

Key Property Inspection Group

Property Inspection Report



KEY

PROPERTY INSPECTION GROUP



807 Palmyrita Ct, Riverside, CA 92507
Inspection prepared for: Peter Liu Tiffany Tso
Real Estate Agent: -

Date of Inspection: 10/11/2022 Time: 11:00 AM
Age of Home: 1999 Size: 100000
Weather: Clear
Order ID: 871

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 _____

The inspection will be performed in a manner consistent with the standards of practice of the California Real Estate Inspection Association (CREIA).

The Home Inspector Shall Observe The Following:

Exterior: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected.

The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions, geotechnical surveys; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures or sheds; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility. Gutters and subsurface drains are not water tested for leakage, blockage or termination point.

Plumbing: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; supply piping, venting, and supports; leaks. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance.

The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any angle stop, operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Electrical: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system.

The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercom, built in speaker or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Heating System: Heating equipment; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.

The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms. **Extinguished pilot lights are not lit by the Inspector and will be referred to licensed HVAC technician for proper inspection.**

Air Conditioner: Central air conditioning and permanently installed cooling systems including: Cooling and air handling equipment; and Normal operating controls. Distribution systems including: Fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan-coil units; and The presence of an installed cooling source in each room. The home inspector shall describe: Energy sources; and Cooling equipment type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.

The home inspector is not required to: Observe window air conditioners or operate cooling systems when weather conditions or other circumstances may cause equipment damage; Observe non-central and/or mobile air conditioners; or Observe the uniformity or adequacy of cool-air supply to the various rooms.

Roofing: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. This report is an opinion of the general quality and condition of the roof and to spot any cause for maintenance and/or significant repair. The Inspector can not and does not offer an opinion as to whether the roof has leaked in the past or is subject to future leaks.

Interior: Walls, ceiling, floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors or behind coverings; Carpeting; or Draperies, blinds, or other window treatments.

Mold Evaluation: 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 and/or air analysis 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 may 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/remodel to reveal areas that were blocked by coverings and not accessible during the inspection. Any remodeling work undertaken on property should be expected to reveal some possible hidden issues and it is recommended that additional sums be set aside for this purpose.

Bathrooms: Bathroom functions of the following bathroom fixtures: sinks, faucets, drains, toilets, tubs, showers, exhaust fans and heaters, wall ceiling lights and GFCI outlets.

The inspector does not test shower pans, this type of inspection/analysis should be performed by qualified structural pest specialist.

Kitchen: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven.

The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units, wine coolers, thermador (heating) drawers, ice maker(s), operation of trash compactor(s), coffee and/or cappuccino makers, quality or testing of water filter systems. **The home inspector is not required to operate: Appliances in use or any appliance that is shut down or otherwise inoperable or in use as cabinet/storage.**

Foundation: Observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected or inspectors safety may be compromised; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

We may not comment on minor deficiencies such as commonplace settlement cracks in the stem walls and slight deviations from plumb and level in the intermediate floor framing. There is no absolute standard for evaluating cracks, but those that are less than 1/4" are generally not regarded as structurally relevant.

Structural comments are of the conditions observed at the time of the inspection are the opinion of the inspector (who is not a structural engineer and/or licensed foundation contractor or seismic retrofitter). For expert evaluation of the structure (foundation, walls, framing, anchoring/seismic retrofitting) we recommend to hire a qualified structural engineer and/or foundation contractor/expert.

The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health or deemed unsafe or the home inspector or other persons safety may be compromised.

While the inspector makes every effort to find all areas of concern, some areas may and/or can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase and/or close or escrow period

concludes. It is also recommended that qualified contractor(s) be used in your further inspection(s) or necessary work/repair(s) as it relates to the comments in the inspection report.

It is always recommended to refer to the disclosure statement on the inspected property regarding any known issues or previous repairs.

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 20 Years

3. Client Attendance

- Not Present

4. Other Attendance

Materials:

- Sewer Line Inspector
- Roofer

5. Weather

- Clear

6. Temperature

- Over 65

7. Rain In The Last Three Days

- No

8. Resident Status

- Building was Occupied at The Time of Inspection

9. Add On/Alterations

- There Were Add-on and/or Alterations made to the property. The buyer should check for all applicable permits.

Exterior and Grounds

1. Driveway and Walkways

Type: Concrete, Asphalt

Observations:

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





2. Vegetation, Grading, and Drainage

Observations:

- 2.1. Plants/shrubs touch structure. Recommend to move sprinklers and vegetation minimum 2' away from house/foundation. FYI
- 2.2. Sprinklers are set too close to the house at foundation - Keep water/vegetation away from structure(s). Recommend to not over water and/or have evaluated, any necessary corrections made by a qualified drainage contractor.
- 2.3. On May 24, 2022, the State Water Board adopted a second statewide emergency water conservation regulation that bans using potable (drinkable) water on decorative or non-functional grass at commercial, industrial, and institutional properties.

It went into effect on June 10, 2022. It will remain in effect for one year from the effective date, unless the Board modifies it, readopts it, or ends it before then.

This is not a water conservation inspection. Please check city requirements and regulations.

- 2.4. Planter(s) built at the foundation - not recommended. Recommend to remove to prevent water seepage into crawl space/foundation.
- 2.5. Building without drainage pipes- water ponding noted at rear near Chillers and air compressors. Have checked, evaluated by qualified specialist for any necessary correction.



Water ponding



Water ponding

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

Type:

- Concrete
- Metal Covers

Observations:

3.1. Common Cracks, settlement present at porch and/or patio area, walkways. FYI. Have checked for any necessary correction.

3.2. Metal and/or plastic patio covers Noted. These type of covers prone to leaks, regular periodic maintenance required. Check with seller for any known defects or have checked, evaluated by qualified specialist.



4. Retaining and Garden Walls

Observations:

4.1. Retaining walls: No major cracks/damage found at the time.(FYI)

4.2. Missing trench drain/swale at retaining wall at hillside noted - Recommend to built to divert hillside water away from wall. Have it checked, evaluated by a qualified contractor for any necessary correction.



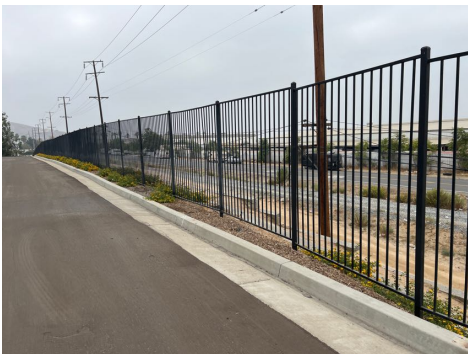
5. Fencing and Gates

Type:

- Chain Link
- Wrought Iron

Observations:

5.1. Some Gate(s) locked at the time - Unable to inspect. Check with seller.



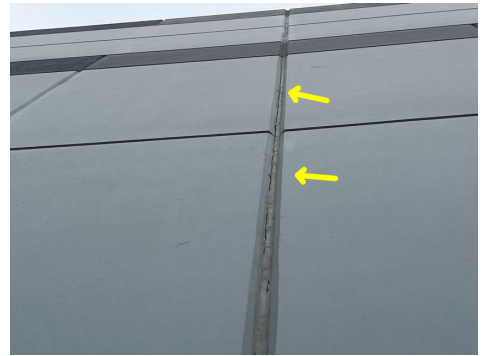
6. Wall Cladding, Flashing, and Trim

Type:

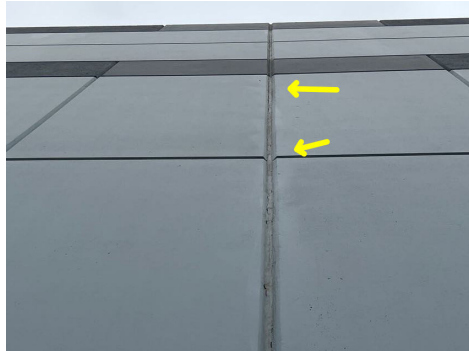
- Concrete Walls

Observations:

6.1. Building is a tilt up concrete building type. Some of the caulking at wall joints at rear were cracked, worn, seepage may occur from cracks at caulking 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 for any necessary correction.



Cracked caulking- rear



7. Window Trim and Sills (Exterior)

Window Type:

- Aluminum
- Single Pane

Observations:

7.1. Common age defects noted.

7.2. Worn weatherstripping noted at some window(s) Recommend to upgrade, correct. Have checked by qualified specialist.

7.3. Evidence of moisture seepage was noted at some interior window frames, sills. Have it checked by qualified specialist for any necessary correction/repair.





8. Doors (Exterior)

Door Type:

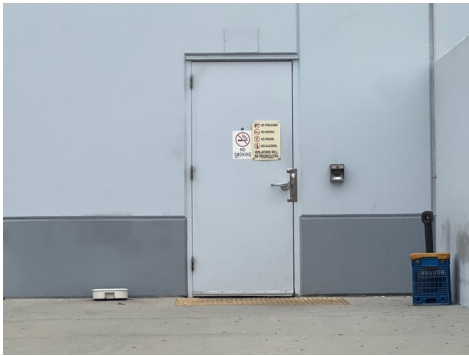
- Aluminum, Glass
- Metal

Observations:

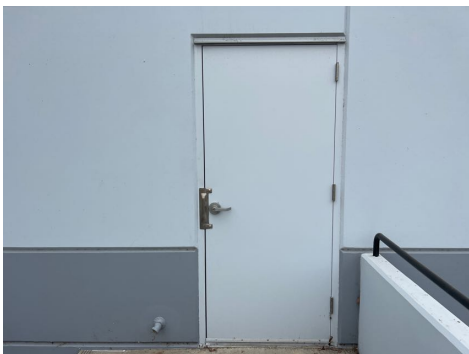
8.1. Dented exterior door noted at left rear corner. Have checked, any necessary correction made by qualified specialist.

8.2. Roll up bay doors not part of this inspection. Check with seller for any known defects.





Dented- left rear



9. Other/Features

Materials:

- Trash bin(s)
- Loading pumps
- Air Compressors
- Heavy machinery/equipment
- Loading Docks

Observations:

9.1. Recommend to check the building records, permits.

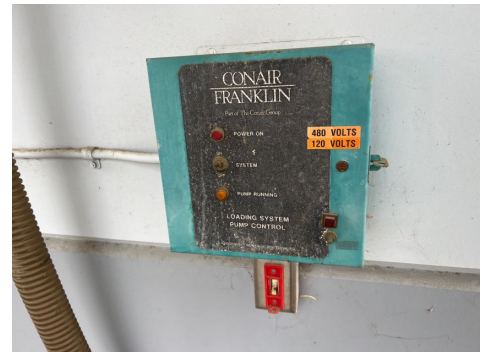
9.2. Trash bin(s) noted. Check the records, contracts.

9.3. Loading dock features not part of this inspection- no major damage or defects noted at visual part of inspection. Check with the seller for any known defects and/or have it checked by a qualified specialist.

9.4. Heavy machinery, Loading Pump tanks, compressors, and all heavy equipment and features not part of this inspection. Check with seller for operation, required maintenance or any known defects. This comment made as a courtesy and true function of system(s) should be checked with seller and/or checked by qualified specialist.

9.5. 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.

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





Roofing

1. Roof Pictures

Materials:

- Flat Roof
- Built Up, Torch Down

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.

2. Roof Coverings

Observations:

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

2.2. Flat Roof covering shows puckering, blistering and alligating/damage at some areas- These areas will eventually crack, leak and lead to roof being in need replacing. Have it evaluated by a qualified roofer for any necessary corrections.

2.3. Aged flat roof cover noted. Recommend to apply roof coating to prolong life of the roof. Have it evaluated by a qualified roofer for any necessary correction.

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

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

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





3. Flashings

Observations:

3.1. Recommend to re-seal at flashings as a routine maintenance. Periodic inspection recommended by qualified roofer.

4. Roof Drainage Systems

Drainage Type:

- With Roof Drains

Observations:

4.1. Recommend periodic maintenance and sealing at roof drains. Fyi





5. Roof Vents

Ventilation Type:
• Not Applicable

6. Skylight(s)

Observations:

6.1. Crack(s), damage, significant wear found at all skylight(s)- 48 total. Have them all checked, any necessary correction/repair or replacement made by a qualified roofer, contractor.



48 skylights - need complete evaluation for possible repair/replacement





7. Chimney

Number Of Units:

- None

Chimney Type:

- None

8. Other

Observations:

8.1. 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.

8.2. Recommend further complete evaluation of roof system, any necessary maintenance, corrections or repair performed by a qualified roofer.

8.3. 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 roofer.

