

Key Property Inspection Group

Property Inspection Report



KEY

PROPERTY INSPECTION GROUP



360 E Valley Blvd, Colton, CA 92324
Inspection prepared for: Siddiq Omar
Real Estate Agent: Samson Debebe -

Date of Inspection: 5/14/2020 Time: 8:00 AM
Age of Home: 1989 Size: 10000
Weather: Clear
Order ID: 113

Inspector: Clark Gerdes
Certified CREIA Inspector #166834
7374 Lenox Ave, Riverside, CA 92504
Phone: (951) 818-8161
Email: clark@keypropertyinspectiongroup.com
www.keypropertyinspectiongroup.com

**BY ACCEPTANCE OF OUR INSPECTION REPORT YOU AGREE TO THE TERMS OF THIS AGREEMENT
AND TERMS AND CONDITIONS OF THIS REPORT**

- THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT READ CAREFULLY -

Address: _____

Client Name: _____

Phone: _____

Email: _____

Inspection Fee: \$ _____

1. Client requests a limited visual inspection of the residential structure identified at the above address by KEY PROPERTY INSPECTION GROUP, LLC, hereinafter referred to as "Company" and Client hereby represents and warrants that all approvals necessary have been secured for Company's entrance on to the property.

2. Client warrants: (a) they have read the following Agreement carefully, (b) they understand they are bound by all the terms of this contract, and (c) they will read the entire inspection report when received and promptly call Company with any questions they may have.

3. Client understands that the inspection and inspection report are performed and prepared for their sole, confidential and exclusive use. Client agrees that they will not transfer or disclose any part of the inspection report to any other person with these exceptions ONLY: (a) one copy may be provided to the current seller(s) of the property but only upon the express condition that the seller(s) covenant to use the inspection report only in connection with the Client's transaction, and agree not to transfer or disclose the report to any persons other than their real estate agent, and (b) one copy may be provided to the real estate agent representing Client and/or a bank or other lender for use in Client's transaction only. Client agrees to indemnify, defend and hold harmless Company from any third party claims relating to this inspection or inspection report.

4. Company agrees to perform a limited visual inspection of the residential structure at the above address and to provide Client with a written opinion and report as to the apparent general condition of the structure's components and systems, including identification of significant observable deficiencies, as they exist at the time of inspection. The inspection will be performed in a manner consistent with the standards of practice of the California Real Estate Inspection Association (CREIA).

5. The inspection only includes those systems and components expressly and specifically identified in the inspection report. Any area which is not exposed to view, is concealed, is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings or any other thing, or those areas, items which have been excluded by the California Real Estate Inspection Association (CREIA) standards of practice and/or by agreement of the parties is not included in this inspection. The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all condition(s) which are concealed from view at the time of the inspection or exist in any area excluded from inspection by the terms of this agreement. Maintenance and other items may be discussed but will NOT form a part of the inspection report.

The following areas/items, systems and components are among those NOT included in the inspections:

* Structural stability * Latent or concealed defects * Private water or sewage systems* Septic Systems* Building value appraisal * Automatic gates * Thermostatic or time clock controls* Radiant heat systems * Solar heating systems * Seismic or Retrofit safety * Security or fire safety systems * Proximity to railroad tracks or airplane routes * Boundaries, easements or rights of way * Unique/technically complex systems or components * Adequacy or efficiency of any system or component * Termites or other wood destroying insects, rodents, or other pests, dry-rot or fungus or structural pest inspection * Any adverse condition that may affect the desirability of the property * Geological/Geotechnical, soil, wave action or hydrological stability, survey, engineering, analysis or testing * Gas appliances such as fire pits, barbecues, heaters and lamps. Main gas shut-off valve. Any gas leaks. * Asbestos, radon gas, lead paint, urea formaldehyde, toxic or flammable chemicals, water or air quality, PCB's or other toxins, electro-magnetic fields, underground storage tanks, proximity to toxic waste sites or other environmental or health hazards, mold or mildew. * System or component installation * Permits * Repair cost estimates * Radio controlled devices * Elevators, lifts, dumbwaiters * Water softener or purifiers * Furnace heat exchanger * Odors or noise * Freestanding Appliances * Personal property * System or component life expectancy * Sprinklers, related systems and components * Code or zoning violations * Items specifically noted as excluded in the inspection report. If inspection is desired of any of the items, systems or components listed above, then Client shall contact the appropriate and qualified professionals and/or specialist. *

6. The client specifically acknowledges that the property inspection will not and is not intended to detect, identify, disclose or report on the presence of Chinese Drywall products or the actual or potential environmental concerns or hazards arising out of the existence of these products. Client agrees to hold Company and Inspector harmless for any injury, health risk, or damages of any nature caused or contributed to by these products. Furthermore Client acknowledges that any discussions regarding the actual or potential presence of Chinese Drywall are informative in nature only and that the Property Inspection Company and/or Inspector do not hold the Company or themselves to be experts pertaining to the potential concerns associated with Chinese Drywall.

7. Client understands that the inspection and inspection report do not constitute a guarantee or warranty of merchantability or fitness for a particular purpose, expressed or implied, or insurance policy, nor is it a substitute for real estate transfer disclosures which may be required by law.

8. The written report to be prepared by Company shall be considered the final and exclusive findings of Company of the structure. Client understands and agrees they will not rely on any oral statements made by the Inspector prior to the issuances of the written report. Client further understands and agrees Company reserves the right to modify the inspection report for a period of time that shall not exceed forty-eight (48) hours after the inspection report has been delivered to Client.

9. Client understands and agrees that any claim arising out of or related to any error or omission of Company in connection with the inspection residential structure, as limited herein, shall be made in writing and reported to Company within ten (10) business days of discovery. Client further agrees to allow Company to re-inspect the claimed discrepancy, with the exception of emergency conditions, before Client or Client's agents, employees or independent contractors repair, replace, alters, or modifies the claimed act or omission. Client understands and agrees that any failure to notify Company as states above shall constitute a waiver or any and all claims Client may have against Company.

10. Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to this contract or arising out of, from or related to this inspection and inspection report shall be submitted to final and binding Inspection Disputes of Construction Dispute Resolution Services, LLC, Resolute Systems, Inc or, if no such service exists in the county in

which the inspection is performed, the matter shall be submitted to the nearest office of the American Arbitration Association. The decision of the Arbitrator appointed thereafter shall be final and binding and judgment on the Award may be entered in any Court of competent jurisdiction.

11. It is understood and agreed by and between the parties hereto that Company is not an insurer, that the payment for the subject inspection is based solely on the value of the service provided by Company in the performance of a limited visual inspection of the general condition of the structure's systems and components as described in this Agreement and production of a written inspection report, that because of the limited nature of this inspection the inspection can not be expected to uncover all defects or deficiencies within the structure, and that it is impractical and extremely difficult to fix the actual damages, if any, which may result from a failure to perform such services. Thus, Client and Company agree that in the event that Company breaches its obligation or duty to perform such service and Client is thereby damaged, then the liability of Company (including its officers, agents and employees) shall be fixed at the total sum of \$500.00 and this liability shall be exclusive. Client understands that this paragraph has been taken into account in settling the inspection fee, and that Client may decline this paragraph upon payment of additional fees negotiated with the Company.

Client's Initials: _____

12. Any legal action or proceeding of any kind, including those sounding in tort or contract, against Company, or its officers, agents or employees, must be brought within one (1) year from the date of the inspection or will be deemed waived and forever barred. Time is expressly of the essence herein.

Client's Initials: _____

13. Client understands and agrees that if they are not present at the time of the inspection and therefore do not sign this Agreement that this Agreement will form a part of the inspection report and acceptance of the inspection report by Client and payment therefore will constitute acceptance of the terms and conditions of this Agreement

14. If any portion of this Agreement is found to be invalid or unenforceable by any court or arbitrator the remaining terms shall remain in force between the parties.

15. This Agreement represents the entire agreement between the parties. No oral agreements, understandings or representations shall change, modify or amend any part of this agreement. No change or modification shall be enforceable against any party unless such changes or modification is in writing and signed by the parties.

This Agreement shall be binding upon and inure to the parties hereto and their spouses, heirs, executors, administrators, successors, assigns and representatives of any kind whatsoever.

I have read, understand and agree to all of the terms and conditions of this contract set forth on both the front and back sides of this form and agree to pay the fee listed above.

Client's Signature: _____ Date _____

Inspector's Signature _____ Date _____

General Information and Comment Key:

A Home inspection is a non-invasive visual examination of a residential dwelling performed for a fee which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing or other essential systems or portions of the home, as identified and agreed to the Client and Inspector prior to the inspection process. A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visual and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions. A home inspection will not reveal every concern that exist or could exist, but only those material defects observed on the day of the inspection. A material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is at, near and/or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

This inspection report shall describe and identify in written format the inspected systems, structures and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by qualified professionals. The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fee(s), maintenance, repair and/or replacement of item, component or unit(s) should be considered before you purchase the property.

Please read the entire report - Including photos and related comments for all items.

Black Text-Denotes observations and information regarding the condition of the systems and components of the structure. This includes comments of deficiencies which are less than significant; or comments which further expand on a significant deficiency; or comments of recommendations, routine maintenance, tips, and other relevant resource information.

Bold Text- Denotes a comment of a significant defect or finding in components and/or condition(s) which need relatively quick attention, repair, or replacement. We recommend to hire qualified contractor(s), specialist(s), or technician(s) for further evaluation for items listed in the report and for any necessary maintenance, correction and/or repair. These comments are also duplicated at the report summary page(s).

All Recommendations for further evaluation estimates and/or repairs must be performed before expiration of your Contingency Period and/or Before the Close of Escrow and completed purchase.

Inspection Details

1. Style Of Building

Commercial

2. Age Of Building

Over 30 Years

3. Client Attendance

- Present

4. Other Attendance

Materials:

- Buyers Agent

5. Weather

- Clear

6. Temperature

- Over 65

7. Rain In The Last Three Days

- No

8. Resident Status

- Unit Occupied at The Time

9. Add On/Alterations

- There were No Add-on and/or alterations to the property that we Know. Recommend to check the records/ permits.

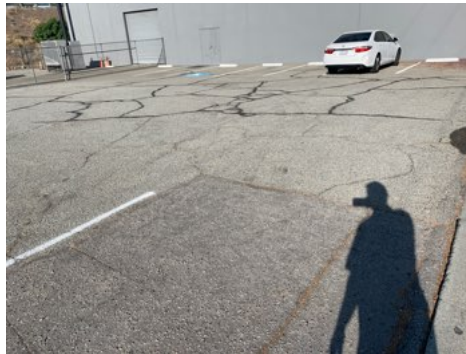
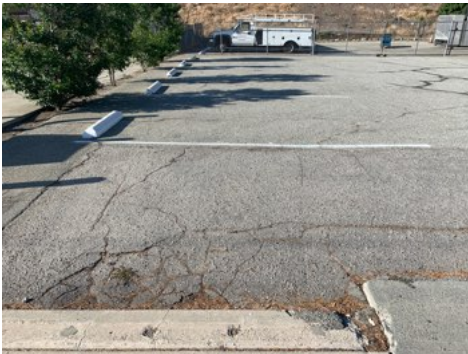
Exterior and Grounds

1. Driveway and Walkways

Type: Asphalt

Observations:

- 1.1. Driveway: old, worn, deteriorated, poor drainage noted. Have it checked by a qualified specialist.
- 1.2. Cracks, settlement present at driveway/sidewalk surfaces. Have checked, necessary repairs made by qualified specialist.
- 1.3. Evidence of Poor Drainage present at driveway/sidewalk surfaces, recommend further evaluation by qualified contractor.
- 1.4. Worn, cracked, damaged asphalt noted. Have it checked by a qualified paving contractor.



2. Vegetation, Grading, and Drainage

Observations:

- 2.1. gutter(s) terminate at foundation - Keep water/vegetation away from structure(s). Recommend to correct by a qualified drainage contractor.



