaust heat and moisture. This condition reduces the service life of the roofing materials and is conducive to moisture build-up (condensation) in the winter and excessive heat-gain in the summer.

PLUMBING

Recommended corrections and further evaluation in this section of the report (Plumbing) should be completed by a licensed and qualified plumbing contractor.

Determining the presence and evaluating the system and components of wells, private water supplies, water treatment systems and septic systems is outside the scope of this inspection. These systems are specifically excluded.

PLUMBING INFORMATION

7.1 MAIN WATER LINE
Where Visible: Copper Piping.

7.2 MAIN WATER SHUTOFF
Front of the building.

7.3 WATER PRESSURE
40 - 50 PSI.

7.4 WATER SUPPLY PIPING
Where visible: Copper.

7.5 DRAIN, WASTE AND VENT PIPING
Where visible: Plastic.

7.6 FAUCETS & FIXTURES
Corrections Recommended

7.7 FUEL GAS SHUTOFF
Front of the building.

7.8 FUEL GAS PIPING
Where visible: Metal.

DRAIN, WASTE, AND VENT PIPING

7.9 DRAIN PIPING

[CR] The sink drain was improperly installed (with no P trap) in the massage parlor. This condition can allow sewer gasses to enter the building.

[CR] A corrugated plastic product was being used as drain pipe at the lavatory sinks in the massage parlor and sushi restaurant. The vast majority of these products are not approved for this application as they are not smooth bore and the corrugations trap bacteria creating a safety concern. Additionally, they are known to result in regular clogging. All drain, waste and vent pipes should have a smooth internal bore, be self-cleaning and self-scouring.


Massage Parlor

FAUCETS AND FIXTURES

7.10 SINK(S)

[NOTE] An unconventional sink with no drain was present in the massage parlor.



WATER HEATING UNIT

7.11 GENERAL INFORMATION:

Location: Massage Parlor,
Type: Tank Water Heater. and Point of Use.
Energy Source: Electricity.
Operation: Functioned.

7.12 T&P VALVE

[SC] The temperature and pressure (T&P) relief valve's discharge line for the water heater was routed using water supply flex-connector(s). These connectors are not rated for this application and are an explosive hazard.

7.13 TANK

[FE] The water heater was not fully visible or accessible to examine due to personal effects.

7.14 SEISMIC BRACING

[SC] There were no straps (stabilization/blocking) as required to resist movement for the water heater. Correctly installed straps help to minimize the potential for unit displacement during seismic activity.

WATER HEATING UNIT - 2

7.15 GENERAL INFORMATION:

Location: Exterior Closet, Rear Deck of Sushi.

7.16 TANK

[FE] The water heater was not visible or accessible to examine due to shelving, etc. and was not inspected. The unit should be accessible at all times for maintenance and emergencies.



WATER HEATING UNIT - 3

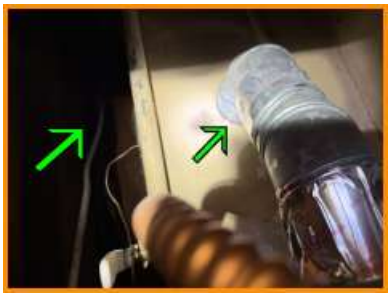
7.17 GENERAL INFORMATION:

Location: Interior Closet, Upper Front Right Unit,
Type: Tank Water Heater.
Size: 30 gallon.
Energy Source: Natural Gas.
Approx. Manufacture Date: 2023.
Combustion Air: Appeared Inadequate.
Operation: Functioned.

7.18 VENTING SYSTEM

[SC] The appliances gas vent connector was connected to what appeared to be an old chimney which also had an open inlet. This condition has the potential to expose the building interior to carbon monoxide. The vent should be properly sealed.







7.19 COMBUSTION AIR

[SC] The combustion air supply to the water heater appeared inadequate. Restricted flow of combustion air to the unit may cause it to not function as designed and **may present a health hazard**.

7.20 DRAIN (SMITTY) PAN

[CR] There was no catch (Smitty) pan and drain installed under the water heater. The pan protects the building components in small leaks. In larger leaks the drain line's function is to move moisture from the catch pan under the unit to an approved location so the moisture will not damage the building components or create a slip & fall hazard.

WATER HEATING UNIT - 4

7.21 GENERAL INFORMATION:

Location: Interior Closet, Lower Apartment.
Type: Tank Water Heater.
Size: 40 gallon.
Energy Source: Natural Gas.
Approx. Manufacture Date: 2015.
Operation: Functioned.

7.22 TANK

The unit/system, appearing to be in good working order, functioned under normal user operation and showed no signs of damage or distress.