Garage

Electrical System

1. Service Entrance Conductors

Service Type:

- Below Ground Service

Panel Capacity:

- Unable To Determine

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.**

1.2. **Power Backup Generator not found noted. Check with the city if this is a requirement for your business.**



2. Main Panel

Main Panel Type:

- Unable to determine (no access)

Observations:

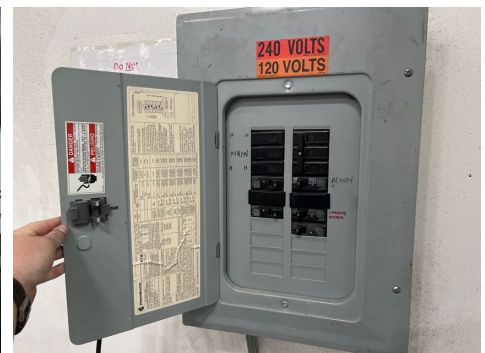
2.1. **Recommend to have electrical service checked by a qualified electrician to make sure that existing service will satisfy your business use requirements.**

2.2. **Panel front was not pulled at this type inspections. Recommend to check the records for any known defects/repairs and or have it checked by a qualified electrician(s).**

3. Sub Panels

Observations:

3.1. **Panel front was not pulled at this type inspections. Recommend to check the records for any known defects/repairs and or have it checked by a qualified electrician(s).**





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.

5. Exterior Lights, Outlets

Observations:

5.1. Sensor operated lights noted. Not tested at this inspection. Check with the seller for operation or any known defects.

5.2. Building with timer, sensor operated exterior lights noted. Unable to determine operation - Have it checked at night time. Check the records, with seller for operation.





Left rear under pumps



Under pumps

6. Operation of GFCI Outlets

Observations:

6.1. **GFCI** type outlets at bathrooms and at interior noted at the time. Recommend to test them periodically.

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. Building 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- some areas. Have them checked by a qualified specialist.

7.4. Damaged and/or missing light cover(s) at interior noted at some areas. Have checked, any corrections made by qualified electrician.



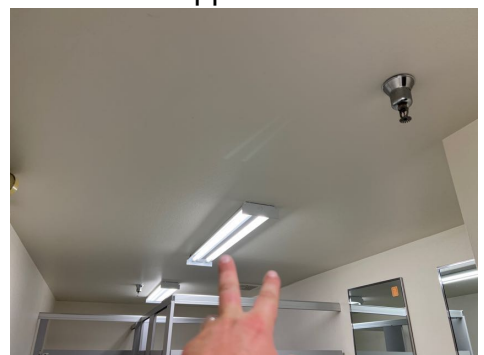
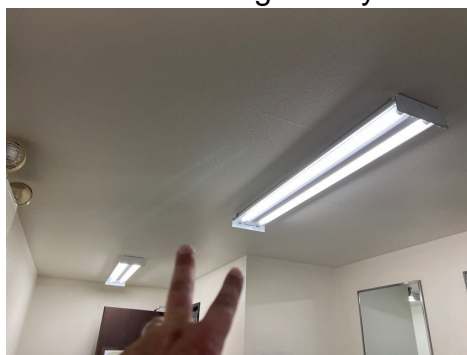
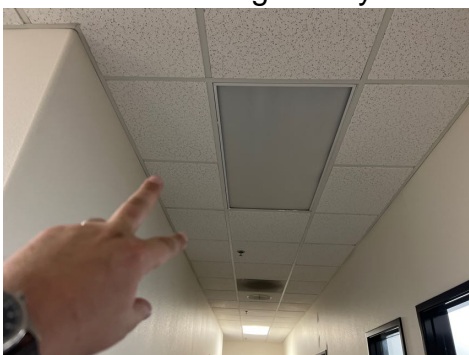
Not working - lobby



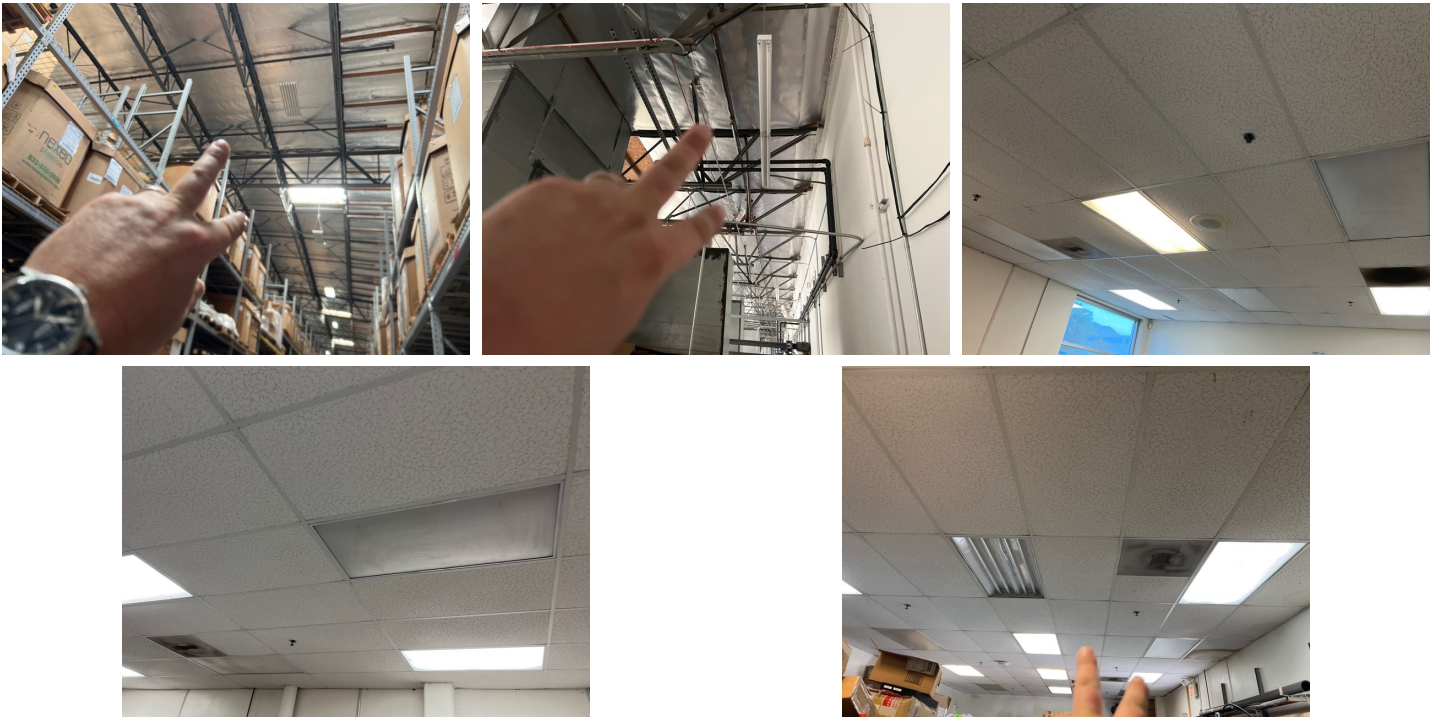
Not working - lobby



Upper hall



Missing covers - mens workshop
bsth



8. Smoke and Carbon Detectors

Observations:

- 8.1. Smoke detectors in bedrooms and/or hallway noted - Recommend to test them periodically
- 8.2. Carbon monoxide detector noted- improper location noted- recommend to locate within 6 ft of bedrooms - Recommend to test it periodically.
- 8.3. 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.**

9. Door Bell

Observations:

- 9.1. Intercom system noted - Not part of this inspection. Check with the seller for operation, care.

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.
- 10.3. Fire sprinkler system is not tested or part of this inspection. Check the records, with seller of any known defects, warranties
- 10.4. Intercom type system is not inspected, tested at time of inspection. Check the records, with seller for operation or known defects.



11. Fire Sprinklers

Observations:

11.1. Building with Fire sprinkler system type - Not part of this inspection. Check the records for any known defects, repairs. Check the service records.

11.2. Fire extinguishers they out building noted - Check the service records, contracts.





Plumbing

1. Interior Drain, Waste, and Vent Systems

Drain Line Type(s):

- **ABS**

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.

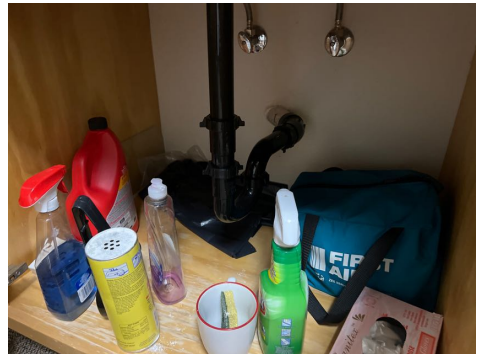
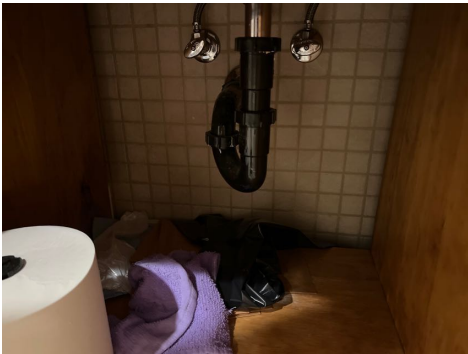
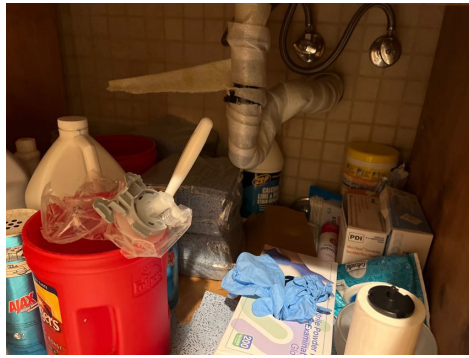
The waste lines that go out to the sewer system are installed underground and are not visible. Their condition is unknown. The only way to determine their current condition is to have them fully inspected and scoped with a camera by a qualified Plumber/Video Sewer Inspection Specialist to determine their 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 side yard noted - Recommend to check service records.
- 1.4. Open/Exposed clean outs noted at side exterior - recommend to install protective cover to prevent damages. Have checked, corrections made by qualified plumber.
- 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.





2. Water Main Line

Type & Location:

- Copper
- Main shut off valve at the right side

Water Pressure (PSI):

- Unable to check the regulated pressure, no regulated hose bib found

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. Unable to check the regulated pressure at the time (No regulated hose bib found)



3. Interior Water Supply and Distribution

Supply Line Type(s):

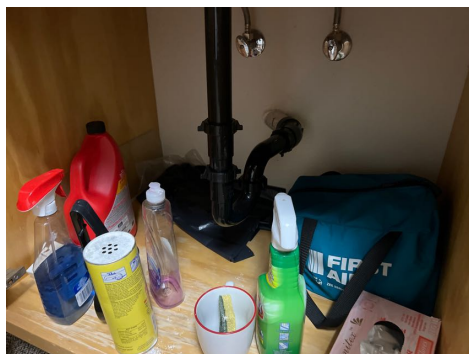
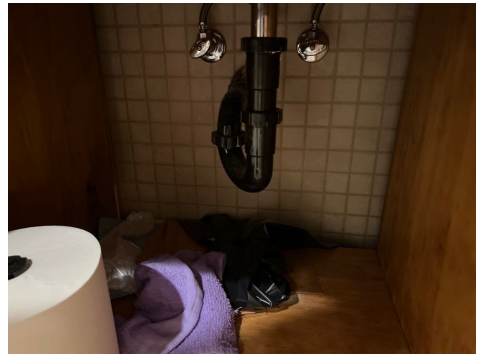
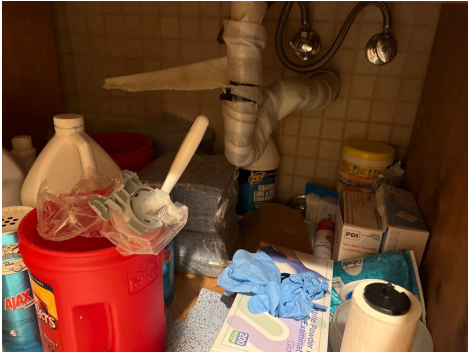
- Copper
- Not Fully Visible

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



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.

4.4. Gas lines on roof were not sealed, painted. Have it checked, corrected by qualified specialist.



5. Water Heater(s)

Type and Size:

- Electric
- 30 GAL

Age:

- 20 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. 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.

5.3. Leaking/heavy rust found at water heater at utility closet. Recommend complete evaluation, necessary corrections, repairs and/or replacement by a qualified plumber.