3. Porch/Patio, Decks, Steps/Stairs, Railings

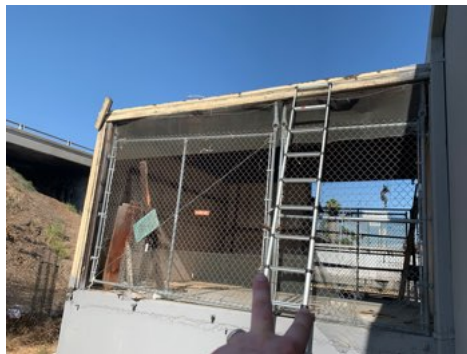
Type:
• N/A

4. Fencing and Gates

Type:
• Chain Link
• With Weathering & Age Defects

Observations:

- 4.1. Common age defects noted to fencing. Recommend to monitor the condition.
- 4.2. Fencing in need of repairs at some areas. Have it checked by a qualified contractor
- 4.3. Gate(s) in need adjustment or repairs noted at loading dock and driveway area. Have checked, fixed by qualified specialist.



Damaged gates

5. Eaves, Soffits, and Fascia

Observations:

- 5.1. Age defects, peeling paint and/or moisture stains, damage were noted at the eaves and fascia/cover at loading dock. Recommend further evaluation, repairs by a qualified structural pest inspector and contractor.



6. Wall Cladding, Flashing, and Trim

Type:

- Siding
- Concrete Walls

Observations:

6.1. cracks/peeling paint were noted in the exterior concrete walls. Have checked by paint contractor.

6.2. Moisture damage, cracks noted in the exterior walls which require repairs by a qualified contractor. Noted at loading dock. (Hidden damage may exist inside the framing which can only be discovered by removing the wall cover (FYI).

6.3. Missing flashing at the base of the wood siding, siding is embedded in concrete curb at loading dock- poor workmanship- wood will rot- damage at wood noted. Have it checked, corrections maxe by a qualified specialist for correction.



7. Window Trim and Sills (Exterior)

Window Type:

- NONE

8. Doors (Exterior)

Door Type:

- Aluminum glass
- Metal

Observations:

8.1. Side door at loading dock locked, check with seller for any known defects.



Locked

9. Other/Features

Observations:

- 9.1. Recommend to check the building records, permits.
- 9.2. This is not an ADA inspection. Among other things, the Americans with Disabilities Act (ADA) ensures access to the built environment for people with disabilities. The ADA Standards establish design requirements for the construction and alteration of facilities subject to the law. These enforceable standards apply to places of public accommodation, commercial facilities, and state and local government facilities. Recommend to hire a Qualified ADA certified inspector and/or architect for complete evaluation and to consult for your project and business use.
- 9.3. Recommend to check the building records, and permits with the City to make sure that the location/space is suitable for your business use.
- 9.4. Exposed bolts/damage at walls/cover at loading dock. Recommend further complete evaluation, any necessary correction/repairs made by qualified contractor(s).



Roofing

1. Roof Pictures

Materials:

- Flat Roof
- Built Up, Torch Down
- Gravel
- Rock Cover

Materials:

- Walked Roof

Observations:

1.1. We recommend an annual inspection, service, maintenance of the roofing material and its components to prevent leaks and/or damage. This is a visual inspection - The home inspector cannot warranty the roof to be free from leaks in the past or the future. Check the service records, with seller regarding any known defects or repairs relating to the roof.

1.2. For your information, "roof certification" means a written statement by a licensed C-39 Roofing Contractor who has performed a roof inspection, made any necessary repairs, and warrants that the roof is free of leaks at the time that the certification is issued and should perform as designed for the specified term of the certification.

2. Roof Coverings

Observations:

2.1. Patching and previous repairs noted to various locations/areas of the roofing. Check the records, warranties.

2.2. Debris noted at the Roof. May cause future leaks and/or damage. Recommend to clean/remove.

2.3. Weathering, aging and cracks were noted to the roofing material. Roofing material appears to be nearing end of its useful life. Have it checked by a qualified roofer.

2.4. Aged flat roof cover noted. Recommend to apply roof coating to prolong life of the roof. Have it checked by a qualified roofer.

2.5. Signs of Water ponding at sections at flat roof area noted- Recommend to have it checked, any necessary corrections made by a qualified Roofer.

2.6. Rock cover roof noted - Difficult to evaluate. Recommend to hire a qualified roofer for further evaluation/inspection. Check the records. Life span of this type roofs are 15 to 20 years from installation date.

2.7. Signs of Leaking at interior noted at flat roof at several areas noted. Have checked, correction/repair made by qualified specialist.

2.8. Yearly roof service contract with a qualified Roofing Company is recommended.

2.9. Recommend further complete evaluation of roof system, necessary maintenance and/or corrections performed by a qualified roofer.





3. Flashings

Observations:

- 3.1. No major defects noted. Recommend to re-seal at flashings as a routine maintenance. Periodic inspection recommended.
- 3.2. Roof to wall flashing is not visible and/or covered with mastic (Hidden damage may exist). Periodic maintenance is required to prevent leaks. Recommend further evaluation, any necessary corrections by a qualified roofer.



4. Roof Drainage Systems

Drainage Type:

- With Roof Drains

Observations:

- 4.1. Downspouts terminate at foundation- Poor location. Recommend to extend away and/or install flash block(s).
- 4.2. Debris and signs of water ponding noted at roof drain(s). Drain area(s) at roofing in need of periodic cleaning, service. Recommend to clean and install proper coating at drain area roofs. Have checked by qualified specialist for any necessary maintenance, corrections.



5. Roof Vents

Ventilation Type:

- Turbines

Observations:

5.1. Turbine type attic vents were noted - This vent type is prone to leaks.



6. Chimney

Number Of Units:

- None

7. Other

Observations:

7.1. The roof has been inspected at a time when it was not raining. Since one of the purpose of the roof is to repel water this could not be observed and verified as occurring in all cases. Therefore the roof has not been tested under wet conditions and how it performs in these condition is unknown. No warranty is made that it will not leak when it is under a wet condition.

7.2. "Roof Certification" means a written statement by a licensed C-39 Roofing Contractor who has performed a roof inspection, made any necessary repairs, and warrants that the roof is free of leaks at the time that the certification is issued and should perform as designed for the specified term of the certification.

7.3. Recommend further complete evaluation of roof system, necessary corrections/repair performed by a qualified roofer.

7.4. Recommend complete system evaluation to determine the cost and scope of work before expiration of your Contingency Period and before the Close of Escrow by a qualified roofer.

Garage

1. Garage Type

Materials:

- None - Building(s) without Garage, check the records.

Electrical System

1. Service Entrance Conductors

Service Type:

- Below Ground Service

Panel Capacity:

- 200 Amp Main Service

Observations:

1.1. Underground service was noted. In order to inspect the condition of the wires it requires removal of panel covers. Panel covers at pull box are not removed for safety reasons and are not part of this inspection (its beyond the scope of this inspection). Recommend to check the records for any known defects, repairs. Further evaluation by a qualified Electrical Contractor and or the local Utility Co. is recommended.



2. Main Panel

Main Panel Type:

- Circuit Breakers

Observations:

2.1. Recommend to have electrical service checked by a qualified electrician to make sure that existing service will satisfy your business use requirements.

2.2. Ground rod and clamp not visible at the meter base. Possible ground rod/clamp was installed the wall (UFER ground) - was not accessible at the time. Check with the seller/building records and/or have it checked by a qualified electrician.

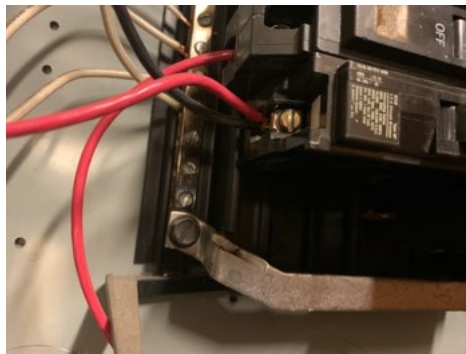
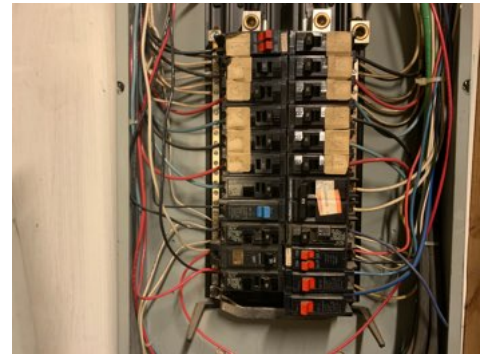
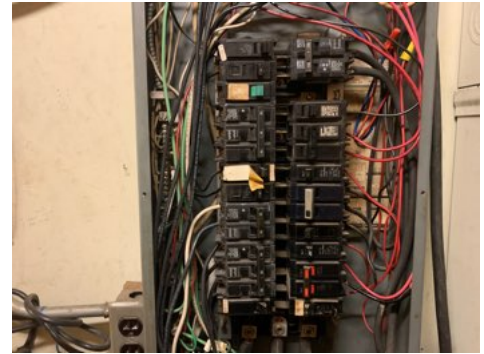
2.3. Gas pipes are not grounded/bonded. Recommend to install. Have it checked, corrections made by a qualified electrician.



3. Sub Panels

Observations:

- 3.1. Breakers are not properly labeled for emergency identification.
- 3.2. Some labels are present, but illegible or confusing. Recommend correcting for safety reasons.
- 3.3. Missing screws at cover at panel. Recommend to correct by qualified specialist.
- 3.4. **Double taps** were noted at panel (two wires connected to one breaker) - This method is a potential safety hazard and is of substandard workmanship and is not allowed. Further evaluation and correction by qualified Electrical Contractor is recommended.
- 3.5. Unprotected openings at main panel cover noted - Safety hazard. Recommend to cover.
- 3.6. Recommend complete system evaluation, necessary correction made by a qualified electrician.



4. Branch Circuit Conductors

Materials:

- Copper
- Non-Metallic Cable
- Conduit
- Not Fully Visible

Observations:

4.1. Most of the electric wiring is enclosed within the walls and ceilings and other parts of the structure. It is not visible and its condition cannot be fully determined. No representation is made as to its status.

4.2. Loose, improperly supported, installed electric conduits noted at the roof. Have it checked, fixed by a qualified electrician.



5. Exterior Lights, Outlets

Observations:

5.1. Garden lights, transformers, timers not part of this inspection. Check with the seller.

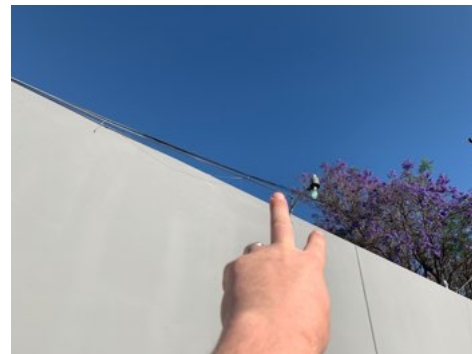
5.2. Sensor operated lights noted. Not tested at this inspection. Check with the seller.

5.3. Light(s) not working at the exterior. Have checked, fixed by a qualified electrician.

5.4. Light Cover is damaged and/or missing at the exterior. Have it replaced.

5.5. Several material, installation defects, and/or safety considerations were noted with regard to the Electrical System - Further evaluation of the system for repairs, corrections, safety upgrades by qualified Electrical Contractor is recommended.

5.6. Recommend complete system evaluation to determine the cost and scope of work before expiration of your Contingency Period and before the Close of Escrow by a qualified electrician.



6. Operation of GFCI Outlets

Observations:

6.1. Recommend to have **GFCI** outlets in all wet locations as a safety upgrade, and to test them periodically. Missing at bathroom(s). Have checked, fixed by qualified electrician.