7.23 DRAIN (SMITTY) PAN

[CR] There was no catch (Smitty) pan and drain installed under the water heater. The pan protects the building components in small leaks. In larger leaks the drain line's function is to move moisture from the catch pan under the unit to an approved location so the moisture will not damage the building components or create a slip & fall hazard.

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

7.24 LOW FLOW TOILETS, SHOWER HEADS & SINK FAUCETS

[FE] The State of California requires toilets to be 1.6 GPF (Gallons Per Flush) or less. Any toilets that are greater than 1.6 GPF must be replaced with ones that are **less than** 1.6 GPF. Many local water districts require that all toilets be 1.28 GPF or less at the time of sale. Check with the local water distributer to understand any requirements that may be necessary in order to meet current standards.

[NOTE] As a general rule we do not report the volume of water flow (gallons per minute - GPM) from showers. Shower heads need to be tested to know their true GPM.

[NOTE] We do not report the volume of water flow (gallons per minute - GPM) from sink faucets. Sink faucets need to be tested to know their true GPM.

Toilets:
Masage: 1.6 (GPF).
Susi: 1.6 (GPF).
Upper Apt.: 1.28 (GPF).
Hallway Front Bldg: 1.28 (GPF).
Lower Apt: 1.6 (GPF).

ELECTRICAL

Conditions reported in this section of the report (Electrical) are typically safety hazards to people and potential fire hazards.

For safety reasons all electrical work should be performed only by a licensed and qualified electrical contractor.

Recommended corrections and further evaluation in this section of the report (Electrical) should be completed by a licensed and qualified electrical contractor.

ELECTRICAL INFORMATION

8.1 SERVICE TYPE
Overhead.

8.2 MAIN SERVICE RATING
120/240 volt system, rated at 100 amperes

8.3 DISCONNECT TYPES:
Circuit breakers

8.4 CIRCUIT WIRING
Circuit material Observed:
Copper .
Circuit types observed:
Non-Metallic Sheathed Cable.

8.5 MAIN PANEL GROUNDED
Water piping.

8.6 RECEPTACLES GROUNDED
Grounded.

8.7 GROUND FAULT CIRCUIT INTERRUPT (GFCI)
Kitchen, Baths, Kitchenette, and Lavatories.

8.8 ARC FAULT CIRCUIT INTERRUPT (AFCI)
None.

ELECTRICAL REPORTS & RECOMMENDATIONS

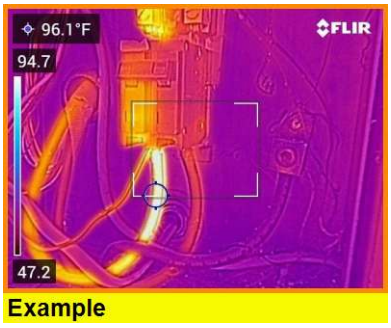
8.9 INFRARED THERMOGRAPHIC INSPECTION

[NOTE] We inspected each of the accessible electrical panels with an infrared thermographic camera. Infrared electrical inspections find hot spots caused by defects in connections and components. Infrared thermography is used to find areas of excess heat so that problems can be corrected before a component fails, causing damage to the component, creating safety hazards and productivity loss. Because increased heating is a sign of failure, infrared is the best diagnostic tool available for finding these hot connections in the early stages of degeneration. This is why many insurance companies ask for an electrical infrared inspections, to find and prevent problems before they cause damage to your personnel, equipment and facilities.

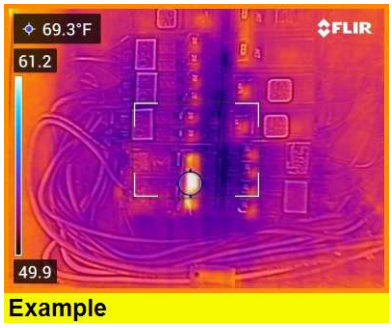
[NOTE] At the time of the infrared thermographic inspection we did not observe any anomalies at the energized accessible breakers, electrical connections or visible circuit wiring.



Example



Example



Example

ELECTRICAL PANEL - A & B

8.10 GENERAL INFORMATION:

Panel Type: Main Electrical Panel. **Panel Location:** Deck of Sushi.

8.11 EXTERIOR

[NOTE] The exterior of the showed no signs of damage, arcing, etc. and appeared to be in good working order.