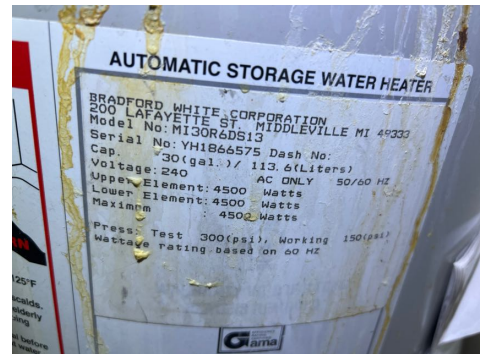
5.4. Recommend water heater(s) installation meet all current safety standards.

5.5. **IPR valve** line terminates unsafely under house noted. Recommend to extend outside into a safe location.

5.6. Water heater lacks a catch pan with exterior routed line. Recommend to install.

5.7. Your water heater does not have a "Thermal **Expansion tank**" installed to prevent a possible leak at the T&P or "Pop-off" valve. Recent changes in code require one when a new water heater is installed. This change is not retroactive on older previously installed Gas/LP water heaters such as yours. There were no leaks or drips at the T&P valve during inspection. If your water heater does begin to drip or leak, then a Thermal Expansion tank may be needed.

5.8. 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.



Leaky

6. Yard Sprinkler System

Observations:

6.1. Yard Sprinkler systems/automatic timers are not tested and are not a part of this inspection (most of the pipes, spray heads installed underground). Check with the seller for any known defects, repairs of the system. We inspect type of pipes used for sprinkler system and report when old, galvanized pipes are present. We report location of the sprinkler heads and damage they cause to the structure.

6.2. Sprinklers are set too close to the building/structure. Recommend moving minimum 2' away from structure - Recommended to keep water, vegetation away from structure/foundation. Have checked by qualified specialist for any necessary correction.

6.3. Water stains noted at exterior walls and/or lower windows due to sprinkler over-spray, some seepage noted at interior sills at lobby and lower offices. Have it checked/cleaned/adjustments and corrections made as necessary. Keep water away from structure.

6.4. On May 24, 2022, the State Water Board adopted a second statewide emergency water conservation regulation that bans using potable (drinkable) water on decorative or non-functional grass at commercial, industrial, and institutional properties.

It went into effect on June 10, 2022. It will remain in effect for one year from the effective date, unless the Board modifies it, readopts it, or ends it before then.

This is not a water conservation inspection. Please check city requirements and regulations.

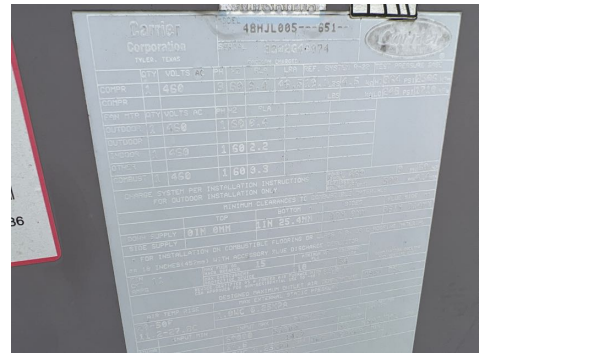
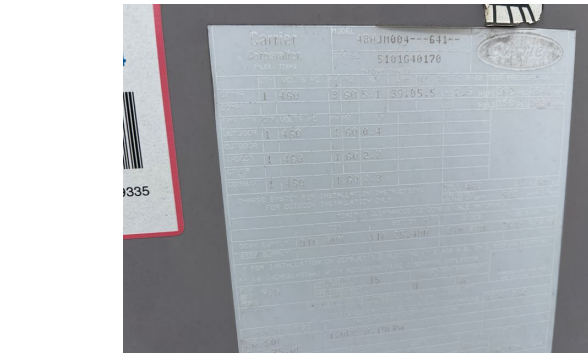
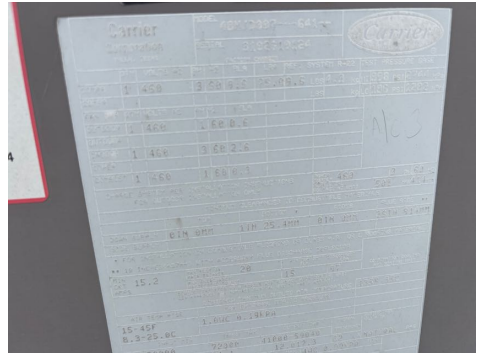
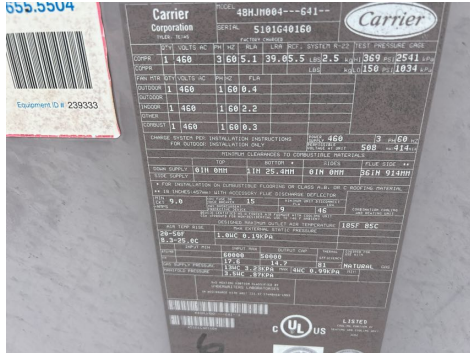
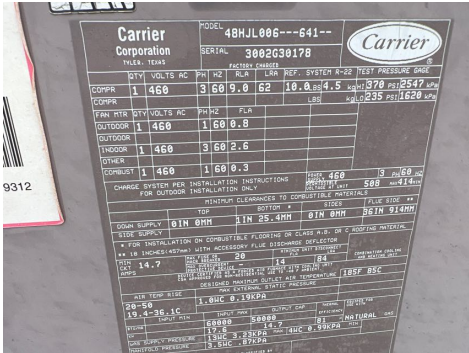
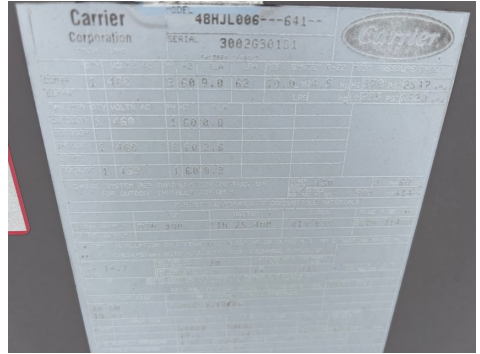
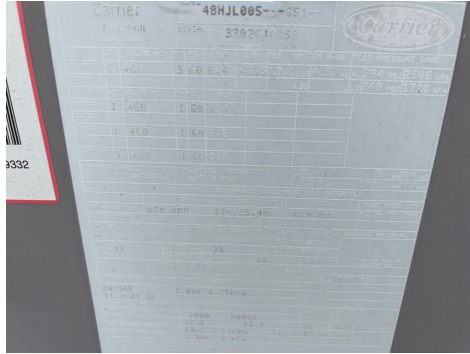
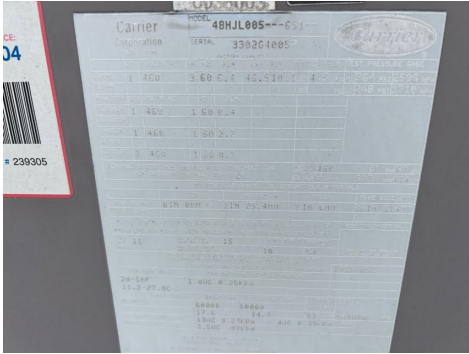
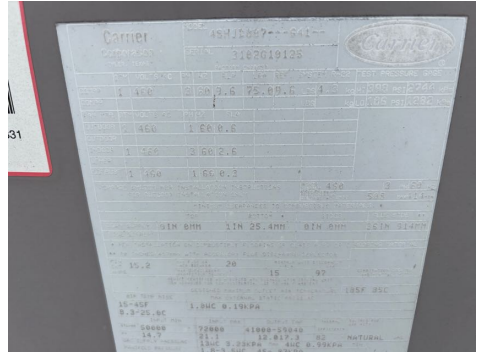
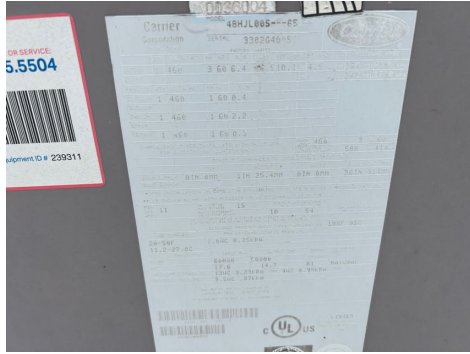
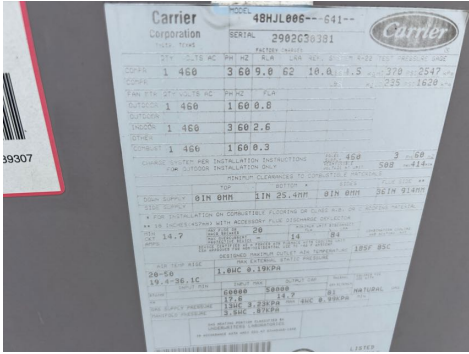
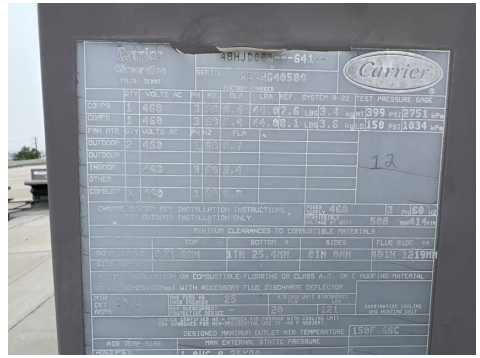
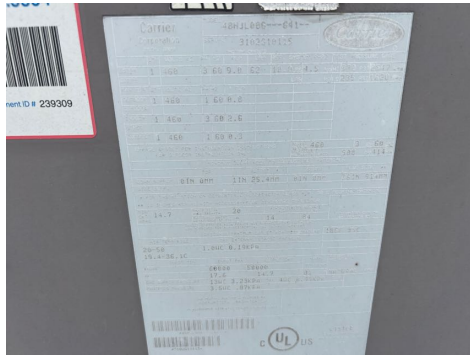
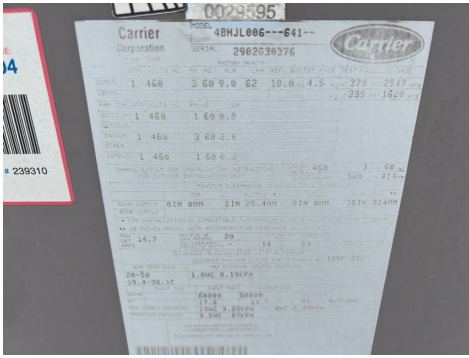


7. Other

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.



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2. Gas Pipe, Closet

Observations:

2.1. Gas line at heater(s) without drip leg/sediment trap, these serve as a collection area for sediment to reduce the chance of clogging gas valves and burners, dirt and scale can enter the gas valve and possibly cause malfunctions and may void any remaining appliance warranty (this type installation is common for the area/age) - Check with your Home Warranty provider. Have evaluated by a qualified plumber for correction.

2.2. Gas pipe is not properly painted/sealed at the roof and/or unit at exterior. Have it checked, fixed by qualified specialist.



Not painted, sealed



3. Air Filter

Observations:

3.1. 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.

3.2. 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.