7. Interior Fixtures, Outlets

Observations:

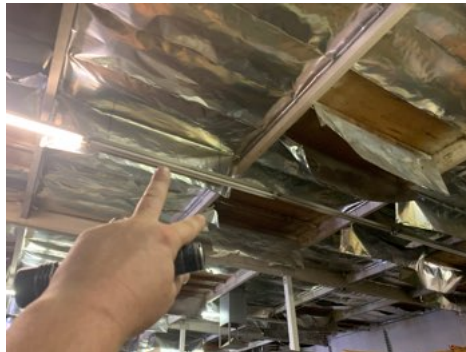
- 7.1. Electrical covers (switch, outlets, junction boxes, etc) not removed as part of this inspection - Inspection of the wiring is limited to Main panel. For a more in depth inspection recommend to hire a qualified Electrician.
- 7.2. Unit was occupied at the time - Most of the outlets were not visible, accessible at the time to test. Check the records for any known defects, repairs.
- 7.3. Ceiling light(s) not working at- several areas. Have them checked, fixed by a qualified specialist.
- 7.4. Damaged and/or missing light cover(s) at interior noted. Have checked, corrections made by qualified electrician.
- 7.5. Reverse polarity found at interior outlet(s) at interior. Further evaluation, necessary correction by a qualified electrician recommended.
- 7.6. Outlets not working at some areas. Have checked, complete evaluation and corrections made by qualified electrician.
- 7.7. Missing proper lens at bathroom light noted, loose fixture/exposed wires noted- improper. Recommend to correct by electrician.
- 7.8. Scorched outlet noted at front entry wall. Have checked, replaced by qualified electrician.
- 7.9. Several material, installation defects, and/or safety considerations were noted with regard to the Electrical System - Further evaluation of the system for repairs, corrections, safety upgrades by qualified Electrical Contractor is recommended.
- 7.10. Recommend complete system evaluation to determine the cost and scope of work before expiration of your Contingency Period and before the Close of Escrow by a qualified electrician.



Scorched



Tool room



8. Smoke and Carbon Detectors

Observations:

8.1. Smoke and Carbon Monoxide detectors, fire alarms/systems not inspected. Beyond the scope of this inspection. Recommend to install smoke and carbon monoxide detectors per City/Manufacturers requirements and test them periodically - Recommend to have checked by a qualified retrofitter. **THIS IS A HEALTH/SAFETY CONCERN.**

8.2. Recommend to install carbon monoxide detectors per City/Manufacturers requirements and test them periodically. Information regarding placement can be found on the State Fire Marshall website at <http://osfm.fire.ca.gov>

8.3. Old smoke detectors found. Recommend to replace, upgrade to today's safety standards and test them periodically. Recommend further evaluation by a qualified retrofitter.

9. Door Bell

Observations:

9.1. Door Bell(s) missing. Recommend to install. Have checked by qualified specialist.

10. Low Voltage Systems

Observations:

10.1. Low Voltage systems (phone, cable, security, intercom, sound...) not part of this inspection. Check with the seller.

10.2. Alarm, security systems are not inspected or tested at time of inspection. Check the records, check with seller for operation or known defects.



11. Other

Observations:

11.1. Several material, installation defects and/or safety considerations were noted with regard to the Electrical System - Further evaluation of the system for determined scope of repairs, corrections, safety upgrades by qualified Electrical Contractor is recommended.

11.2. Recommend complete system evaluation to determine the cost and scope of work before expiration of your Contingency Period and before the Close of Escrow by a qualified electrician.

12. Fire Sprinklers

Observations:

12.1. Unit(s) without sprinkler system type and/or extinguishers. Recommend to check city requirements.

Plumbing

1. Interior Drain, Waste, and Vent Systems

Drain Line Type(s):

- Cast Iron
- Brass
- Not Fully Visible

Observations:

1.1. All tested plumbing fixtures drained properly at the time of inspection. FYI

1.2. **This is a limited visual inspection of the readily visible areas of the plumbing systems. Most of the vent pipes are installed in the walls and are not readily visible at this type inspection. Very often when a house, building is remodeled and/or altered vent pipes/clean outs/systems are not properly installed and/or missing. Recommend to check the records, permits and/or Have it Checked by a Qualified Plumber. Most of the plumbing pipes not visible at this inspection. Check the records for any known defects and/or repairs.**

This is not a code inspection and we do not look for plumbing clean outs. No comments are made regarding the presence or absence or location of clean outs.

The waste lines that go out to the sewer system are installed underground and are not visible. Their condition is unknown. The only way to determine their current condition is to have them fully inspected and scoped with a camera by a qualified Plumber/Video Sewer Inspection Specialist to determine their true condition and any necessary repairs.

We can not determine if building is on a public sewer system or on a septic system. Recommend to check the records with the seller/builder and or check the public records.

Video inspection of the Sewer/Waste pipes is required to determine condition and life expectancy of the Sewer System. No warranty or evaluation is conducted by this inspection company. FAILURE TO CONDUCT A SEWER LINE INSPECTION CAN RESULT IN EXPENSIVE AND EXTENSIVE REPAIRS.

1.3. Sewer clean out at exterior yard not found noted - Recommend to check service records, with seller or have checked by qualified plumber.

1.4. Old cast iron pipe clean out noted at exterior at ground level and/or cast iron pipes enter ground at crawlspace. Recommend to scope the main sewer line to know the condition and type of underground pipes. Recommend to Hire a qualified specialist for a sewer line inspection.

1.5. Most of the Sewer, Waste pipes are located underground not fully visible/accessible and not part of this inspection. A sewer video inspection must be completed prior to close of escrow by a qualified plumber in order to determine the true condition of the Sewer, Waste line.



Taping

2. Water Main Line

Type & Location:

- Copper
- Main shut off at Meter

Water Pressure (PSI):

- Water pressure was over 80 psi

Observations:

2.1. Water main; Most of the water piping is located under ground - Not visible to comment. Check the records for any known defects, repairs. This is a limited visual inspection we do not perform leak tests on plumbing pipes. Recommend to check the records with the seller for any known issues, repairs with water pipes and or have it checked, tested by a qualified plumber.

Hose Bibs: Missing anti-siphon valve at hose bibs (An anti-siphon (or, anti-siphon) valve is a device that prevents liquid from returning to the line from which it came if a siphon action occurs). Recommend to install.

2.2. Hose Bibs: Missing anti-siphon valve at hose bibs (A anti-siphon valve is a device that prevents liquid from returning to the line from which it came if a siphon action occurs). Recommend to have checked and installed by a qualified specialist.

2.3. Water pressure is too high, measured at - 90 PSI - Recommend installation of the regulator and adjust pressure to below 80 PSI.

2.4. Could not locate the main shut-off for water. Please ask the current owners for the location. Otherwise, you will need to use a water key at the street meter or have a plumber install one.

2.5. Missing hose bib handle at front driveway- hose bib capped- FYI



90 psi



3. Interior Water Supply and Distribution

Supply Line Type(s):

- Copper
- Galvanized
- Not Fully Visible

Observations:

3.1. The majority of the water supply pipes, waste lines and gas lines are underground, in walls or installed in concealed parts of the structure and thus are not visible. Their condition cannot be determined and no representation is made as to their status. Check the records for any known defects and/or repairs.

3.2. As of January 1, 2017, The building standards and state law require that flow rates for fixtures in the home not exceed 1.6 gpf for toilets, 2.2 gpm for faucets and 2.5 gpm for shower heads. It is beyond the scope of the inspection to determine the flow rates of the plumbing fixtures in the home. Refer to seller and or have it checked by a qualified retrofitter specialist.

3.3. Recommend to check the records, permits on copper re-piping and scope of re-piping.

3.4. Active galvanized water supply pipes were noted - Type is considered to be at or near end of life, of limited remaining life. Recommend to upgrade, re-pipe. Have it checked, corrections made by a qualified plumber.

3.5. Copper to galvanized pipe contact noted - Improper. This contact will result in dielectric reaction which will deteriorate the pipes. Recommend to install dielectric fitting. Have it checked for necessary correction by qualified plumber.

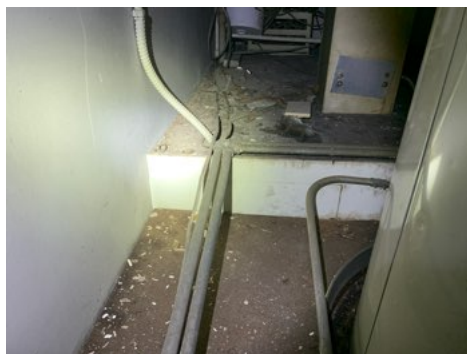
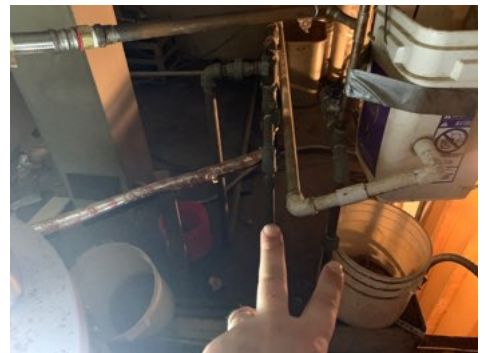
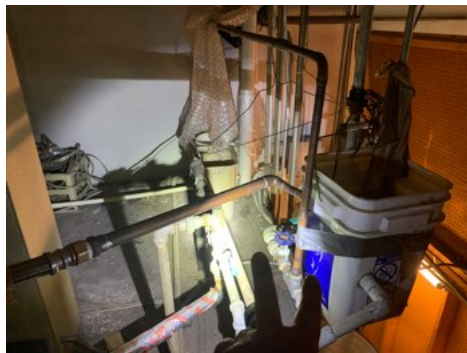
3.6. Poorly supported copper pipes noted and pipes in contact with non copper metals - This contact will result in dielectric reaction which will deteriorate the pipes. Correction is recommended. Have checked by qualified plumber.

3.7. Most of the plumbing pipes were not visible at this inspection. Check the records for any known defects, repairs.

3.8. Not all lines are visible at the time of this inspection - Recommend to refer to records regarding scope of copper re-piping



Taping



4. Fuel System

Observations:

4.1. This is a limited visual inspection of the gas system. We have partial access to burn chambers and other interior appliance parts only, and no way to inspect underground/interior wall pipes. Check records, permits for any known issues or repairs - Gas leaks and pipe testing is not part of this inspection The Gas Company has it's own testing methods, which are more intensive, and updated periodically. Recommend contacting the Gas Company for a complete inspection of the gas system and associated appliances before close of escrow.

4.2. Gas meter - Seismic shut off was not present at the time of inspection, recommend to install - May not be required in the City of Location - Recommend to check the local regulations.

4.3. Underground gas pipe noted (type unknown). Have it checked for possible gas leak. Gas leaks or pipe testing not part of this inspection. Recommend to check the building records, permits for any known issues or repairs regarding gas pipes, fuel systems and/or have it tested by the Gas Co. and/or a qualified plumber.



5. Water Heater(s)

Type and Size:

- Gas
- 50 GAL

Age:

- 12 Years Old

Observations:

5.1. The adequacy or efficiency of the hot water heater cannot be determined in a limited time visual inspection. It is not known how hot the water will get or how long it will last (this is many times a matter of personal preference).

5.2. Seismic straps are missing- plumbers tape Noted- improper. Recommend to install/correct by qualified specialist.

5.3. Unit is near end of life due to age (Life span of this type units are 10 to 12 years). Recommend to monitor/replace and retrofit to today's safety standards.

5.4. A number of defects found at water heater. Recommend complete evaluation, necessary corrections, repairs and/or replacement by a qualified plumber.

5.5. A number of Water Heater installation defects were noted. Further evaluation and necessary corrections by a qualified Plumbing Contractor are recommended.

5.6. Recommend water heater(s) installation meet all current safety standards.

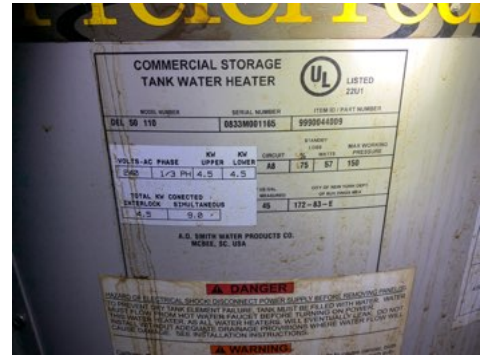
5.7. Missing service disconnect box - Improper, recommend to install. Have it checked, fixed by a qualified electrician.

5.8. **TPR valve** line terminates unsafely. Recommend to extend outside into a safe location.

5.9. Water heater lacks drain pipe at catch pan routed to exterior. Recommend to install.

5.10. Water heater without circulating pump - it may take a while to get hot water at fixtures. Have it checked by qualified plumber for any necessary correction.