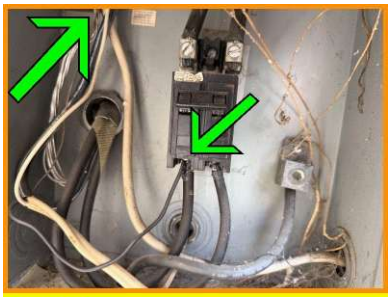
8.12 INTERIOR

[SC] Double-lugging (2 or more wires per connection) was noted in the panel at the breaker and buss bar, The connection points are designed to accommodate "one wire" only. The wire securing-screw will not adequately tighten against more than one wire. This condition provides for a poor connection at the potential for arcing.

[SC] There was over-fusing noted. The circuit breaker was rated for a wire-size larger than the circuit wiring presently connected. This condition can allow the wiring to over-heat and become a fire safety hazard before the breaker trips (disengages the power).

[NOTE] The visible components of the panel B showed no signs of damage, arcing, etc. and appeared to be in good working order.





Panel A

ELECTRICAL PANEL - C

8.13 GENERAL INFORMATION:

Panel Type: Electrical Sub-Panel. **Panel Location**: Deck of Sushi.

8.14 EXTERIOR

[SC] The circuit breakers in the panel 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.

8.15 INTERIOR

[NOTE] The visible components of the panel showed no signs of damage, arcing, etc. and appeared to be in good working order.



ELECTRICAL PANEL - 1

8.16 GENERAL INFORMATION:

Panel Type: Electrical Sub-Panel. **Panel Location:** Massage Parlor.

8.17 INTERIOR

[NOTE] The visible components of the panel showed no signs of damage, arcing, etc. and appeared to be in good working order.



ELECTRICAL PANEL - 2

8.18 GENERAL INFORMATION:

Panel Type: Electrical Sub-Panel. **Panel Location:** Upper Hallway (Front Bldg).

8.19 EXTERIOR

[SC] A number of breakers in the panel 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.

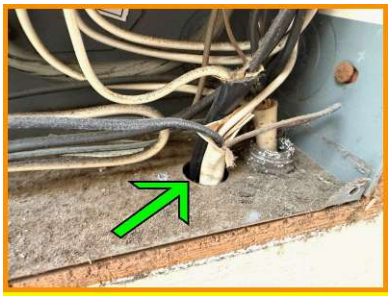
8.20 INTERIOR

[SC] Circuit wiring/cables were missing strain-relief clamps/devices where they enter the panel. All wiring/cables should be clamped to the panel housing using an appropriate clamp/device to minimize the potential for wire damage at the sharp metal edges of the panel openings.

[SC] The panel components were bonded together, grounded conductor to equipment ground. The components of this panel should not be bonded - the panel is not located at a separate building without a connecting equipment ground, nor is it a main panel. This configuration could expose people and systems to stray current.



Bonded at the buss bar



No Strain Relief

CIRCUIT WIRING

8.21 CIRCUIT WIRING

[SC] There was improper wiring in the form of ends of conductors not covered and exposed in the kitchen ceiling of the sushi restaurant. Improper wiring is conducive to electrical deficiencies and is a potential shock and fire hazard.

[SC] There was improper wiring in the form of loose and un-secure wiring in/at the kitchenette of the upper apartment. Improper wiring is conducive to electrical deficiencies and is a potential fire hazard.





RECEPTACLES/OUTLETS

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



[SC] Receptacle boxes were installed at the floor in at the upper front left unit without the benefit of properly sealing safety covers. This is an electrical safety hazard.

[SC] Receptacle cover-plates were missing at various locations in the building. This condition exposes live electrical components and is a safety hazard; all switch junction boxes should have proper cover plates.

[SC] There were scorched receptacles in/at the kitchenette of the upper Apartment. Electrical deficiencies are a potential shock/fire hazard.

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

[CR] There was no electrical power at some of the receptacles in/at the upper front right unit. This condition may be an indication of defective circuit wiring; all receptacles should provide constant power unless switch operated for plug-in lamps/lights.

8.24 GFCI DEVICE(S)

[SC] The accessible receptacles in/at the upper front right unit were not GFCI protected near the sinks. GFCI protection devices are low cost and minimize the potential for electrocution. Though these may not have been required at the time of construction, for maximum safety the installation of GFCI's is recommended.

LIGHTING FIXTURES

8.25 LIGHT(S)/FIXTURE(S)

[SC] Light fixtures were missing and the box was open in/at the upper hall closet of the front building. This condition exposes live electrical components which could be a hazard to people and the building.

[CR] Lights in/at the upper left unit failed to function. This condition may be as simple as bad-bulbs or a serious electrical concern.