4. Distribution Systems

Distribution Type:

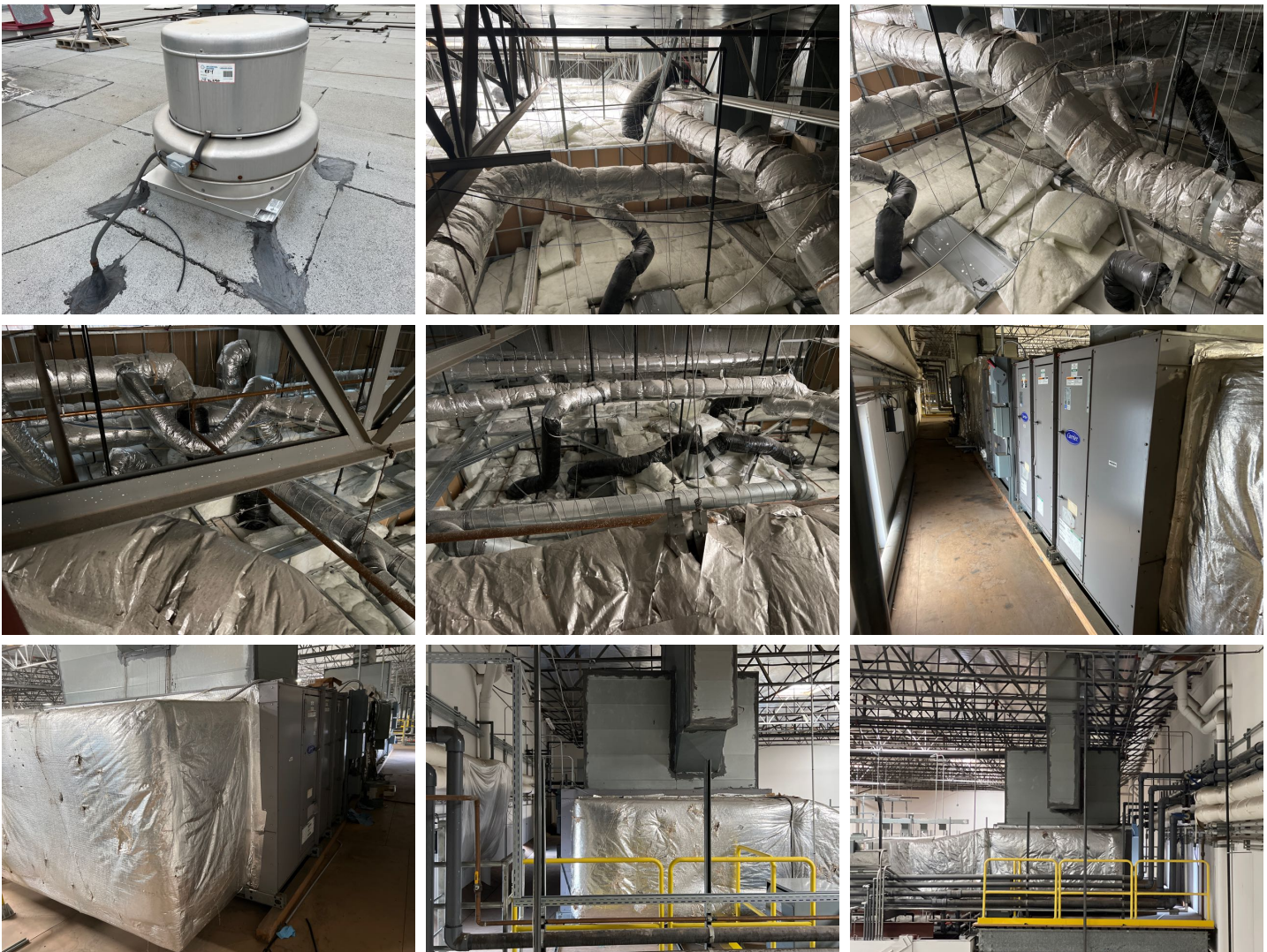
- Insulated Vinyl Air Ducts

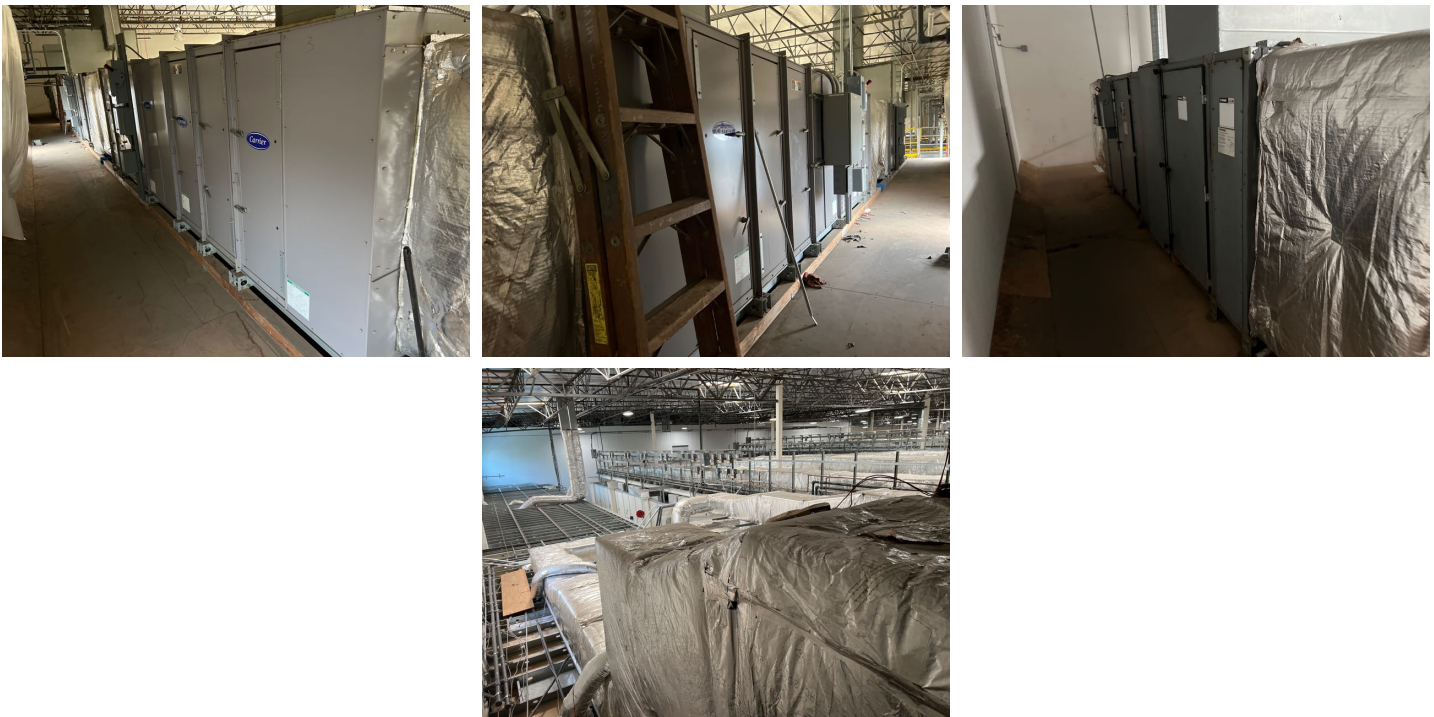
Observations:

4.1. 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.

4.2. Ducting inside walls not fully visible, interior of ducts not visible at time of inspection. Check records, with seller for any known defects.

4.3. Ducts not visible at this inspection to comment. Check with the seller about air flow/comfort.





5. A/C Type, Size, & Age

A/C Type, Size, & Age:

- Package Unit Central AC
- Chiller/Fancoil
- 4 Ton : 14 units
- Unable To Determine The Size And Age Of The Chiller/Fan coil Unit(s)
- 20 Years Old- 13 units
- 21 Years Old- 1 unit

Power Source & Number Of Units:

- Multiple chillers with fan coils
- Fourteen Combo AC Units

6. A/C Compressor

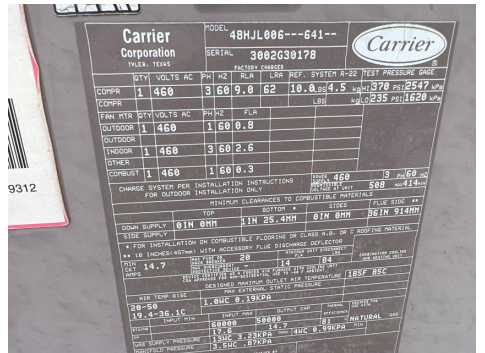
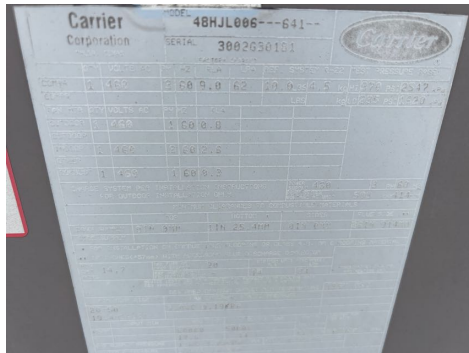
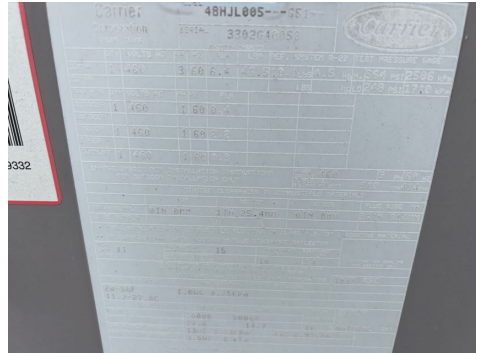
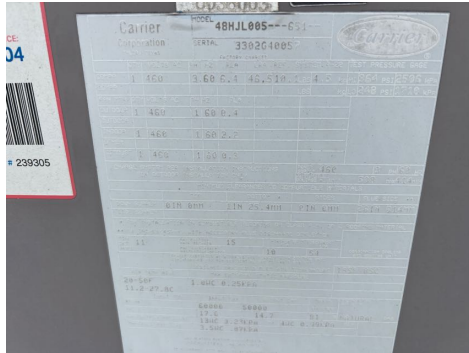
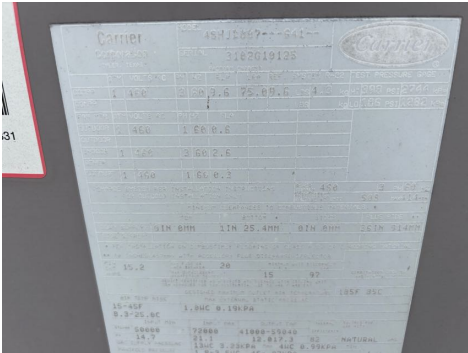
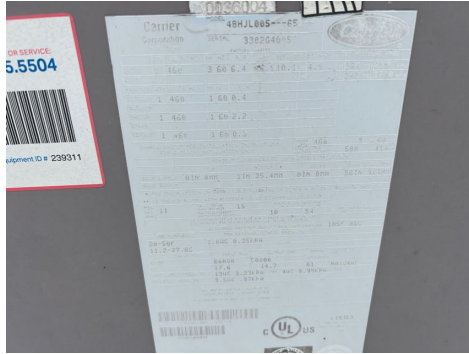
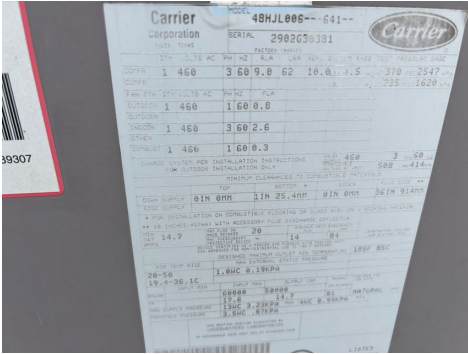
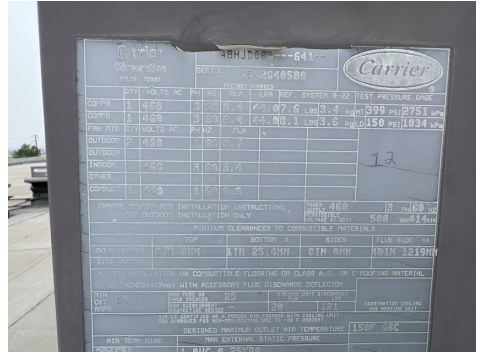
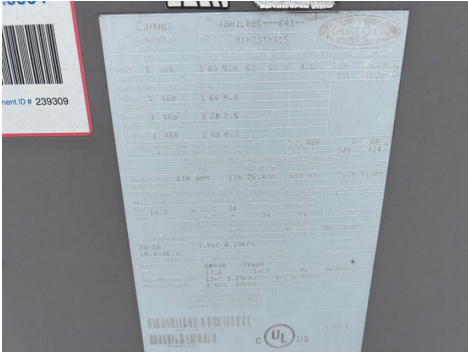
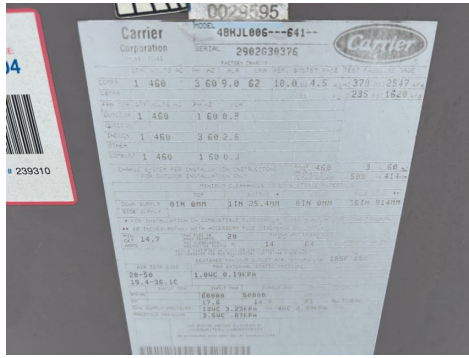
Observations:

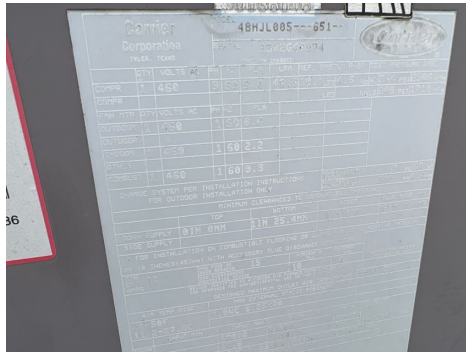
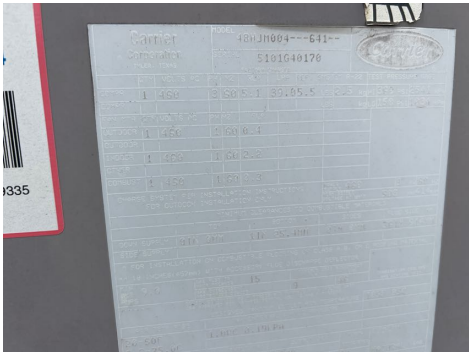
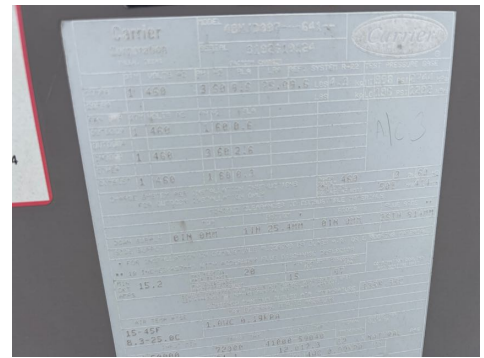
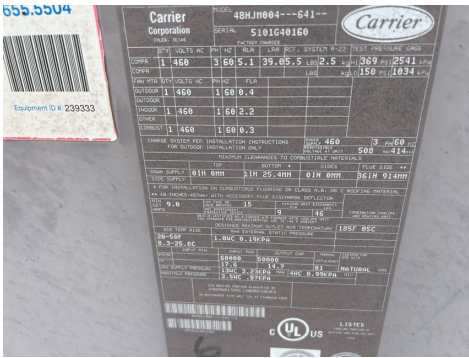
6.1. Recommend to check the service history with the Seller and to have the unit serviced by qualified HVAC Contractor if not performed in the past year. No service tags noted at the unit. Air flow/balance is not a part of this inspection. Recommend to check the disclosures regarding day to day functionality.