5.11. A number of defects found at water heater. Recommend complete evaluation, any necessary corrections, repairs and/or replacement by a qualified plumber.



6. Yard Sprinkler System

Observations:

6.1. Building without yard sprinkler system. FYI

7. Other

Observations:

7.1. The majority of the water supply pipes, waste lines and gas lines are underground, in walls or installed in concealed parts of the structure and thus are not visible. Their condition cannot be determined and no representation is made as to their status.

7.2. As of January 1, 2017, The building standards and state law require that flow rates for fixtures in the home not exceed 1.6 gpf for toilets, 2.2 gpm for faucets and 2.5 gpm for shower heads. It is beyond the scope of the inspection to determine the flow rates of the plumbing fixtures in the home. Refer to seller and or have it checked by a qualified retrofitter specialist.

7.3. Recommend complete system evaluation to determine the cost and scope of work before expiration of your Contingency Period and before the Close of Escrow by a qualified plumber

Heating & Cooling System

1. Heating System Operation

Heating Type and # of Units:

- Forced Air Heat Pump
- One

Heating Size/ Age

- 30 years old
- Old Unit Type - Limited Life Left

Observations:

1.1. Recommend to check the service history with the Seller and to have the unit(s) serviced by a qualified HVAC Contractor if not performed in the past year. Air flow is not a part of this inspection. Recommend to check the disclosures regarding day to day functionality. No service tags noted. This is a limited Visual Inspection - Recommend to have the unit(s) evaluated by a qualified HVAC Contractor. Annual service, evaluation and maintenance is recommended with gas fired furnaces.

1.2. Typical Lifespan of heat unit(s) are 15 to 20 years. Recommend to have a qualified HVAC specialist to inspect and/or evaluate the entire system to have a better understanding and expected life span of the HVAC system.

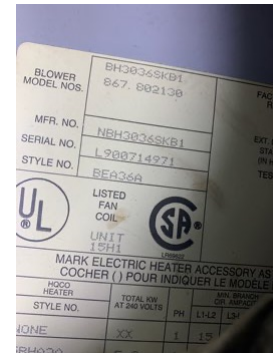
1.3. Furnace is old but did work at time of inspection. Unable to determine life remaining expectancy. Recommend further evaluation, any necessary service/corrections made by a qualified HVAC specialist.

1.4. Loose cover notes, missing screws, have checked, fixed by qualified HVAC specialist.

1.5. HVAC unit(s) not tested at this inspection. This is a limited visual inspection where we check installation defects with the unit(s). For more complete evaluation and operation of the unit(s) recommend to hire a qualified HVAC specialist for complete testing and evaluation.

1.6. Recommend to hire a qualified HVAC contractor for complete evolution of the existing unit(s) to make sure that existing system will provide proper conditioned air for your intended business use.

1.7. Recommend complete system evaluation, necessary corrections made by a qualified HVAC specialist.



2. Air Filter

Filter Type:

- Disposable Air Filter(s)

Observations:

2.1. Air filters should be changed or cleaned regularly according to Manufacturer's instructions (seasonally and/or every 3-4 months recommended). Air flow, balance is not a part of this inspection. Recommend to check with the seller about air comfort and distribution.

2.2. The Filter(s) are dirty and in need of replacement. Have checked, service/maintenance performed by qualified HVAC specialist.

2.3. Filter is located in the unit (requires to remove panel cover to get to the filter)(FYI). Check the service records. Periodic replacement of the filter required for proper unit operation. Recommend to upgrade filter location, access.



3. Distribution Systems

Distribution Type:

- Insulated Vinyl Air Ducts

Observations:

3.1. We conduct a limited visual inspection of the distribution system components and comment on any defects found. Air flow, distribution, duct sizing and comfort is not a part of this inspection, these require testing by a Qualified HVAC Technician. Temperature is checked at the registers to determine heating/cooling function. Check with the seller for any known defects, issues with air flow and distribution and or have it checked by a Qualified Technician.

3.2. Damaged insulation wrap noted at ducting in the attic. Have it checked, necessary corrections made by qualified HVAC specialist.



4. A/C Type, Size, & Age

A/C Type, Size, & Age:

- Split System Central AC
- Heat Pump
- Evaporative Cooler
- 3.0 Ton
- Unable To Determine The Size And Age Of The Evaporative Cooler Unit(s)
- 31 Years Old
- Older Unit(s) Type (Life span of these type units are 20 to 25 years)

Power Source & Number Of Units:

- One combo Heat pump Unit
- Four Swamp Coolers

5. A/C Compressor

Observations:

5.1. Recommend to check the service history with the Seller and to have the unit serviced by qualified HVAC Contractor if not performed in the past year. No service tags noted at the unit. Air flow/balance is not a part of this inspection. Recommend to check the disclosures regarding day to day functionality.

5.2. NEW FREON LAWS AND WHEN THEY TAKE EFFECT: The EPA regulations governing the Freon used in air conditioning and heating systems have changed. In 2010, Freon 22, the freon that most consumers are familiar with, began being phased out due to the laws and regulations set forth by the EPA and the Federal Government. All manufacturers of air conditioning and heating equipment were required by law, to only produce HVAC equipment that used the new, environmentally friendly, R-410A Freon. In other words, manufacturers were outlawed from even manufacturing equipment that uses R-22.

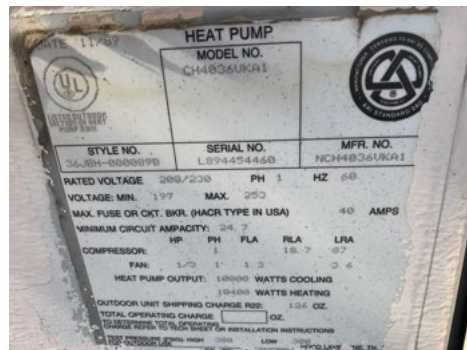
Freon Manufacturers still produce R-22 for servicing and repairs, and will continue until 2020. At that point, R-22 will become completely obsolete and extinct which may result in need for upgrade/replacement of current system.

5.3. AC unit is using R - 22 refrigerant. After 2020 contractors may not be able to purchase R - 22 refrigerant for servicing this type AC units. Recommend to consult with a qualified HVAC contractor for possible upgrade/replacement of the HVAC system.

5.4. Compressor(s) outside (AC unit) old and may last a few years more, but maybe not-limited life expectancy. Possible unit(s) could fail after a home inspection during seasonal change from mild to hot weather. I cannot determine how long your AC will last before a replacement is necessary and life expectancy is not determined at this inspection. Check service records or have tested by a qualified HVAC specialist, Contractor.

5.5. Old Evaporative Coil(s) (Swamp cooler noted, not tested at this inspection- rust/age defects noted at units at roof. Recommend further complete evaluation, necessary corrections service maintenance or upgrade made by a qualified HVAC specialist.

5.6. Recommend complete System evaluation, any necessary corrections and/or maintenance made by a qualified HVAC Contractor.

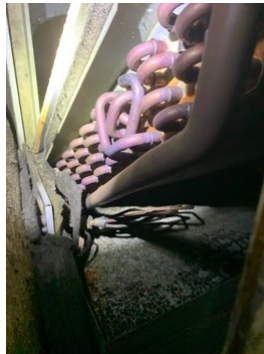




6. Evaporator Coil

Observations:

- 6.1. Coils are not visible at this inspection to comment. Old unit type. Periodic care, service recommended.
- 6.2. Rust marks noted at secondary catch pan in the attic at Coil/evaporator- Have it checked for possible leak at drain pan.



7. A/C Condensation Line

Observations:

- 7.1. Secondary condensation line(s) capped at the time (Improper) - A secondary condensation line is recommend to act as a backup to prevent water damage should the primary drain fail, clog and/or become dysfunctional - Correction by a qualified HVAC specialist is recommended.

8. Thermostat(s)

Observations:

- 8.1. "Mercury type Thermostat" noted. Recommend to upgrade. Have it checked, corrections made by a qualified HVAC contractor.

9. Other

Observations:

- 9.1. This is a limited visual inspection of the HVAC SYSTEM. For more detailed inspection of the components: such as air flow, sizing, refrigerant lines, pressure, high temp switches, HERS efficiency testing of the ducts or Refrigerant charge verification testing etc. Recommend to hire a qualified specialist for further more detailed inspection, evaluation.
- 9.2. Recommend further evaluation of the HVAC unit(s), any necessary corrections and/or service maintenance if maintenance has not been performed within 12 months by a qualified HVAC contractor.
- 9.3. Recommend complete system evaluation to determine the cost and scope of work before expiration of your Contingency Period and before the Close of Escrow by a qualified HVAC specialist

Interior

1. Ceilings

Ceiling Type(s):

- Sheetrock
- Wood

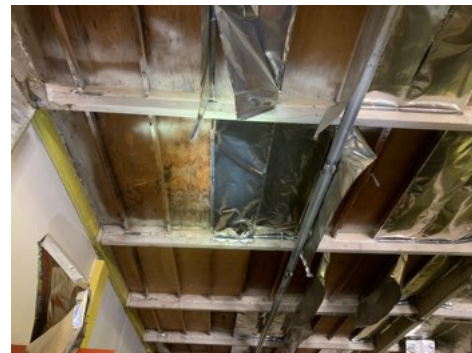
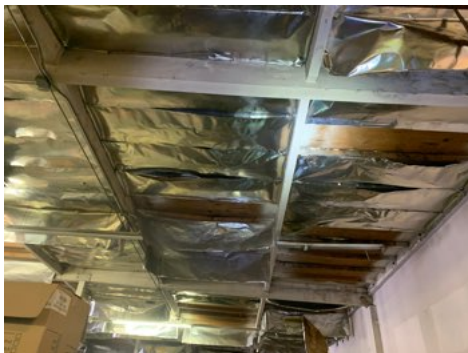
Observations:

1.1. cracks were noted at the ceilings. Bubbling/signs possible seepage at bathroom ceiling. In need of patch/repair, have checked by qualified specialist

1.2. Water stains at ceilings noted due to roof leak, loose insulation at several areas boted. Check the records, with seller of known defects. Have it checked, necessary repairs by a qualified roofer and/or qualified contractor.

1.3. Water Stains, Damage noted at ceiling at interior. Have it checked, necessary repairs made by qualified contractor/specialist(s).

1.4. Interior ceilings in need of patch, paint, repair. Have them checked by a qualified specialist.



2. Walls

Wall Type(s):

- Paneling
- Compressed Board
- Concrete

Observations:

2.1. Unit was occupied at the time of the inspection (walls were not fully visible) - Recommend to check the records for any known defects and/or repairs.

2.2. Paneling is installed on the walls, unable to determine condition of the walls behind the coverings.

2.3. Loose, damaged paneling noted at some areas. Have it checked, fixed, replaced by a qualified specialist.

2.4. Building is a tilt up concrete building type. Some cracks noted at the walls, possible seepage noted from cracks at interior of the building (common for these type of Buildings). Recommend to patch, paint, seal the cracks from exterior. Have it checked by a qualified specialist, painting contractor.



Cracks



3. Floors

Floor Type(s):

- Vinyl
- Concrete
- Unfinished

Observations:

- 3.1. Unit was occupied at the time of the inspection - Floors were not fully visible. Recommend to check the records for any known defects and/or previous repairs.
- 3.2. Floor squeaks are present at the interior of the home (common for his type structures). Have it checked by a qualified flooring contractor.
- 3.3. Uneven areas, sloping was noted at various areas of the flooring. Check the records for any known defects, repairs and/or have it checked by a qualified specialist(s).
- 3.4. Trip hazards noted due to differing flooring material heights. FYI
- 3.5. Some expanded gaps noted at flooring material joints, loose laminate tiles at bathroom noted. In need of further evaluation, corrections by a qualified floor specialist.
- 3.6. Common cracks noted at floors
- 3.7. Unfinished floors at upper level storage area noted, uneven floors, dips/soft spots noted. Have checked, evaluated, any necessary correction or repair made by qualified contractor.