HEATING & COOLING

Recommended corrections and further evaluation in this section of the report (Heating & Cooling) should be completed by a licensed and qualified HVAC (Heating Ventilation and Cooling) contractor.

Inspector checks for function only to habitable rooms. Proper inspection of furnace heat exchangers for evidence of cracks or holes can only be done by dismantling the unit. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. The adequacy of heating and cooling is often subjective. For checking adequacy/efficiency of the heating or cooling system, or accuracy of the thermostat, a qualified, licensed mechanical contractor should be consulted. These items are outside the scope of this inspection. Heating units can fail prematurely with poor maintenance, which is why we attempt to apprise you of their age.

HEATING & COOLING - REPORTS & RECOMMENDATIONS

9.1 IMPORTANT INFO/ RECOMMENDATIONS

[NOTE] No permanent source of heat was located in the massage parlor and upper left unit.

HEATING / COOLING UNIT

9.2 GENERAL INFORMATION:

Location: Exterior Closet, Rear Deck of Sushi Restaurant
System Type: Forced-air natural gas- fired heating.
Served: Sushi Restaurant,

Heating Operation: Functioned.

9.3 HEATING

[NOTE] The unit/system, appearing to be in good working order, functioned under normal user operation and showed no signs of damage or distress.

[FE] The tenants do not use the furnace due to the foul smell it emits during operation.

[FE] The heating unit is beyond its expected service life - The only way to be completely sure of its safe/continued operation is with a full evaluation by a heating contractor. Due to its age we recommend a full evaluation of the system by a heating contractor.

HEATING / COOLING UNIT - 2

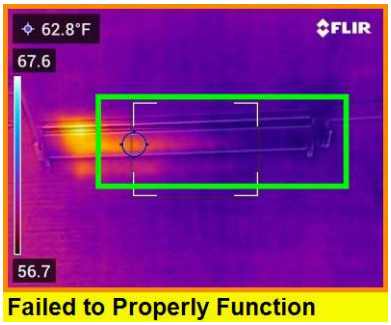
9.4 GENERAL INFORMATION:

Location: Upper Left Unit, and Upper Apartment,
System Type: Electric - resistance coil/fluid baseboard mounted heat.
Heating Operation: Generally functioned.

9.5 HEATING

[FE] One of the units failed to properly function in the upper right unit.

[SC] Electrical receptacles were located above electric baseboard heaters. Electric cords over electric baseboard heaters are known to overheat and is a fire hazard.



Failed to Properly Function



These Units Properly Functioned

HEATING / COOLING UNIT - 3

9.6 GENERAL INFORMATION:

Location: Interior Closet, Lower Apartment.
System Type: Forced-air natural gas- fired heating.
Served: The Apartment,
Exhaust Vent: Metal.
Heating Operation: Functioned.

9.7 HEATING

[FE] We were unable to fully inspect the heating unit. It was blocked by personal effects.

INTERIOR

Listed appliances are briefly tested for fundamental operation only, but not for adequate performance (i.e., complete cycle, cleaning effect, etc.). No testing was performed to verify proper heating, cleaning, thermostats, controls, timers, convection ovens, rotisseries, clocks, etc. Appliances such as garbage disposals and dishwashers may become inoperative if not used for a period of time. We do not bring garbage and trash for testing garbage disposals and trash compactors. We suggest the buyer verify adequate function of all appliances during final walk-through prior to the close of escrow.

BUILDING INTERIOR INFORMATION

10.1 WALL(S)/CEILING(S) **10.2 FLOOR(S)** **10.3 INTERIOR DOOR(S)**

Drywall, Plaster, and Wood.	Carpet, Vinyl/Laminate/Linoleum, and Wood/Simulated Wood.	Wood.

WALLS, CEILINGS, AND FLOORS

10.4 INTERIOR WALL(S) & CEILING(S)

[FE] Dry moisture stains & damage were noted on the ceiling in the upper hall closet of the front building. 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.



10.5 FLOORS

[CR] Moisture stains & damage was noted on the floor adjacent to the toilet in the massage parlor. Continued use in this condition may lead additional damage to the flooring and other building components.



DOORS AND WINDOWS

10.6 DOORS: HARDWARE

[SC] The lower apartment had two doors with deadbolt locks which were key operated from both sides. Locked doors with the key removed restricts exiting the building in a fire or other emergency. Installing a lock with a flip-lever on the inside is an important safety measure.

[CR] The upper exterior door at the upper hall had the push lock for the door installed at the exterior side of the door (which was accessible from the rear stairs).

10.7 WINDOWS: OPERATION

[CR] Window(s) did not open in the upper left unit.