6.2. **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.

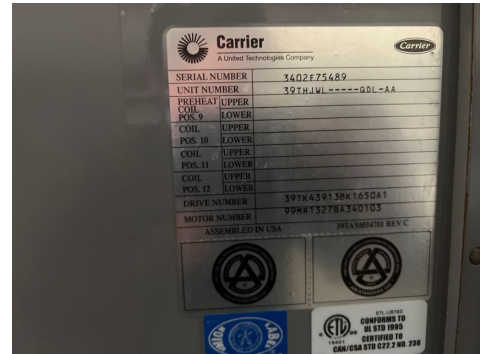
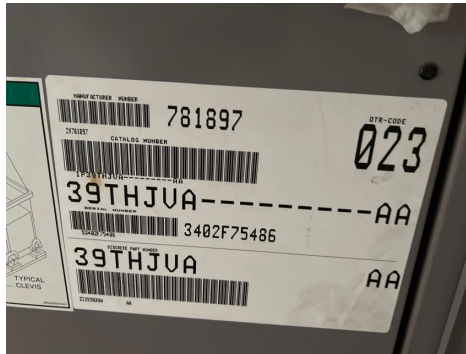
Freon Manufacturers still produce R-22 for servicing and repairs, and will continue until 2020. At that point, R-22 will become completely obsolete and extinct which may result in need for upgrade/replacement of current system.

6.3. 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.





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7. Evaporator Coil

Observations:

- 7.1. Evaporator Coil at FAU is not visible at time of the inspection to comment. Periodic care, maintenance recommended, check the service records.
- 7.2. Coils are not visible at this inspection to comment. Old unit type. Periodic care, service recommended.

8. A/C Condensation Line

Observations:

- 8.1. **A/C** condensation line termination point not found, not visible at time of inspection. Have it checked by a qualified specialist.



9. Thermostat(s)

Observations:

9.1. Building with possible with Zone or central control type system - Not part of this inspection (dampers not tested/inspected at this inspection). Check with the seller about operation and service and/or have it tested by a qualified specialist.



10. Other

Observations:

10.1. 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.

10.2. Chillers with air handlers/fan coils noted- Not part of this inspection. Check with the seller about operation, service and/or have complete evaluation and inspection performed by qualified HVAC specialist for any necessary correction or maintenance.

10.3. Recommend service maintenance by a qualified HVAC specialist if one hasn't been performed within past 12 months. FYI

10.4. Recommend further evaluation of the HVAC unit(s), any necessary maintenance and/or corrections made by a qualified HVAC contractor.

10.5. 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):

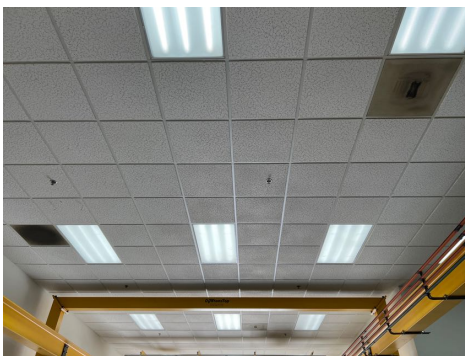
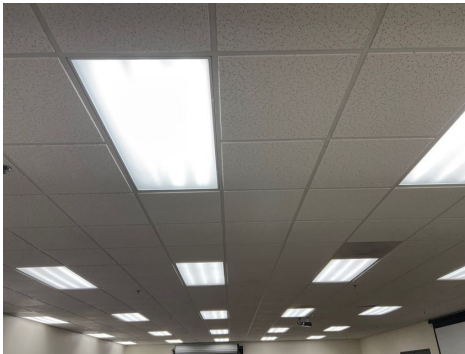
- Suspended Ceiling Panels

Observations:

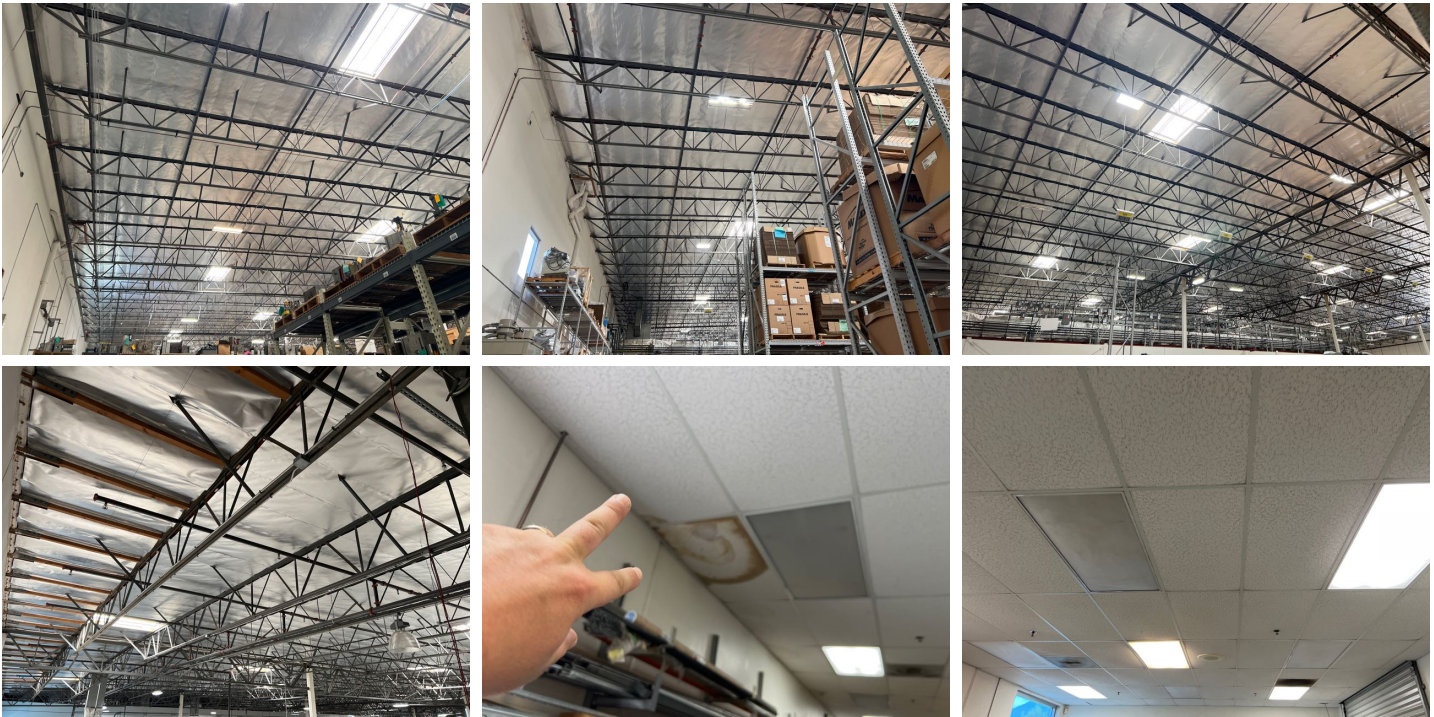
1.1. Water stains at drop down ceiling panels at some areas noted due to possible leak or unable to determine cause. Check the records, with seller of known defects. Have it evaluated, any necessary correction or repairs by a qualified roofer and/or qualified contractor.



Stains- rear stairs



Loose- storage warehouse



Parts

2. Walls

Wall Type(s):

- Sheetrock
- Concrete
- Glass

Observations:

2.1. No major defects noted at interior walls time of inspection. FYI

2.2. Building is a tilt up concrete building type. No major defects noted and/or damage found at visual part of the structure at the time of inspection. FYI

2.3. Common cracks and/or anchor holes or scuff marks were noted at the interior walls.

2.4. Building 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.

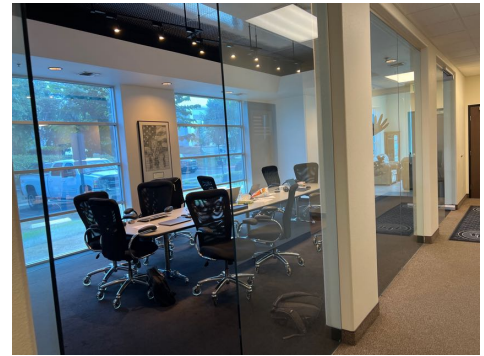
2.5. Water stains, damage present at the interior wall(s) at - utility room downstairs. Recommend further evaluation, repairs by qualified specialist(s).

2.6. Signs of Mold like substance present on walls behind small water heater at utility closet. We did not inspect, test or determine if this is Mold or if this Mold like substance is or is not a health hazard. Recommend you contact a qualified Mold inspector or expert for investigation and/or correction if needed.

2.7. Water Stains, bubbling at wall noted at window frame due to seepage from exterior sprinklers- noted at some areas at lobby and some offices. Have it evaluated, any necessary correction, repair by a qualified contractor.



Utility closet



Seepage- lobby



Seepage- lobby

3. Floors

Floor Type(s):

- Carpet
- Epoxy
- Concrete

Observations:

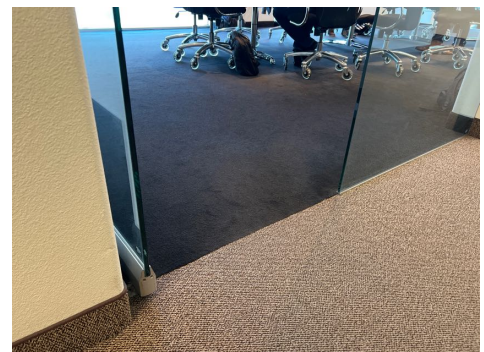
3.1. Building was occupied at the time of the inspection - Floors were not fully visible.

Recommend to check the records for any known defects and/or previous repairs.

3.2. 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).

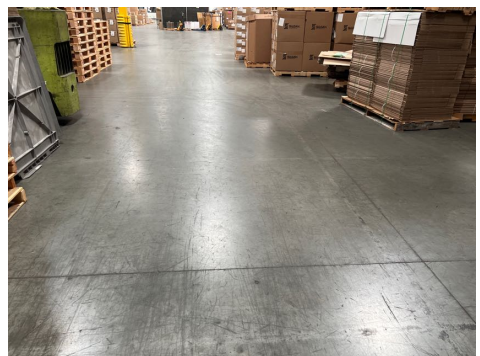
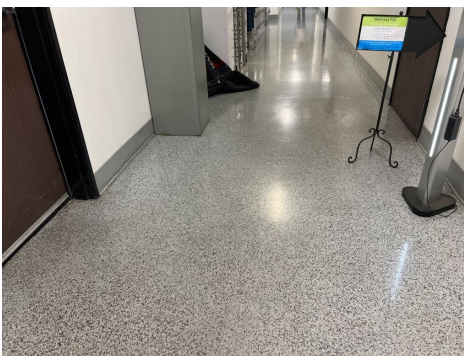
3.3. Cracked, Damaged Tile(s) noted at some bathrooms. Recommend further evaluation, repairs made by qualified specialist(s).

3.4. Worn, stained carpeting noted. Recommend further evaluation for any necessary correction, upgrade/replacement by qualified specialist(s).