4. Interior Doors

Door Type(s):

- Aluminum, Glass
- Metal

Observations:

- 4.1. Side exterior door at ramp locked, unable to open- check with seller any known defects
- 4.2. Dents noted at roll up door- roll up door was operational at time of inspection- FYI



Dents noted



Locked

5. Fireplace

Number Of Fireplaces:

- None

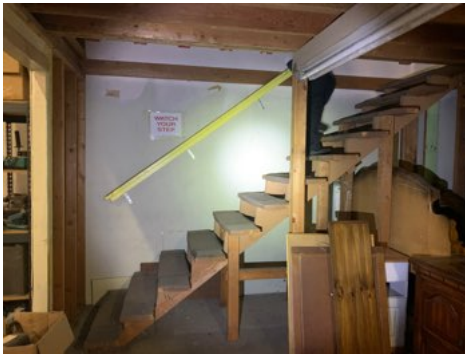
Type Of Unit:

- None

6. Steps, Stairways, and Railings

Observations:

- 6.1. Handrail at interior stairs is not to current safety standards - Does not return to wall at top landing (trip/fall hazard). Correction, Safety upgrade recommended.
- 6.2. Interior railing openings are not to current safety standards. Openings too wide (this is a safety upgrade). Have it checked by a qualified contractor.
- 6.3. Loose handrail(s) noted at the time - A Safety concern. Recommend further evaluation, necessary correction/ repairs made by a qualified specialist.
- 6.4. The area behind the stair treads is open, this opening should be no more than 4" high. Recommend to have checked, necessary corrections made by a qualified specialist.



7. Laundry Service

Dryer Type:

- Building Without Laundry Service Area

8. Interior Features

Feature Type:

- Alarm, Security System - Not part of this inspection
- Circulating Warehouse Fan

Observations:

8.1. Alarm, security systems are not inspected or tested at time of inspection. Check the records, check with seller for operation or known defects.

8.2. Circulating warehouse fan noted. not inspected or tested at time of inspection. Check the records, check with seller for operation, known defects or have checked, tested by qualified specialist prior to close of escrow



9. Other

Observations:

9.1. This is not a Mold or Fungus inspection, it is advised to have a Mold specialist examine the property and structure and do a complete inspection to determine the presence or absence of any Mold that may affect the health or safety of the occupants. It is typical when a building is remodeled or repairs are undertaken that additional problems surface that were not noted on the inspection report.

This is to be expected as walls, floors and ceilings are opened up during the work to reveal areas that were not accessible during the inspection. Any remodeling work undertaken on property should be expected to reveal some of these problems and it is recommended that additional sums be set aside for this purpose. FAILURE TO CONDUCT A MOLD SPECIALIST CAN RESULT IN EXPENSIVE AND COSTLY REPAIRS.

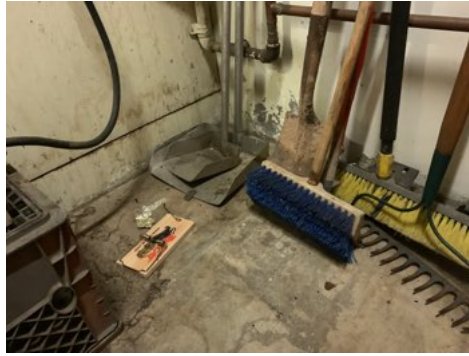
9.2. Remodel and/or addition(s) noted to inspected property. Recommend to check the records, permits on remodel, improvements and/or addition(s).

9.3. It is typical when a building is remodeled and/or repairs are undertaken that additional problems surface that were not noted on the inspection report. This is to be expected as walls, floors and ceilings are opened up during the work to reveal areas that were not accessible during the inspection. Any remodeling work undertaken on property should be expected to reveal some of these problems and it is recommended that additional sums be set aside for this purpose.

9.4. Recommend further evaluation by a qualified structural pest specialist.

9.5. This is not a ADA compliance inspection. Recommend to hire a qualified ADA certified inspector for complete evaluation.

9.6. Recommend to check the building records, permits with the City to make sure the location, space is suitable for your intended business use.



Kitchen

1. Kitchen General Comments

General Pictures

1.1. No kitchen area noted- FYI

Bathroom General Comments

1. Bathroom General

Observations:

1.1. This is true to all bathrooms: It is typical to have hidden defects and or damage inside/under the cabinets, inside the walls where moisture and water can be trapped and Mold growth will occur. Home inspection is a limited, non invasive inspection of readily visible areas. We recommend to hire a Qualified MOLD Inspector for further and complete evaluation to determine the presence or absence of any Mold that may affect the health or safety of the occupants.

Supply valves/angle stops not tested at this inspection(this type valves not reliable and may leak if turned on and off). Check the records with the seller for any known issues/repairs regarding the supply valves.

1.2. Recommend to re-caulk at fixtures, trims, enclosures as routine maintenance.

1.3. This is true to all the bathrooms: This is not a Mold or Fungus inspection, it is advised to have a Mold specialist examine the property and structure and do a complete inspection to determine the presence or absence of any Mold that may affect the health or safety of the occupants.

It is typical when a building is remodeled or repairs are undertaken that additional problems surface that were not noted on the inspection report. This is to be expected as walls, floors and ceilings are opened up during the work to reveal areas that were not accessible during the inspection. Any remodeling work undertaken on property should be expected to reveal some of these problems and it is recommended that additional sums be set aside for this purpose.

FAILURE TO CONDUCT A MOLD INSPECTION CAN RESULT IN EXPENSIVE AND EXTENSIVE REPAIRS.

Bathroom #1

1. Bathroom # 1

Location:

- Bathroom

Fixtures:

- Toilet, Sink, Exhaust Fan



Taping

2. Sink(s), Faucets

Observations:

2.1. Missing sink stopper noted. Have it checked, fixed by a qualified plumber.

2.2. Taping noted at drain pipe under sink- improper. Recommend to remove, have evaluated, any necessary correction made by qualified plumber.



3. Cabinets, Floors

Observations:

3.1. Age defects, wear noted to cabinets, counter.

3.2. Expanded gaps/loose laminate at flooring. Have checked/fixd by specialist



4. Electrical

Observations:

- 4.1. Recommend to install GFCI type outlet at Bathroom(s) and to test periodically. This is a safety upgrade. Have fixed by electrician.
- 4.2. Missing proper lens at bathroom light noted, loose fixture/exposed wires noted-improper. Recommend to correct by electrician.



5. Exhaust Fan, Heater

Observations:

- 5.1. Dirty exhaust fan(s) noted. Recommend to clean, service.
- 5.2. Noisy exhaust fan noted - Recommend to upgrade.



Attic

1. Attic Access Location

Attic Info:

- None

Observations:

1.1. No attic present in the inspected property.(FYI)

Foundation

1. Foundation

Foundation Type:

- Concrete Slab

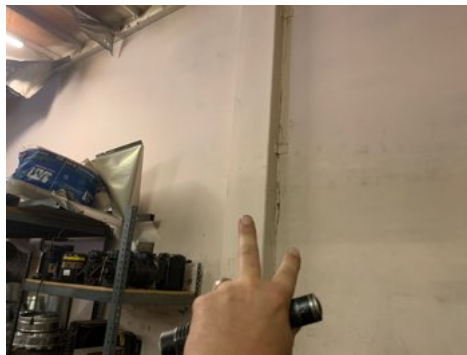
Observations:

- 1.1. This is not a structural pest control(termite) inspection - Recommend to hire a qualified Structural Pest inspector for complete building inspection.
- 1.2. Foundation is Slab On Grade type construction. Slab is not visible due to floor coverings. Recommend to check the disclosures regarding any known issues with the slab.
- 1.3. Some of the caulking at wall joints were cracked, worn, settlement noted. Have it checked, any necessary repairs made by a qualified contractor.
- 1.4. Foundation is Slab On Grade type construction. Slab is not visible at office area due to floor coverings. Recommend to check the disclosures regarding any known issues with the slab. No major cracks, damage found at visual part of the slab at the time. (FYI)

2. Walls

Observations:

- 2.1. Building is a tilt up concrete building type. Some cracks noted at the walls, possible seepage noted from cracks at interior of the building(common for this type Buildings). Cracks in need of repair/ patch/paint. Concrete walls need to be properly painted/ sealed to prevent water seepage. Have it checked by a qualified specialist/ Painting contractor.



Cracks

3. Floors

Observations:

- 3.1. Building is slab on grade type structure. Slab was covered with floor covering, unable to evaluate. Check the records for any known defects, repairs.
Note: We do not remove floor coverings at this type of inspection. It is common that when floor coverings are removed, you may find hidden defects, cracks or deterioration at slab/foundation.

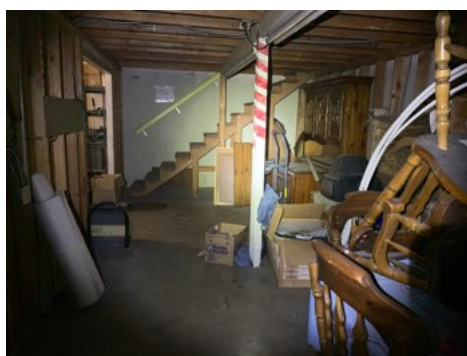
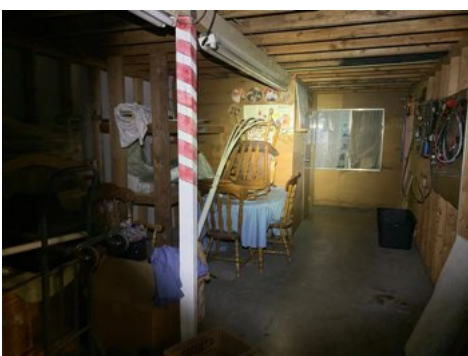
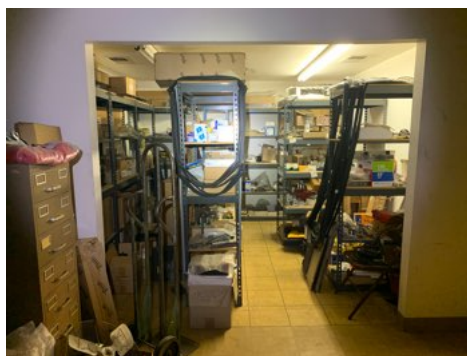
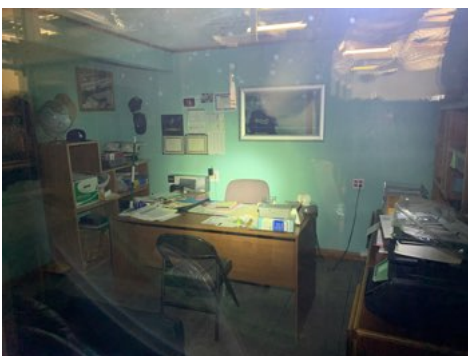
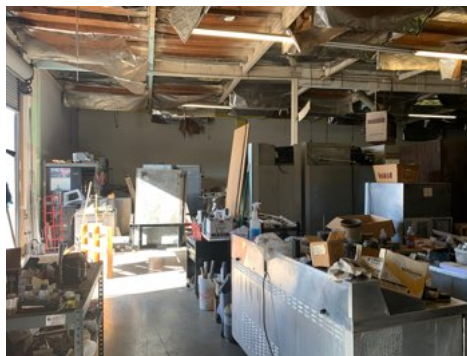
4. Other

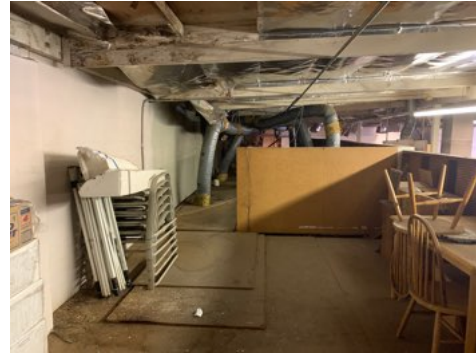
Observations:

- 4.1. Recommend to check the Building Records and Permits.
- 4.2. This is not a structural pest control(termite) inspection - Recommend to hire a qualified Structural Pest inspector for complete building inspection.