10.8 WINDOWS: DAMAGE

[CR] Dry moisture stains and damage were noted in the window sill(s) in the lower apartment.

STAIRWAY, HANDRAILS, AND GUARDRAILS

10.9 STAIRWAYS

[SC] The dead-space under the Interior stairway was accessed for storage and there was exposed wood framing. The stairway is the primary fire escape from the second story of the building. This condition is a safety hazard.



10.10 HANDRAILS

[SC] The handrail(s) for the interior stairway of the lower apartment were missing/removed. The absence of a handrail (hand-hold) while traversing steps/stairs is a safety hazard.

10.11 GUARDRAILS

[SC] The guardrails for the loft of the lower apartment and landing at the front building may have met the building standards at the time of construction, however the wide spaces between the balusters are a hazard for small children. Although the guard noted above may have met the standard at the time of construction, 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.

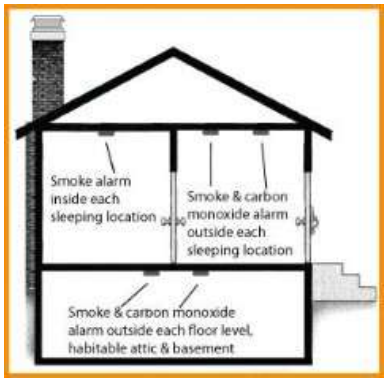
[SC] The guardrails for the loft of the lower apartment and landing at the front building were too low to provide adequate protection against falling over the guardrail. Although the guard noted above may have met the standard at the time of construction, current building practices call for guardrails to be a minimum of 42" inches high.

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

10.12 CARBON MONOXIDE ALARMS

[SC] Carbon monoxide alarms were **NOT** installed at the required locations in the lower apartment. This is a life safety hazard.

10.13 REQUIRED LOCATIONS OF SMOKE ALARMS & CARBON MONOXIDE DETECTORS



10.14 SAFETY GLASS

[SC] There were no visible safety glass markings on the glass of the sliding glass doors in/at the upper apartment. Glass in these locations should be the safety type to minimize the potential for significant harm if it were broken. We recommend the glass be confirmed as safety type or upgraded for safety reasons.

10.15 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.

FIREPLACES & CHIMNEYS

We do not operate gas valves, or light fires other than through the operation of a switch for appliances.
This inspection is NOT a level II inspection. Proper investigation (a Level II inspection in accordance with NFPA 211) is necessary for the verification of the suitability, serviceability and safety of the fireplace and chimney assemblies.

Any further evaluation should be performed by a F.I.R.E. Certified Chimney Inspector (Fireplace Investigation Research and Education).

FIREPLACE AND CHIMNEY INFORMATION

11.1 LOCATION(S)
Upper Left Unit
Lower Apartment.

11.2 UNIT TYPE(S)
Masonry and Free Standing Fireplace.

11.3 FUEL TYPE(S)
Wood.

11.4 CHIMNEY(S)
Chimney Exterior(s): Masonry and Metal

11.5 SPARK ARRESTOR(S)
Present.

11.6 DAMPER(S)
Not Present at Masonry Fireplace.

11.7 HEARTH EXTENSION(S)
Present.

FIREPLACE & CHIMNEY REPORTS & RECOMMENDATIONS

11.8 IMPORTANT INFO/RECOMMENDATIONS

[FE] Due to observations at the lower apartment and our inability to locate a label, further evaluation **by a F.I.R.E. (Fireplace Investigation Research and Education) Certified Chimney Inspector is recommended**. Proper investigation (at minimum a Level II inspection in accordance with NFPA 211 - which requires the use of a video scope) is necessary for the verification of the safety of the fireplace and chimney assemblies. The National Fire Protection Association in NFPA 211 recommends that all fireplace assemblies receive a Level II inspection at the sale or transfer of a property. (Although required in many jurisdictions, we are not aware that a level II is required locally.)

[FE] For maximum safety we recommend the upper left unit fireplace have a Level II inspection (in accordance with NFPA 211 - which requires the use of a video scope) to verify the suitability, serviceability and safety of the fireplace and chimney assemblies. **We recommend this inspection be performed by a by a F.I.R.E. (Fireplace Investigation Research and Education) Certified Chimney Inspector**. The National Fire Protection Association in NFPA 211 recommends that all fireplace assemblies receive a Level II inspection at the sale or transfer of a property. (Although required in many jurisdictions, we are not aware that a level II is required locally.)

[SC] The fireplace and chimney assembly at the upper left unit was dirty with soot/creosote build-up. **This condition is a potential fire hazard**. We recommend a licensed chimney sweep to clean the unit(s).