Women's upstairs restroom - cracked tiles



4. Interior Doors

Door Type(s):

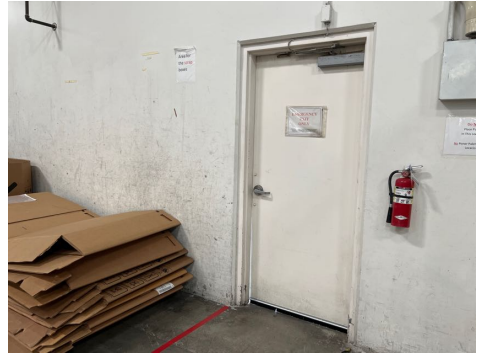
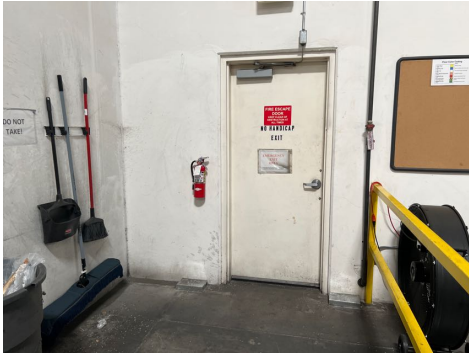
- Solid
- Glass
- Metal
- Metal roll up

Observations:

4.1. Some interior doors locked and not opened. Check with seller.



Locked



5. Interior Windows

Observations:

5.1. Water Stains, bubbling at wall noted at window frame due to seepage from exterior sprinklers- noted at some areas at lobby and some offices. Have it evaluated, any necessary correction, repair by a qualified contractor.



Seepage- lobby



Seepage- lobby



6. Fireplace

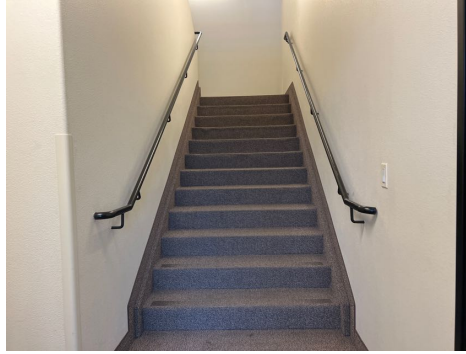
Number Of Fireplaces:

- None

Type Of Unit:

- None

7. Steps, Stairways, and Railings



8. Laundry Service

Dryer Type:

- Building Without Laundry Service Area

9. Interior Features

Feature Type:

- Utility, wet bar Sinks
- Alarm, Security System - Not part of this inspection
- Fire Sprinkler System Noted - Not part of this inspection
- Intercom Type System - Not part of this inspection
- Water fountains
- Heavy Machinery

Observations:

9.1. Sink and faucet was functional at the time. (FYI)

9.2. GFCI type outlet noted and tested at the time (FYI).

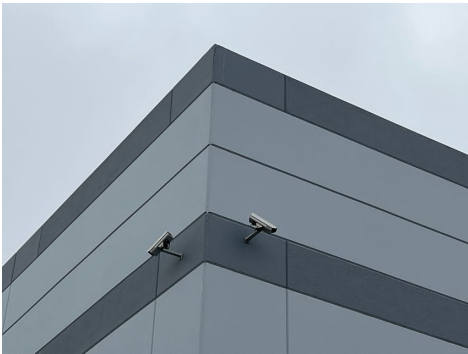
9.3. Alarm, security systems are not inspected or tested at time of inspection. Check the records, check with seller for operation or known defects.

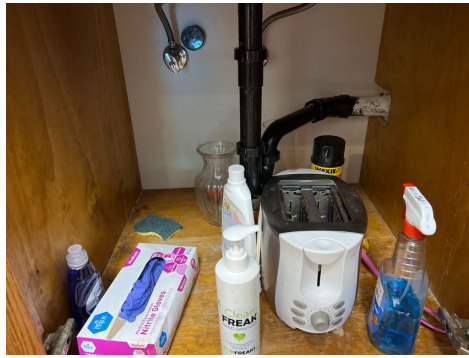
9.4. Fire sprinkler system is not tested or part of this inspection. Check the records, with seller of any known defects, warranties

9.5. Heavy Machinery and Heavy equipment is not part of this inspection. Check with seller, the service records and contracts.

9.6. Heavy machinery and noted at interior. Not tested and not part of this inspection. Check with seller for operation and/or known defects or have checked by a qualified specialist.

9.7. Water fountains defective and/or damaged handle at water fountain noted at right side hall and workshop. Have checked, fixed by qualified specialist.

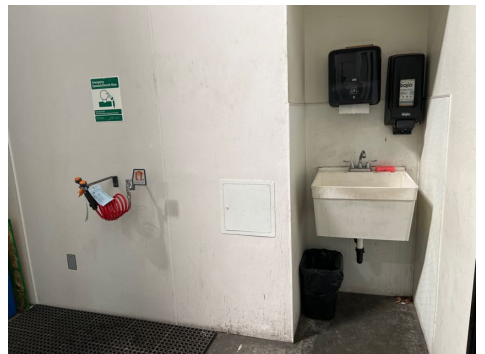
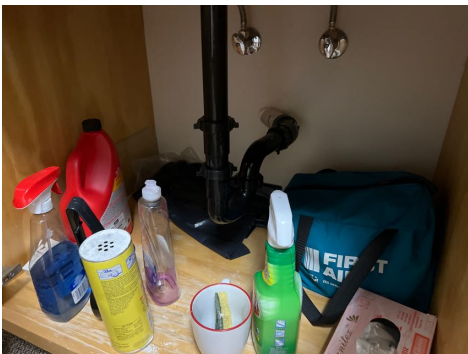




Defective water fountain - right side



Worn cabinets





Damaged handle- workshop



10. Other

Observations:

10.1. 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.**

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

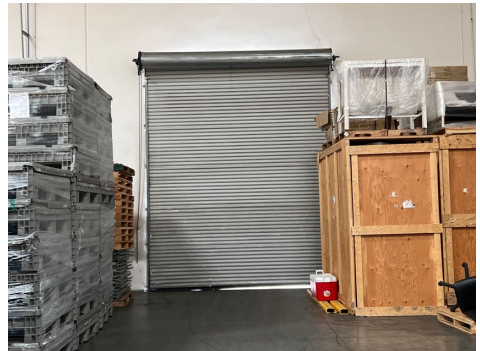
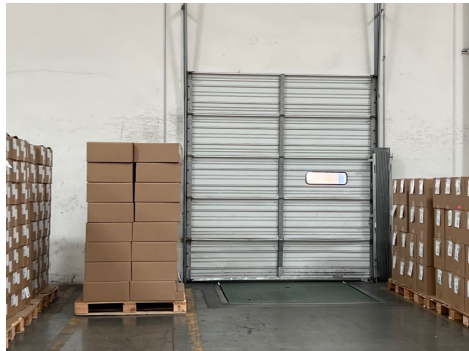
10.3. It is typical when a building is remodeled and/or repairs are undertaken that additional problems surface that were not noted on the inspection report. This is to be expected as walls, floors and ceilings are opened up during the work to reveal areas that were not accessible during the inspection. 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.

10.4. Recommend further complete evaluation and building inspection by a qualified structural pest specialist.

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

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

10.7. Loading docks noted- no tests done. Check the service records, check with seller for operation, maintenance and/or have it tested, evaluated by qualified specialist



Kitchen

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 and angle stops not tested at this inspection (these type of 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 and angle stops.

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.

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

1.5. Bathroom(s) do not meet with today's "Bathroom Handicap Standards". Have it checked by a qualified contractor.

Bathroom #1

1. Bathroom # 1

Location:

- Multiple Bathrooms

Fixtures:

- Toilets, Urinals, Sinks
- Exhaust Fan



2. Sink(s), Faucets

Observations:

- 2.1. Sink faucet(s) functional at time of inspection.

3. Cabinets, Floors

Observations:

- 3.1. Cracked tiles noted at flooring. Have it evaluated, any necessary correction or repairs replacement made by a qualified specialist.



Mens room

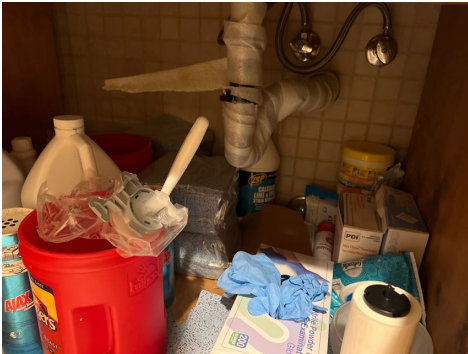


Bathroom #2

1. Bathroom #2

Location:

- Women's Bathrooms



2. Sink(s), Faucets

Observations:

- 2.1. Cracked grout noted at counter, backsplash. Recommend to have it corrected, sealed to prevent water seepage. Have it checked by a qualified specialist.



Womens bath

Bathroom #3

1. Bathroom #3



Upstairs mens



2. Sink(s), Faucets

Observations:

2.1. Aerator defective, irregular water flow noted. In need of repair, replacement. Have it checked, fixed by a qualified specialist.



3. Cabinets, Floors



Cracked tiles - upstairs mens bathroom

4. Exhaust Fan, Heater



Bathroom #4

1. Bathroom #4



2. Sink(s), Faucets

Observations:

2.1. Aerator defective, irregular water flow noted. In need of repair, replacement. Have it checked, fixed by a qualified specialist.



3. Cabinets, Floors

Observations:

3.1. Cracked tiles noted at flooring. Have it evaluated, any necessary correction or repairs replacement made by a qualified specialist.



Women's upstairs restroom - cracked tiles

4. Exhaust Fan, Heater

Observations:

4.1. Dirty exhaust fan(s) noted. Recommend to clean, service.



Bathroom #5

1. Bathroom #5



Mens workshop bath



2. Electrical

Observations:

2.1. Light cover is damaged and/or missing. Recommend to have checked, fixed by a qualified specialist.



Missing covers - mens workshop bsth

3. Exhaust Fan, Heater

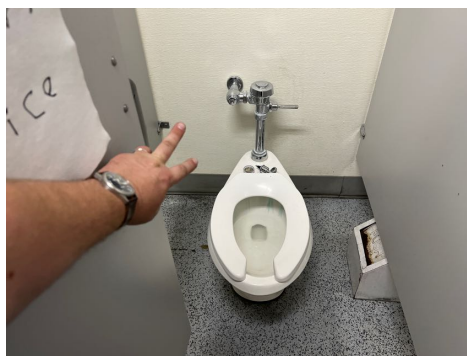


Bathroom #6

1. Bathroom #6



Womens workshop bath



Defective

2. Bathtub

Observations:

2.1. Defective flapper, toilet not working properly. Have checked, fixed by qualified plumber.



Defective

3. Electrical

Observations:

3.1. Light cover is damaged and/or missing. Recommend to have checked, fixed by a qualified specialist.



Attic

1. Attic Access Location

Observation Method:

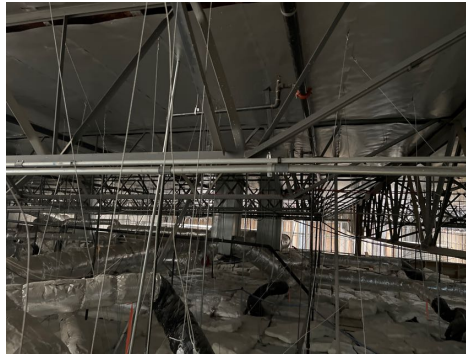
- From Entry

Attic Info:

- Access ladder

Observations:

- 1.1. Attic access was located at utility closet.



2. Roof Structure and Attic

Roof Type:

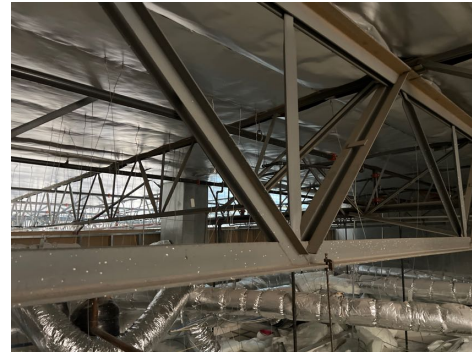
- Engineered Metal Truss

Ceiling Type:

- Not Fully Visible Due To Insulation

Observations:

- 2.1. Ceiling joists were not fully visible to comment due to insulation. Check the records for any known defects, repairs.



3. Insulation

Insulation Type:

- Fiberglass



4. Venting

Venting Type:

- Not Applicable

5. Other

Observations:

5.1. This is not a structural pest control (termite) inspection - Recommend to hire a qualified Structural Pest inspector for complete building inspection.