Additional Photos

1. Interior Photos





2. Exterior Photos



Invoice

1. Inspection Fee:

Materials:

- Inspection Fee: \$500

Materials:

- Credit Card

Glossary

Term	Definition
Double Tap	<p>A double tap occurs when two conductors are connected under one screw inside a panelboard. Most circuit breakers do not support double tapping, although some manufacturers, such as like Cutler Hammer, make hardware specially designed for this purpose.</p> <p>Double tapping is a defect when it is used on incompatible devices. If the conductors come loose, they cause overheating and electrical arcing, and the risk of fire is also present. A double tap can be accommodated by installing a new circuit board compatible with double tapping. It is also possible to add another circuit breaker or install a tandem breaker to the existing breaker box.</p>
GFCI	<p>A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.</p>
TPR Valve	<p>The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves</p>

Report Summary

Exterior and Grounds		
Page 6 Item: 1	Driveway and Walkways	<p>1.1. Driveway: old, worn, deteriorated, poor drainage noted. Have it checked by a qualified specialist.</p> <p>1.2. Cracks, settlement present at driveway/sidewalk surfaces. Have checked, necessary repairs made by qualified specialist.</p> <p>1.3. Evidence of Poor Drainage present at driveway/sidewalk surfaces, recommend further evaluation by qualified contractor.</p> <p>1.4. Worn, cracked, damaged asphalt noted. Have it checked by a qualified paving contractor.</p>
Page 6 Item: 2	Vegetation, Grading, and Drainage	<p>2.1. gutter(s) terminate at foundation - Keep water/vegetation away from structure(s). Recommend to correct by a qualified drainage contractor.</p>
Page 7 Item: 4	Fencing and Gates	<p>4.1. Common age defects noted to fencing. Recommend to monitor the condition.</p> <p>4.2. Fencing in need of repairs at some areas. Have it checked by a qualified contractor</p> <p>4.3. Gate(s) in need adjustment or repairs noted at loading dock and driveway area. Have checked, fixed by qualified specialist.</p>
Page 7 Item: 5	Eaves, Soffits, and Fascia	<p>5.1. Age defects, peeling paint and/or moisture stains, damage were noted at the eaves and fascia/cover at loading dock. Recommend further evaluation, repairs by a qualified structural pest inspector and contractor.</p>
Page 8 Item: 6	Wall Cladding, Flashing, and Trim	<p>6.1. cracks/peeling paint were noted in the exterior concrete walls. Have checked by paint contractor.</p> <p>6.2. Moisture damage, cracks noted in the exterior walls which require repairs by a qualified contractor. Noted at loading dock. (Hidden damage may exist inside the framing which can only be discovered by removing the wall cover (FYI).</p> <p>6.3. Missing flashing at the base of the wood siding, siding is embedded in concrete curb at loading dock- poor workmanship- wood will rot- damage at wood noted. Have it checked, corrections made by a qualified specialist for correction.</p>
Page 8 Item: 8	Doors (Exterior)	<p>8.1. Side door at loading dock locked, check with seller for any known defects.</p>

Page 9 Item: 9	Other/Features	<p>9.1. Recommend to check the building records, permits.</p> <p>9.2. This is not an ADA inspection. Among other things, the Americans with Disabilities Act (ADA) ensures access to the built environment for people with disabilities. The ADA Standards establish design requirements for the construction and alteration of facilities subject to the law. These enforceable standards apply to places of public accommodation, commercial facilities, and state and local government facilities. Recommend to hire a Qualified ADA certified inspector and/or architect for complete evaluation and to consult for your project and business use.</p> <p>9.3. Recommend to check the building records, and permits with the City to make sure that the location/space is suitable for your business use.</p> <p>9.4. Exposed bolts/damage at walls/cover at loading dock. Recommend further complete evaluation, any necessary correction/repairs made by qualified contractor(s).</p>
Roofing		
Page 10 Item: 1	Roof Pictures	<p>1.1. We recommend an annual inspection, service, maintenance of the roofing material and its components to prevent leaks and/or damage. This is a visual inspection - The home inspector cannot warranty the roof to be free from leaks in the past or the future. Check the service records, with seller regarding any known defects or repairs relating to the roof.</p> <p>1.2. For your information, "roof certification" means a written statement by a licensed C-39 Roofing Contractor who has performed a roof inspection, made any necessary repairs, and warrants that the roof is free of leaks at the time that the certification is issued and should perform as designed for the specified term of the certification.</p>

Page 10 Item: 2	Roof Coverings	<p>2.1. Patching and previous repairs noted to various locations/areas of the roofing. Check the records, warranties.</p> <p>2.2. Debris noted at the Roof. May cause future leaks and/or damage. Recommend to clean/remove.</p> <p>2.3. Weathering, aging and cracks were noted to the roofing material. Roofing material appears to be nearing end of its useful life. Have it checked by a qualified roofer.</p> <p>2.4. Aged flat roof cover noted. Recommend to apply roof coating to prolong life of the roof. Have it checked by a qualified roofer.</p> <p>2.5. Signs of Water ponding at sections at flat roof area noted- Recommend to have it checked, any necessary corrections made by a qualified Roofer.</p> <p>2.6. Rock cover roof noted - Difficult to evaluate. Recommend to hire a qualified roofer for further evaluation/inspection. Check the records. Life span of this type roofs are 15 to 20 years from installation date.</p> <p>2.7. Signs of Leaking at interior noted at flat roof at several areas noted. Have checked, correction/repair made by qualified specialist.</p> <p>2.8. Yearly roof service contract with a qualified Roofing Company is recommended.</p> <p>2.9. Recommend further complete evaluation of roof system, necessary maintenance and/or corrections performed by a qualified roofer.</p>
Page 11 Item: 3	Flashings	<p>3.1. No major defects noted. Recommend to re-seal at flashings as a routine maintenance. Periodic inspection recommended.</p> <p>3.2. Roof to wall flashing is not visible and/or covered with mastic (Hidden damage may exist). Periodic maintenance is required to prevent leaks. Recommend further evaluation, any necessary corrections by a qualified roofer.</p>
Page 11 Item: 4	Roof Drainage Systems	<p>4.1. Downspouts terminate at foundation- Poor location. Recommend to extend away and/or install flash block(s).</p> <p>4.2. Debris and signs of water ponding noted at roof drain(s). Drain area(s) at roofing in need of periodic cleaning, service. Recommend to clean and install proper coating at drain area roofs. Have checked by qualified specialist for any necessary maintenance, corrections.</p>
Page 12 Item: 5	Roof Vents	<p>5.1. Turbine type attic vents were noted - This vent type is prone to leaks.</p>

Page 13 Item: 7	Other	<p>7.1. The roof has been inspected at a time when it was not raining. Since one of the purpose of the roof is to repel water this could not be observed and verified as occurring in all cases. Therefore the roof has not been tested under wet conditions and how it performs in these condition is unknown. No warranty is made that it will not leak when it is under a wet condition.</p> <p>7.2. "Roof Certification" means a written statement by a licensed C-39 Roofing Contractor who has performed a roof inspection, made any necessary repairs, and warrants that the roof is free of leaks at the time that the certification is issued and should perform as designed for the specified term of the certification.</p> <p>7.3. Recommend further complete evaluation of roof system, necessary corrections/repair performed by a qualified roofer.</p> <p>7.4. Recommend complete system evaluation to determine the cost and scope of work before expiration of your Contingency Period and before the Close of Escrow by a qualified roofer.</p>
Electrical System		
Page 15 Item: 1	Service Entrance Conductors	<p>1.1. Underground service was noted. In order to inspect the condition of the wires it requires removal of panel covers. Panel covers at pull box are not removed for safety reasons and are not part of this inspection (its beyond the scope of this inspection). Recommend to check the records for any known defects, repairs. Further evaluation by a qualified Electrical Contractor and or the local Utility Co. is recommended.</p>
Page 15 Item: 2	Main Panel	<p>2.1. Recommend to have electrical service checked by a qualified electrician to make sure that existing service will satisfy your business use requirements.</p> <p>2.2. Ground rod and clamp not visible at the meter base. Possible ground rod/clamp was installed the wall (UFER ground) - was not accessible at the time. Check with the seller/building records and/or have it checked by a qualified electrician.</p> <p>2.3. Gas pipes are not grounded/bonded. Recommend to install. Have it checked, corrections made by a qualified electrician.</p>
Page 16 Item: 3	Sub Panels	<p>3.1. Breakers are not properly labeled for emergency identification.</p> <p>3.2. Some labels are present, but illegible or confusing. Recommend correcting for safety reasons.</p> <p>3.3. Missing screws at cover at panel. Recommend to correct by qualified specialist.</p> <p>3.4. Double taps were noted at panel (two wires connected to one breaker) - This method is a potential safety hazard and is of substandard workmanship and is not allowed. Further evaluation and correction by qualified Electrical Contractor is recommended.</p> <p>3.5. Unprotected openings at main panel cover noted - Safety hazard. Recommend to cover.</p> <p>3.6. Recommend complete system evaluation, necessary correction made by a qualified electrician.</p>

Page 17 Item: 4	Branch Circuit Conductors	<p>4.1. Most of the electric wiring is enclosed within the walls and ceilings and other parts of the structure. It is not visible and its condition cannot be fully determined. No representation is made as to its status.</p> <p>4.2. Loose, improperly supported, installed electric conduits noted at the roof. Have it checked, fixed by a qualified electrician.</p>
Page 17 Item: 5	Exterior Lights, Outlets	<p>5.1. Garden lights, transformers, timers not part of this inspection. Check with the seller.</p> <p>5.2. Sensor operated lights noted. Not tested at this inspection. Check with the seller.</p> <p>5.3. Light(s) not working at the exterior. Have checked, fixed by a qualified electrician.</p> <p>5.4. Light Cover is damaged and/or missing at the exterior. Have it replaced.</p> <p>5.5. Several material, installation defects, and/or safety considerations were noted with regard to the Electrical System - Further evaluation of the system for repairs, corrections, safety upgrades by qualified Electrical Contractor is recommended.</p> <p>5.6. Recommend complete system evaluation to determine the cost and scope of work before expiration of your Contingency Period and before the Close of Escrow by a qualified electrician.</p>
Page 18 Item: 6	Operation of GFCI Outlets	<p>6.1. Recommend to have GFCI outlets in all wet locations as a safety upgrade, and to test them periodically. Missing at bathroom(s). Have checked, fixed by qualified electrician.</p>

Page 18 Item: 7	Interior Fixtures, Outlets	<p>7.1. Electrical covers (switch, outlets, junction boxes, etc) not removed as part of this inspection - Inspection of the wiring is limited to Main panel. For a more in depth inspection recommend to hire a qualified Electrician.</p> <p>7.2. Unit was occupied at the time - Most of the outlets were not visible, accessible at the time to test. Check the records for any known defects, repairs.</p> <p>7.3. Ceiling light(s) not working at- several areas. Have them checked, fixed by a qualified specialist.</p> <p>7.4. Damaged and/or missing light cover(s) at interior noted. Have checked, corrections made by qualified electrician.</p> <p>7.5. Reverse polarity found at interior outlet(s) at interior. Further evaluation, necessary correction by a qualified electrician recommended.</p> <p>7.6. Outlets not working at some areas. Have checked, complete evaluation and corrections made by qualified electrician.</p> <p>7.7. Missing proper lens at bathroom light noted, loose fixture/exposed wires noted- improper. Recommend to correct by electrician.</p> <p>7.8. Scorched outlet noted at front entry wall. Have checked, replaced by qualified electrician.</p> <p>7.9. Several material, installation defects, and/or safety considerations were noted with regard to the Electrical System - Further evaluation of the system for repairs, corrections, safety upgrades by qualified Electrical Contractor is recommended.</p> <p>7.10. Recommend complete system evaluation to determine the cost and scope of work before expiration of your Contingency Period and before the Close of Escrow by a qualified electrician.</p>
Page 19 Item: 8	Smoke and Carbon Detectors	<p>8.1. Smoke and Carbon Monoxide detectors, fire alarms/systems not inspected. Beyond the scope of this inspection. Recommend to install smoke and carbon monoxide detectors per City/Manufacturers requirements and test them periodically - Recommend to have checked by a qualified retrofitter. THIS IS A HEALTH/SAFETY CONCERN.</p> <p>8.2. Recommend to install carbon monoxide detectors per City/Manufacturers requirements and test them periodically. Information regarding placement can be found on the State Fire Marshall website at http://osfm.fire.ca.gov</p> <p>8.3. Old smoke detectors found. Recommend to replace, upgrade to today's safety standards and test them periodically. Recommend further evaluation by a qualified retrofitter.</p>
Page 19 Item: 9	Door Bell	<p>9.1. Door Bell(s) missing. Recommend to install. Have checked by qualified specialist.</p>
Page 20 Item: 10	Low Voltage Systems	<p>10.1. Low Voltage systems (phone, cable, security, intercom, sound...) not part of this inspection. Check with the seller.</p> <p>10.2. Alarm, security systems are not inspected or tested at time of inspection. Check the records, check with seller for operation or known defects.</p>