Foundation

1. Foundation

Foundation Type:

- Concrete Slab

Observations:

1.1. Building is a tilt up concrete building type. No major cracks, defects noted at visual part of the structure at the time. Check the records for any known defects, repairs.

1.2. **This is not a structural pest control (termite) inspection - Recommend to hire a qualified Structural Pest inspector for complete building inspection for any necessary correction or repair.**

1.3. **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)**

1.4. **Some of the caulking at wall joints were cracked, worn at exterior. Have it checked, any necessary correction, sealing made by a qualified contractor. (see exterior wall section, pictures)**

2. Walls

Observations:

2.1. Building is a tilt up concrete building type. No major cracks, defects noted at visual part of the structure at the time. Check the records for any known defects, repairs.

3. Floors

Floors Type:

- Concrete Slab

Observations:

3.1. **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)

4. Other

Observations:

4.1. **Recommend to check the Building Records and Permits on additions, alterations.**

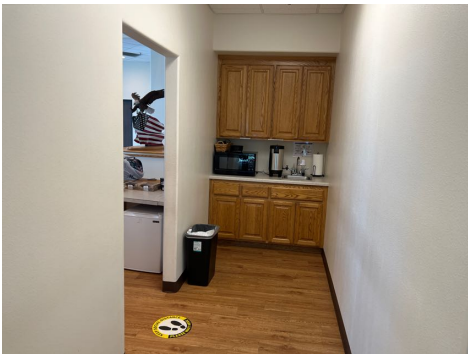
4.2. **Recommend to check the Building Records and Permits.**

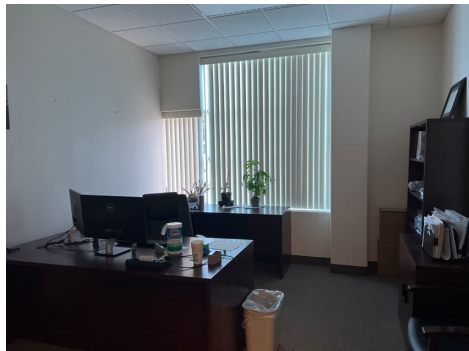
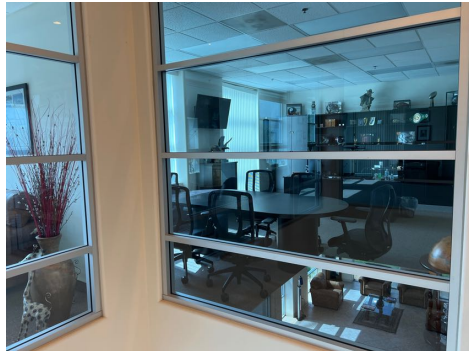
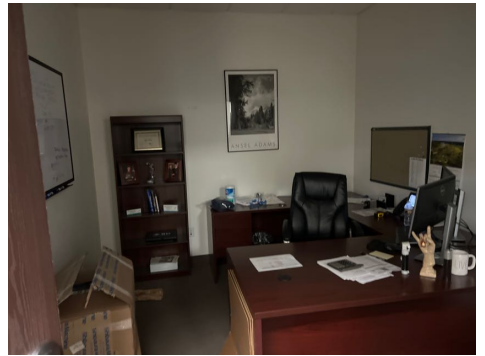
4.3. **This is not a structural pest control(termite) inspection - Recommend to hire a qualified Structural Pest inspector for complete building inspection, evaluation.**

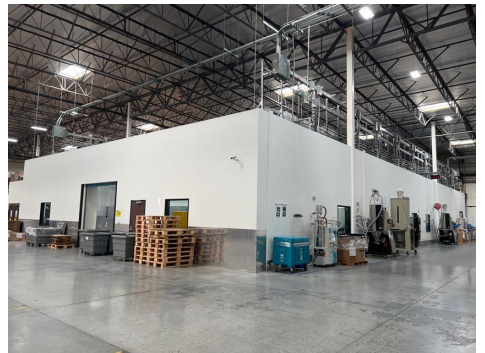
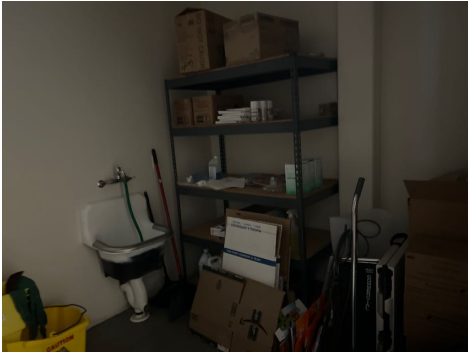
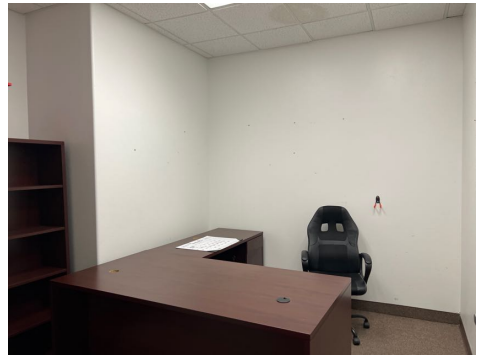
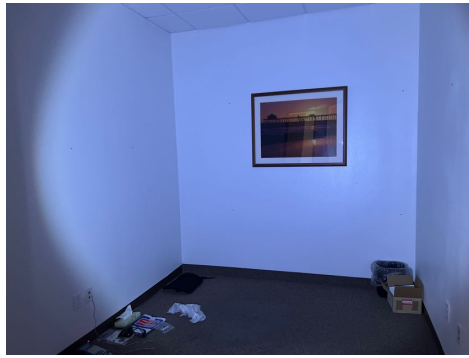
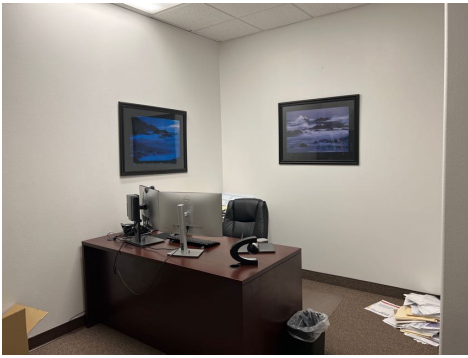
Additional Photos

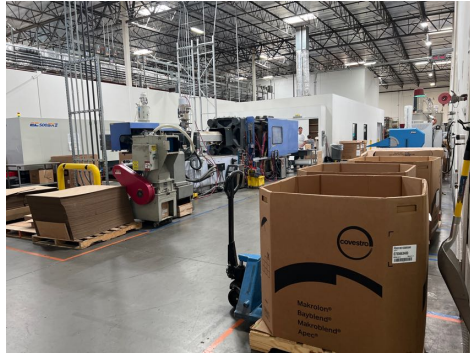
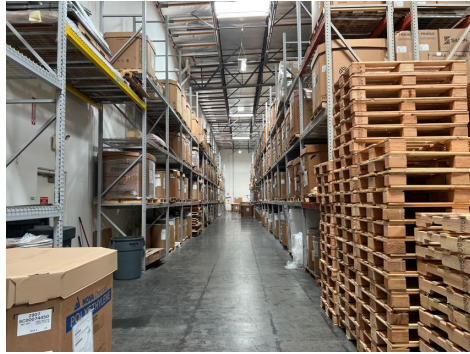
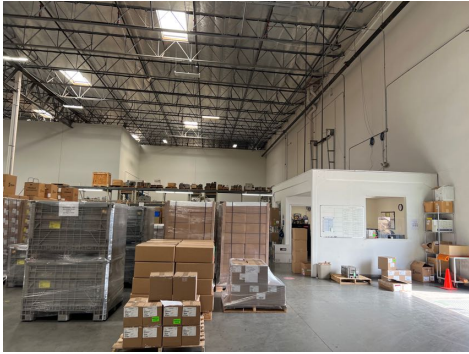
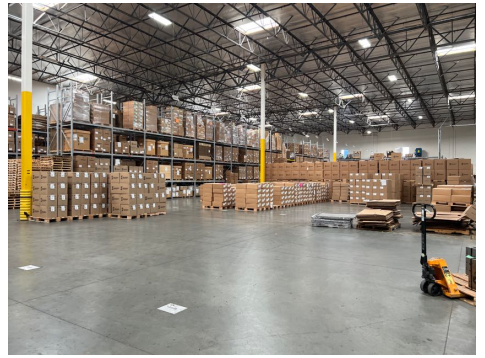
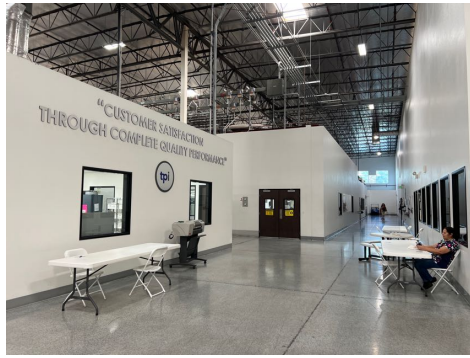
1. Interior Photos

Observations:
1.1.









2. Exterior Photos



Invoice

1. Inspection Fee:

Materials:

- Inspection Fee: \$1800

Materials:

- Credit Card

Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
Expansion Tank	An expansion tank or expansion vessel is a small tank used to protect closed (not open to atmospheric pressure) water heating systems and domestic hot water systems from excessive pressure. The tank is partially filled with air, whose compressibility cushions shock caused by water hammer and absorbs excess water pressure caused by thermal expansion.
GFCI	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.
TPR Valve	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

Report Summary

Exterior and Grounds		
Page 10 Item: 1	Driveway and Walkways	<p>1.1. This is not a ADA compliance inspection. Recommend to hire a Qualified ADA certified inspector for complete evaluation.</p>
Page 11 Item: 2	Vegetation, Grading, and Drainage	<p>2.1. Plants/shrubs touch structure. Recommend to move sprinklers and vegetation minimum 2' away from house/foundation. FYI</p> <p>2.2. Sprinklers are set too close to the house at foundation - Keep water/vegetation away from structure(s). Recommend to not over water and/or have evaluated, any necessary corrections made by a qualified drainage contractor.</p> <p>2.3. On May 24, 2022, the State Water Board adopted a second statewide emergency water conservation regulation that bans using potable (drinkable) water on decorative or non-functional grass at commercial, industrial, and institutional properties.</p> <p>It went into effect on June 10, 2022. It will remain in effect for one year from the effective date, unless the Board modifies it, readopts it, or ends it before then.</p> <p>This is not a water conservation inspection. Please check city requirements and regulations.</p> <p>2.4. Planter(s) built at the foundation - not recommended. Recommend to remove to prevent water seepage into crawl space/foundation.</p> <p>2.5. Building without drainage pipes- water ponding noted at rear near Chillers and air compressors. Have checked, evaluated by qualified specialist for any necessary correction.</p>
Page 13 Item: 3	Porch/Patio, Decks, Steps/Stairs, Railings	<p>3.1. Common Cracks, settlement present at porch and/or patio area, walkways. FYI. Have checked for any necessary correction.</p> <p>3.2. Metal and/or plastic patio covers Noted. These type of covers prone to leaks, regular periodic maintenance required. Check with seller for any known defects or have checked, evaluated by qualified specialist.</p>
Page 13 Item: 4	Retaining and Garden Walls	<p>4.2. Missing trench drain/swale at retaining wall at hillside noted - Recommend to built to divert hillside water away from wall. Have it checked, evaluated by a qualified contractor for any necessary correction.</p>
Page 14 Item: 5	Fencing and Gates	<p>5.1. Some Gate(s) locked at the time - Unable to inspect. Check with seller.</p>
Page 14 Item: 6	Wall Cladding, Flashing, and Trim	<p>6.1. Building is a tilt up concrete building type. Some of the caulking at wall joints at rear were cracked, worn, seepage may occur from cracks at caulking 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</p>

		contractor for any necessary correction.
Page 15 Item: 7	Window Trim and Sills (Exterior)	<p>7.1. Common age defects noted.</p> <p>7.2. Worn weatherstripping noted at some window(s) Recommend to upgrade, correct. Have checked by qualified specialist.</p> <p>7.3. Evidence of moisture seepage was noted at some interior window frames, sills. Have it checked by qualified specialist for any necessary correction/repair.</p>
Page 16 Item: 8	Doors (Exterior)	<p>8.1. Dented exterior door noted at left rear corner. Have checked, any necessary correction made by qualified specialist.</p> <p>8.2. Roll up bay doors not part of this inspection. Check with seller for any known defects.</p>
Page 18 Item: 9	Other/Features	<p>9.1. Recommend to check the building records, permits.</p> <p>9.2. Trash bin(s) noted. Check the records, contracts.</p> <p>9.3. Loading dock features not part of this inspection- no major damage or defects noted at visual part of inspection. Check with the seller for any known defects and/or have it checked by a qualified specialist.</p> <p>9.4. Heavy machinery, Loading Pump tanks, compressors, and all heavy equipment and features not part of this inspection. Check with seller for operation, required maintenance or any known defects. This comment made as a courtesy and true function of system(s) should be checked with seller and/or checked by qualified specialist.</p> <p>9.5. 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>9.6. 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>
Roofing		
Page 20 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>
Page 20 Item: 2	Roof Coverings	<p>2.1. Patching and previous repairs noted to various locations/areas of roof. Check the records, warranties.</p> <p>2.2. Flat Roof covering shows puckering, blistering and alligatoring/damage at some areas- These areas will eventually crack, leak and lead to roof being in need replacing. Have it evaluated by a qualified roofer for any necessary corrections.</p>