Page 20 Item: 11	Other	11.1. Several material, installation defects and/or safety considerations were noted with regard to the Electrical System - Further evaluation of the system for determined scope of repairs, corrections, safety upgrades by qualified Electrical Contractor is recommended. 11.2. Recommend complete system evaluation to determine the cost and scope of work before expiration of your Contingency Period and before the Close of Escrow by a qualified electrician.
Page 20 Item: 12	Fire Sprinklers	12.1. Unit(s) without sprinkler system type and/or extinguishers. Recommend to check city requirements.
Plumbing		

Page 21 Item: 1	Interior Drain, Waste, and Vent Systems	<p>1.2. This is a limited visual inspection of the readily visible areas of the plumbing systems. Most of the vent pipes are installed in the walls and are not readily visible at this type inspection. Very often when a house, building is remodeled and/or altered vent pipes/clean outs/systems are not properly installed and/or missing. Recommend to check the records, permits and/or Have it Checked by a Qualified Plumber. Most of the plumbing pipes not visible at this inspection. Check the records for any known defects and/or repairs.</p> <p>This is not a code inspection and we do not look for plumbing clean outs. No comments are made regarding the presence or absence or location of clean outs.</p> <p>The waste lines that go out to the sewer system are installed underground and are not visible. Their condition is unknown. The only way to determine their current condition is to have them fully inspected and scoped with a camera by a qualified Plumber/Video Sewer Inspection Specialist to determine their true condition and any necessary repairs.</p> <p>We can not determine if building is on a public sewer system or on a septic system. Recommend to check the records with the seller/builder and or check the public records.</p> <p>Video inspection of the Sewer/Waste pipes is required to determine condition and life expectancy of the Sewer System. No warranty or evaluation is conducted by this inspection company. FAILURE TO CONDUCT A SEWER LINE INSPECTION CAN RESULT IN EXPENSIVE AND EXTENSIVE REPAIRS.</p> <p>1.3. Sewer clean out at exterior yard not found noted - Recommend to check service records, with seller or have checked by qualified plumber.</p> <p>1.4. Old cast iron pipe clean out noted at exterior at ground level and/or cast iron pipes enter ground at crawlspace. Recommend to scope the main sewer line to know the condition and type of underground pipes. Recommend to Hire a qualified specialist for a sewer line inspection.</p> <p>1.5. Most of the Sewer, Waste pipes are located underground not fully visible/accessible and not part of this inspection. A sewer video inspection must be completed prior to close of escrow by a qualified plumber in order to determine the true condition of the Sewer, Waste line.</p>
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Page 22 Item: 2	Water Main Line	<p>2.1. Water main; Most of the water piping is located under ground - Not visible to comment. Check the records for any known defects, repairs. This is a limited visual inspection we do not perform leak tests on plumbing pipes. Recommend to check the records with the seller for any known issues, repairs with water pipes and or have it checked, tested by a qualified plumber.</p> <p>Hose Bibs: Missing anti-siphon valve at hose bibs (An anti-siphon (or, anti-siphon) valve is a device that prevents liquid from returning to the line from which it came if a siphon action occurs). Recommend to install.</p> <p>2.2. Hose Bibs: Missing anti-siphon valve at hose bibs (A anti-siphon valve is a device that prevents liquid from returning to the line from which it came if a siphon action occurs). Recommend to have checked and installed by a qualified specialist.</p> <p>2.3. Water pressure is too high, measured at - 90 PSI - Recommend installation of the regulator and adjust pressure to below 80 PSI.</p> <p>2.4. Could not locate the main shut-off for water. Please ask the current owners for the location. Otherwise, you will need to use a water key at the street meter or have a plumber install one.</p> <p>2.5. Missing hose bib handle at front driveway- hose bib capped- FYI</p>
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Page 23 Item: 3	Interior Water Supply and Distribution	<p>3.1. The majority of the water supply pipes, waste lines and gas lines are underground, in walls or installed in concealed parts of the structure and thus are not visible. Their condition cannot be determined and no representation is made as to their status. Check the records for any known defects and/or repairs.</p> <p>3.2. As of January 1, 2017, The building standards and state law require that flow rates for fixtures in the home not exceed 1.6 gpf for toilets, 2.2 gpm for faucets and 2.5 gpm for shower heads. It is beyond the scope of the inspection to determine the flow rates of the plumbing fixtures in the home. Refer to seller and or have it checked by a qualified retrofitter specialist.</p> <p>3.3. Recommend to check the records, permits on copper re-piping and scope of re-piping.</p> <p>3.4. Active galvanized water supply pipes were noted - Type is considered to be at or near end of life, of limited remaining life. Recommend to upgrade, re-pipe. Have it checked, corrections made by a qualified plumber.</p> <p>3.5. Copper to galvanized pipe contact noted - Improper. This contact will result in dielectric reaction which will deteriorate the pipes. Recommend to install dielectric fitting. Have it checked for necessary correction by qualified plumber.</p> <p>3.6. Poorly supported copper pipes noted and pipes in contact with non copper metals - This contact will result in dielectric reaction which will deteriorate the pipes. Correction is recommended. Have checked by qualified plumber.</p> <p>3.7. Most of the plumbing pipes were not visible at this inspection. Check the records for any known defects, repairs.</p> <p>3.8. Not all lines are visible at the time of this inspection - Recommend to refer to records regarding scope of copper re-piping</p>
Page 24 Item: 4	Fuel System	<p>4.1. This is a limited visual inspection of the gas system. We have partial access to burn chambers and other interior appliance parts only, and no way to inspect underground/interior wall pipes. Check records, permits for any known issues or repairs - Gas leaks and pipe testing is not part of this inspection The Gas Company has it's own testing methods, which are more intensive, and updated periodically. Recommend contacting the Gas Company for a complete inspection of the gas system and associated appliances before close of escrow.</p> <p>4.2. Gas meter - Seismic shut off was not present at the time of inspection, recommend to install - May not be required in the City of Location - Recommend to check the local regulations.</p> <p>4.3. Underground gas pipe noted (type unknown). Have it checked for possible gas leak. Gas leaks or pipe testing not part of this inspection. Recommend to check the building records, permits for any known issues or repairs regarding gas pipes, fuel systems and/or have it tested by the Gas Co. and/or a qualified plumber.</p>

Page 25 Item: 5	Water Heater(s)	<p>5.1. The adequacy or efficiency of the hot water heater cannot be determined in a limited time visual inspection. It is not known how hot the water will get or how long it will last (this is many times a matter of personal preference).</p> <p>5.2. Seismic straps are missing- plumbers tape Noted-improper. Recommend to install/correct by qualified specialist.</p> <p>5.3. Unit is near end of life due to age (Life span of this type units are 10 to 12 years). Recommend to monitor/replace and retrofit to today's safety standards.</p> <p>5.4. A number of defects found at water heater. Recommend complete evaluation, necessary corrections, repairs and/or replacement by a qualified plumber.</p> <p>5.5. A number of Water Heater installation defects were noted. Further evaluation and necessary corrections by a qualified Plumbing Contractor are recommended.</p> <p>5.6. Recommend water heater(s) installation meet all current safety standards.</p> <p>5.7. Missing service disconnect box - Improper, recommend to install. Have it checked, fixed by a qualified electrician.</p> <p>5.8. TPR valve line terminates unsafely. Recommend to extend outside into a safe location.</p> <p>5.9. Water heater lacks drain pipe at catch pan routed to exterior. Recommend to install.</p> <p>5.10. Water heater without circulating pump - it may take a while to get hot water at fixtures. Have it checked by qualified plumber for any necessary correction.</p> <p>5.11. A number of defects found at water heater. Recommend complete evaluation, any necessary corrections, repairs and/or replacement by a qualified plumber.</p>
Page 25 Item: 6	Yard Sprinkler System	6.1. Building without yard sprinkler system. FYI
Page 25 Item: 7	Other	<p>7.1. The majority of the water supply pipes, waste lines and gas lines are underground, in walls or installed in concealed parts of the structure and thus are not visible. Their condition cannot be determined and no representation is made as to their status.</p> <p>7.2. As of January 1, 2017, The building standards and state law require that flow rates for fixtures in the home not exceed 1.6 gpf for toilets, 2.2 gpm for faucets and 2.5 gpm for shower heads. It is beyond the scope of the inspection to determine the flow rates of the plumbing fixtures in the home. Refer to seller and or have it checked by a qualified retrofitter specialist.</p> <p>7.3. Recommend complete system evaluation to determine the cost and scope of work before expiration of your Contingency Period and before the Close of Escrow by a qualified plumber</p>

Heating & Cooling System

Page 26 Item: 1	Heating System Operation	<p>1.1. Recommend to check the service history with the Seller and to have the unit(s) serviced by a qualified HVAC Contractor if not performed in the past year. Air flow is not a part of this inspection. Recommend to check the disclosures regarding day to day functionality. No service tags noted. This is a limited Visual Inspection - Recommend to have the unit(s) evaluated by a qualified HVAC Contractor. Annual service, evaluation and maintenance is recommended with gas fired furnaces.</p> <p>1.2. Typical Lifespan of heat unit(s) are 15 to 20 years. Recommend to have a qualified HVAC specialist to inspect and/or evaluate the entire system to have a better understanding and expected life span of the HVAC system.</p> <p>1.3. Furnace is old but did work at time of inspection. Unable to determine life remaining expectancy. Recommend further evaluation, any necessary service/corrections made by a qualified HVAC specialist.</p> <p>1.4. Loose cover notes, missing screws, have checked, fixed by qualified HVAC specialist.</p> <p>1.5. HVAC unit(s) not tested at this inspection. This is a limited visual inspection where we check installation defects with the unit(s). For more complete evaluation and operation of the unit(s) recommend to hire a qualified HVAC specialist for complete testing and evaluation.</p> <p>1.6. Recommend to hire a qualified HVAC contractor for complete evolution of the existing unit(s) to make sure that existing system will provide proper conditioned air for your intended business use.</p> <p>1.7. Recommend complete system evaluation, necessary corrections made by a qualified HVAC specialist.</p>
Page 27 Item: 2	Air Filter	<p>2.1. Air filters should be changed or cleaned regularly according to Manufacturer's instructions (seasonally and/or every 3-4 months recommended). Air flow, balance is not a part of this inspection. Recommend to check with the seller about air comfort and distribution.</p> <p>2.2. The Filter(s) are dirty and in need of replacement. Have checked, service/maintenance performed by qualified HVAC specialist.</p> <p>2.3. Filter is located in the unit (requires to remove panel cover to get to the filter)(FYI). Check the service records. Periodic replacement of the filter required for proper unit operation. Recommend to upgrade filter location, access.</p>
Page 27 Item: 3	Distribution Systems	<p>3.1. We conduct a limited visual inspection of the distribution system components and comment on any defects found. Air flow, distribution, duct sizing and comfort is not a part of this inspection, these require testing by a Qualified HVAC Technician. Temperature is checked at the registers to determine heating/cooling function. Check with the seller for any known defects, issues with air flow and distribution and or have it checked by a Qualified Technician.</p> <p>3.2. Damaged insulation wrap noted at ducting in the attic. Have it checked, necessary corrections made by qualified HVAC specialist.</p>

Page 28 Item: 5	A/C Compressor	<p>5.1. Recommend to check the service history with the Seller and to have the unit serviced by qualified HVAC Contractor if not performed in the past year. No service tags noted at the unit. Air flow/balance is not a part of this inspection. Recommend to check the disclosures regarding day to day functionality.</p> <p>5.2. NEW FREON LAWS AND WHEN THEY TAKE EFFECT: The EPA regulations governing the Freon used in air conditioning and heating systems have changed. In 2010, Freon 22, the freon that most consumers are familiar with, began being phased out due to the laws and regulations set forth by the EPA and the Federal Government. All manufacturers of air conditioning and heating equipment were required by law, to only produce HVAC equipment that used the new, environmentally friendly, R-410A Freon. In other words, manufacturers were outlawed from even manufacturing equipment that uses R-22.</p> <p>Freon Manufacturers still produce R-22 for servicing and repairs, and will continue until 2020. At that point, R-22 will become completely obsolete and extinct which may result in need for upgrade/replacement of current system.</p> <p>5.3. AC unit is using R - 22 refrigerant. After 2020 contractors may not be able to purchase R - 22 refrigerant for servicing this type AC units. Recommend to consult with a qualified HVAC contractor for possible upgrade/replacement of the HVAC system.</p> <p>5.4. Compressor(s) outside (AC unit) old and may last a few years more, but maybe not- limited life expectancy. Possible unit(s) could fail after a home inspection during seasonal change from mild to hot weather. I cannot determine how long your AC will last before a replacement is necessary and life expectancy is not determined at this inspection. Check service records or have tested by a qualified HVAC specialist, Contractor.</p> <p>5.5. Old Evaporative Coil(s) (Swamp cooler noted, not tested at this inspection- rust/age defects noted at units at roof. Recommend further complete evaluation, necessary corrections service maintenance or upgrade made by a qualified HVAC specialist.</p> <p>5.6. Recommend complete System evaluation, any necessary corrections and/or maintenance made by a qualified HVAC Contractor.</p>
Page 29 Item: 6	Evaporator Coil	<p>6.1. Coils are not visible at this inspection to comment. Old unit type. Periodic care, service recommended.</p> <p>6.2. Rust marks noted at secondary catch pan in the attic at Coil/evaporator- Have it checked for possible leak at drain pan.</p>
Page 29 Item: 7	A/C Condensation Line	<p>7.1. Secondary condensation line(s) capped at the time (Improper) - A secondary condensation line is recommend to act as a backup to prevent water damage should the primary drain fail, clog and/or become dysfunctional - Correction by a qualified HVAC specialist is recommended.</p>

Page 29 Item: 8	Thermostat(s)	8.1. "Mercury type Thermostat" noted. Recommend to upgrade. Have it checked, corrections made by a qualified HVAC contractor.
Page 30 Item: 9	Other	9.1. This is a limited visual inspection of the HVAC SYSTEM. For more detailed inspection of the components: such as air flow, sizing, refrigerant lines, pressure, high temp switches, HERS efficiency testing of the ducts or Refrigerant charge verification testing etc. Recommend to hire a qualified specialist for further more detailed inspection, evaluation. 9.2. Recommend further evaluation of the HVAC unit(s), any necessary corrections and/or service maintenance if maintenance has not been performed within 12 months by a qualified HVAC contractor. 9.3. Recommend complete system evaluation to determine the cost and scope of work before expiration of your Contingency Period and before the Close of Escrow by a qualified HVAC specialist
Interior		
Page 30 Item: 1	Ceilings	1.1. cracks were noted at the ceilings. Bubbling/signs possible seepage at bathroom ceiling. In need of patch/repair, have checked by qualified specialist 1.2. Water stains at ceilings noted due to roof leak, loose insulation at several areas noted. Check the records, with seller of known defects. Have it checked, necessary repairs by a qualified roofer and/or qualified contractor. 1.3. Water Stains, Damage noted at ceiling at interior. Have it checked, necessary repairs made by qualified contractor/specialist(s). 1.4. Interior ceilings in need of patch, paint, repair. Have them checked by a qualified specialist.
Page 31 Item: 2	Walls	2.1. Unit was occupied at the time of the inspection (walls were not fully visible) - Recommend to check the records for any known defects and/or repairs. 2.2. Paneling is installed on the walls, unable to determine condition of the walls behind the coverings. 2.3. Loose, damaged paneling noted at some areas. Have it checked, fixed, replaced by a qualified specialist. 2.4. Building is a tilt up concrete building type. Some cracks noted at the walls, possible seepage noted from cracks at interior of the building (common for these type of Buildings). Recommend to patch, paint, seal the cracks from exterior. Have it checked by a qualified specialist, painting contractor.

Page 32 Item: 3	Floors	<p>3.1. Unit was occupied at the time of the inspection - Floors were not fully visible. Recommend to check the records for any known defects and/or previous repairs.</p> <p>3.2. Floor squeaks are present at the interior of the home (common for his type structures). Have it checked by a qualified flooring contractor.</p> <p>3.3. Uneven areas, sloping was noted at various areas of the flooring. Check the records fro any known defects, repairs and/or have it checked by a qualified specialist(s).</p> <p>3.4. Trip hazards noted due to differing flooring material heights. FYI</p> <p>3.5. Some expanded gaps noted at flooring material joints, loose laminate tiles at bathroom noted. In need of further evaluation, corrections by a qualified floor specialist.</p> <p>3.6. Common cracks noted at floors</p> <p>3.7. Unfinished floors at upper level storage area noted, uneven floors, dips/soft spots noted. Have checked, evaluated, any necessary correction or repair made by qualified contractor.</p>
Page 32 Item: 4	Interior Doors	<p>4.1. Side exterior door at ramp locked, unable to open-check with seller any known defects</p> <p>4.2. Dents noted at roll up door- roll up door was operational at time of inspection- FYI</p>
Page 33 Item: 6	Steps, Stairways, and Railings	<p>6.1. Handrail at interior stairs is not to current safety standards - Does not return to wall at top landing (trip/fall hazard). Correction, Safety upgrade recommended.</p> <p>6.2. Interior railing openings are not to current safety standards. Openings too wide (this is a safety upgrade). Have it checked by a qualified contractor.</p> <p>6.3. Loose handrail(s) noted at the time - A Safety concern. Recommend further evaluation, necessary correction/ repairs made by a qualified specialist.</p> <p>6.4. The area behind the stair treads is open, this opening should be no more than 4" high. Recommend to have checked, necessary corrections made by a qualified specialist.</p>
Page 34 Item: 8	Interior Features	<p>8.1. Alarm, security systems are not inspected or tested at time of inspection. Check the records, check with seller for operation or known defects.</p> <p>8.2. Circulating warehouse fan noted. not inspected or tested at time of inspection. Check the records, check with seller for operation, known defects or have checked, tested by qualified specialist prior to close of escrow</p>

<p>Page 35 Item: 9</p>	<p>Other</p>	<p>9.1. This is not a Mold or Fungus inspection, it is advised to have a Mold specialist examine the property and structure and do a complete inspection to determine the presence or absence of any Mold that may affect the health or safety of the occupants. It is typical when a building is remodeled or repairs are undertaken that additional problems surface that were not noted on the inspection report.</p> <p>This is to be expected as walls, floors and ceilings are opened up during the work to reveal areas that were not accessible during the inspection. Any remodeling work undertaken on property should be expected to reveal some of these problems and it is recommended that additional sums be set aside for this purpose. FAILURE TO CONDUCT A MOLD SPECIALIST CAN RESULT IN EXPENSIVE AND COSTLY REPAIRS.</p> <p>9.2. Remodel and/or addition(s) noted to inspected property. Recommend to check the records, permits on remodel, improvements and/or addition(s).</p> <p>9.3. It is typical when a building is remodeled and/or repairs are undertaken that additional problems surface that were not noted on the inspection report. This is to be expected as walls, floors and ceilings are opened up during the work to reveal areas that were not accessible during the inspection. Any remodeling work undertaken on property should be expected to reveal some of these problems and it is recommended that additional sums be set aside for this purpose.</p> <p>9.4. Recommend further evaluation by a qualified structural pest specialist.</p> <p>9.5. This is not a ADA compliance inspection. Recommend to hire a qualified ADA certified inspector for complete evaluation.</p> <p>9.6. Recommend to check the building records, permits with the City to make sure the location, space is suitable for your intended business use.</p>
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Kitchen

<p>Page 36 Item: 1</p>	<p>Kitchen General Comments</p>	<p>1.1. No kitchen area noted- FYI</p>
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Bathroom General Comments

Page 37 Item: 1	Bathroom General	<p>1.1. This is true to all bathrooms: It is typical to have hidden defects and or damage inside/under the cabinets, inside the walls where moisture and water can be trapped and Mold growth will occur. Home inspection is a limited, non invasive Inspection of readily visible areas. We recommend to hire a Qualified MOLD Inspector for further and complete evaluation to determine the presence or absence of any Mold that may affect the health or safety of the occupants.</p> <p>Supply valves/angle stops not tested at this inspection(this type valves not reliable and may leak if turned on and off). Check the records with the seller for any known issues/repairs regarding the supply valves.</p> <p>1.2. Recommend to re-caulk at fixtures, trims, enclosures as routine maintenance.</p> <p>1.3. This is true to all the bathrooms: This is not a Mold or Fungus inspection, it is advised to have a Mold specialist examine the property and structure and do a complete inspection to determine the presence or absence of any Mold that may affect the health or safety of the occupants.</p> <p>It is typical when a building is remodeled or repairs are undertaken that additional problems surface that were not noted on the inspection report. This is to be expected as walls, floors and ceilings are opened up during the work to reveal areas that were not accessible during the inspection. Any remodeling work undertaken on property should be expected to reveal some of these problems and it is recommended that additional sums be set aside for this purpose.</p> <p>FAILURE TO CONDUCT A MOLD INSPECTION CAN RESULT IN EXPENSIVE AND EXTENSIVE REPAIRS.</p>
Bathroom #1		
Page 38 Item: 2	Sink(s), Faucets	<p>2.1. Missing sink stopper noted. Have it checked, fixed by a qualified plumber.</p> <p>2.2. Taping noted at drain pipe under sink- improper. Recommend to remove, have evaluated, any necessary correction made by qualified plumber.</p>
Page 39 Item: 3	Cabinets, Floors	<p>3.1. Age defects, wear noted to cabinets, counter.</p> <p>3.2. Expanded gaps/loose laminate at flooring. Have checked/fixd by specialist</p>
Page 39 Item: 4	Electrical	<p>4.1. Recommend to install GFCI type outlet at Bathroom(s) and to test periodically. This is a safety upgrade. Have fixed by electrician.</p> <p>4.2. Missing proper lens at bathroom light noted, loose fixture/exposed wires noted- improper. Recommend to correct by electrician.</p>
Page 39 Item: 5	Exhaust Fan, Heater	<p>5.1. Dirty exhaust fan(s) noted. Recommend to clean, service.</p> <p>5.2. Noisy exhaust fan noted - Recommend to upgrade.</p>
Foundation		

Page 41 Item: 1	Foundation	<p>1.1. This is not a structural pest control(termite) inspection - Recommend to hire a qualified Structural Pest inspector for complete building inspection.</p> <p>1.2. Foundation is Slab On Grade type construction. Slab is not visible due to floor coverings. Recommend to check the disclosures regarding any known issues with the slab.</p> <p>1.3. Some of the caulking at wall joints were cracked, worn, settlement noted. Have it checked, any necessary repairs made by a qualified contractor.</p> <p>1.4. Foundation is Slab On Grade type construction. Slab is not visible at office area due to floor coverings. Recommend to check the disclosures regarding any known issues with the slab. No major cracks, damage found at visual part of the slab at the time. (FYI)</p>
Page 41 Item: 2	Walls	<p>2.1. Building is a tilt up concrete building type. Some cracks noted at the walls, possible seepage noted from cracks at interior of the building(common for this type Buildings). Cracks in need of repair/ patch/paint. Concrete walls need to be properly painted/ sealed to prevent water seepage. Have it checked by a qualified specialist/ Painting contractor.</p>
Page 41 Item: 3	Floors	<p>3.1. Building is slab on grade type structure. Slab was covered with floor covering, unable to evaluate. Check the records for any known defects, repairs. Note: We do not remove floor coverings at this type of inspection. It is common that when floor coverings are removed, you may find hidden defects, cracks or deterioration at slab/foundation.</p>
Page 41 Item: 4	Other	<p>4.1. Recommend to check the Building Records and Permits.</p> <p>4.2. This is not a structural pest control(termite) inspection - Recommend to hire a qualified Structural Pest inspector for complete building inspection.</p>