		<p>2.3. Aged flat roof cover noted. Recommend to apply roof coating to prolong life of the roof. Have it evaluated by a qualified roofer for any necessary correction.</p> <p>2.4. Signs of Water ponding at sections at flat roof area noted- Recommend to have it checked, evaluated and any necessary corrections made by a qualified Roofer.</p> <p>2.5. Yearly roof service contract with a qualified Roofing Company is recommended.</p> <p>2.6. Recommend further complete evaluation of roof system, necessary maintenance and/or corrections performed by a qualified roofer.</p>
Page 21 Item: 3	Flashings	3.1. Recommend to re-seal at flashings as a routine maintenance. Periodic inspection recommended by qualified roofer.
Page 21 Item: 4	Roof Drainage Systems	4.1. Recommend periodic maintenance and sealing at roof drains. Fyi
Page 22 Item: 6	Skylight(s)	6.1. Crack(s), damage, significant wear found at all skylight(s)- 48 total. Have them all checked, any necessary correction/repair or replacement made by a qualified roofer, contractor.
Page 23 Item: 8	Other	<p>8.1. 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>8.2. Recommend further complete evaluation of roof system, any necessary maintenance, corrections or repair performed by a qualified roofer.</p> <p>8.3. 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 roofer.</p>
Electrical System		
Page 25 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> <p>1.2. Power Backup Generator not found noted. Check with the city if this is a requirement for your business.</p>
Page 25 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. Panel front was not pulled at this type inspections. Recommend to check the records for any known defects/repairs and or have it checked by a qualified electrician(s).</p>
Page 25 Item: 3	Sub Panels	3.1. Panel front was not pulled at this type inspections. Recommend to check the records for any known

		defects/repairs and or have it checked by a qualified electrician(s).
Page 26 Item: 4	Branch Circuit Conductors	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.
Page 26 Item: 5	Exterior Lights, Outlets	5.1. Sensor operated lights noted. Not tested at this inspection. Check with the seller for operation or any known defects. 5.2. Building with timer, sensor operated exterior lights noted. Unable to determine operation - Have it checked at night time. Check the records, with seller for operation.
Page 27 Item: 7	Interior Fixtures, Outlets	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. Building 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- some areas. Have them checked by a qualified specialist. 7.4. Damaged and/or missing light cover(s) at interior noted at some areas. Have checked, any corrections made by qualified electrician.
Page 28 Item: 8	Smoke and Carbon Detectors	8.3. 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.
Page 28 Item: 9	Door Bell	9.1. Intercom system noted - Not part of this inspection. Check with the seller for operation, care.
Page 28 Item: 10	Low Voltage Systems	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. 10.3. Fire sprinkler system is not tested or part of this inspection. Check the records, with seller of any known defects, warranties 10.4. Intercom type system is not inspected, tested at time of inspection. Check the records, with seller for operation or known defects.
Page 29 Item: 11	Fire Sprinklers	11.1. Building with Fire sprinkler system type - Not part of this inspection. Check the records for any known defects, repairs. Check the service records. 11.2. Fire extinguishers they out building noted - Check the service records, contracts.
Plumbing		
Page 31 Item: 1	Interior Drain, Waste, and Vent Systems	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

		<p>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 side yard noted - Recommend to check service records.</p> <p>1.4. Open/Exposed clean outs noted at side exterior - recommend to install protective cover to prevent damages. Have checked, corrections made by qualified plumber.</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>
Page 33 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</p>

		<p>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. Unable to check the regulated pressure at the time (No regulated hose bib found)</p>
Page 33 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. Most of the plumbing pipes were not visible at this inspection. Check the records for any known defects, repairs.</p>
Page 35 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> <p>4.4. Gas lines on roof were not sealed, painted. Have it checked, corrected by qualified specialist.</p>
Page 36 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. 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>5.3. Leaking/heavy rust found at water heater at utility closet. Recommend complete evaluation, necessary corrections, repairs and/or replacement by a qualified plumber.</p>

		<p>5.4. Recommend water heater(s) installation meet all current safety standards.</p> <p>5.5. IPR valve line terminates unsafely under house noted. Recommend to extend outside into a safe location.</p> <p>5.6. Water heater lacks a catch pan with exterior routed line. Recommend to install.</p> <p>5.7. Your water heater does not have a "Thermal Expansion tank" installed to prevent a possible leak at the T&P or "Pop-off" valve. Recent changes in code require one when a new water heater is installed. This change is not retroactive on older previously installed Gas/LP water heaters such as yours. There were no leaks or drips at the T&P valve during inspection. If your water heater does begin to drip or leak, then a Thermal Expansion tank may be needed.</p> <p>5.8. 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>
Page 37 Item: 6	Yard Sprinkler System	<p>6.1. Yard Sprinkler systems/automatic timers are not tested and are not a part of this inspection (most of the pipes, spray heads installed underground). Check with the seller for any known defects, repairs of the system. We inspect type of pipes used for sprinkler system and report when old, galvanized pipes are present. We report location of the sprinkler heads and damage they cause to the structure.</p> <p>6.2. Sprinklers are set too close to the building/structure. Recommend moving minimum 2' away from structure - Recommended to keep water, vegetation away from structure/foundation. Have checked by qualified specialist for any necessary correction.</p> <p>6.3. Water stains noted at exterior walls and/or lower windows due to sprinkler over-spray, some seepage noted at interior sills at lobby and lower offices. Have it checked/cleaned/adjustments and corrections made as necessary. Keep water away from structure.</p> <p>6.4. On May 24, 2022, the State Water Board adopted a second statewide emergency water conservation regulation that bans using potable (drinkable) water on decorative or non-functional grass at commercial, industrial, and institutional properties.</p> <p>It went into effect on June 10, 2022. It will remain in effect for one year from the effective date, unless the Board modifies it, readopts it, or ends it before then.</p> <p>This is not a water conservation inspection. Please check city requirements and regulations.</p>
Page 38 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</p>

		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.
Heating & Cooling System		
Page 39 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. Check with seller.</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. 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>1.4. Recommend complete system evaluation, any necessary corrections made by a qualified HVAC specialist.</p>
Page 41 Item: 2	Gas Pipe, Closet	<p>2.1. Gas line at heater(s) without drip leg/sediment trap, these serve as a collection area for sediment to reduce the chance of clogging gas valves and burners, dirt and scale can enter the gas valve and possibly cause malfunctions and may void any remaining appliance warranty (this type installation is common for the area/age) - Check with your Home Warranty provider. Have evaluated by a qualified plumber for correction.</p> <p>2.2. Gas pipe is not properly painted/sealed at the roof and/or unit at exterior. Have it checked, fixed by qualified specialist.</p>
Page 42 Item: 3	Air Filter	<p>3.1. 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>3.2. 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 42 Item: 4	Distribution Systems	<p>4.1. 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</p>

		<p>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>4.2. Ducting inside walls not fully visible, interior of ducts not visible at time of inspection. Check records, with seller for any known defects.</p> <p>4.3. Ducts not visible at this inspection to comment. Check with the seller about air flow/comfort.</p>
Page 44 Item: 6	A/C Compressor	<p>6.1. 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>6.2. 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>6.3. 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>
Page 45 Item: 7	Evaporator Coil	<p>7.1. Evaporator Coil at FAU is not visible at time of the inspection to comment. Periodic care, maintenance recommended, check the service records.</p> <p>7.2. Coils are not visible at this inspection to comment. Old unit type. Periodic care, service recommended.</p>
Page 45 Item: 8	A/C Condensation Line	<p>8.1. A/C condensation line termination point not found, not visible at time of inspection. Have it checked by a qualified specialist.</p>
Page 46 Item: 9	Thermostat(s)	<p>9.1. Building with possible with Zone or central control type system - Not part of this inspection (dampers not tested/inspected at this inspection). Check with the seller about operation and service and/or have it tested by a qualified specialist.</p>
Page 46 Item: 10	Other	<p>10.1. 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.</p> <p>10.2. Chillers with air handlers/fan coils noted- Not part</p>

		<p>of this inspection. Check with the seller about operation, service and/or have complete evaluation and inspection performed by qualified HVAC specialist for any necessary correction or maintenance.</p> <p>10.3. Recommend service maintenance by a qualified HVAC specialist if one hasn't been performed within past 12 months. FYI</p> <p>10.4. Recommend further evaluation of the HVAC unit(s), any necessary maintenance and/or corrections made by a qualified HVAC contractor.</p> <p>10.5. 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</p>
Interior		
Page 47 Item: 1	Ceilings	<p>1.1. Water stains at drop down ceiling panels at some areas noted due to possible leak or unable to determine cause. Check the records, with seller of known defects. Have it evaluated, any necessary correction or repairs by a qualified roofer and/or qualified contractor.</p>
Page 48 Item: 2	Walls	<p>2.3. Common cracks and/or anchor holes or scuff marks were noted at the interior walls.</p> <p>2.4. Building 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.</p> <p>2.5. Water stains, damage present at the interior wall(s) at - utility room downstairs. Recommend further evaluation, repairs by qualified specialist(s).</p> <p>2.6. Signs of Mold like substance present on walls behind small water heater at utility closet. We did not inspect, test or determine if this is Mold or if this Mold like substance is or is not a health hazard. Recommend you contact a qualified Mold inspector or expert for investigation and/or correction if needed.</p> <p>2.7. Water Stains, bubbling at wall noted at window frame due to seepage from exterior sprinklers- noted at some areas at lobby and some offices. Have it evaluated, any necessary correction, repair by a qualified contractor.</p>
Page 49 Item: 3	Floors	<p>3.1. Building 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. 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>3.3. Cracked, Damaged Tile(s) noted at some bathrooms. Recommend further evaluation, repairs made by qualified specialist(s).</p> <p>3.4. Worn, stained carpeting noted. Recommend further evaluation for any necessary correction, upgrade/replacement by qualified specialist(s).</p>
Page 51 Item: 4	Interior Doors	<p>4.1. Some interior doors locked and not opened. Check with seller.</p>
Page 51 Item: 5	Interior Windows	<p>5.1. Water Stains, bubbling at wall noted at window frame due to seepage from exterior sprinklers- noted at some areas at lobby and some offices. Have it evaluated, any</p>

Page 53 Item: 9	Interior Features	<p>necessary correction, repair by a qualified contractor.</p> <p>9.3. 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>9.4. Fire sprinkler system is not tested or part of this inspection. Check the records, with seller of any known defects, warranties</p> <p>9.5. Heavy Machinery and Heavy equipment is not part of this inspection. Check with seller, the service records and contracts.</p> <p>9.6. Heavy machinery and noted at interior. Not tested and not part of this inspection. Check with seller for operation and/or known defects or have checked by a qualified specialist.</p> <p>9.7. Water fountains defective and/or damaged handle at water fountain noted at right side hall and workshop. Have checked, fixed by qualified specialist.</p>
Page 56 Item: 10	Other	<p>10.1. 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>10.2. Remodel and/or addition(s) noted to inspected property. Recommend to check the records, permits on remodel, improvements and/or addition(s).</p> <p>10.3. 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>10.4. Recommend further complete evaluation and building inspection by a qualified structural pest specialist.</p> <p>10.5. This is not a ADA compliance inspection. Recommend to hire a qualified ADA certified inspector for complete evaluation.</p> <p>10.6. Recommend to check the building records, permits with the City to make sure the location, space is suitable for your intended business use.</p> <p>10.7. Loading docks noted- no tests done. Check the service records, check with seller for operation,</p>

		maintenance and/or have it tested, evaluated by qualified specialist
Bathroom General Comments		
Page 58 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 and angle stops not tested at this inspection (these type of 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 and angle stops.</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. FAILURE TO CONDUCT A MOLD INSPECTION CAN RESULT IN EXPENSIVE AND EXTENSIVE REPAIRS.</p> <p>1.4. This is not ADA compliance inspection. Recommend to hire a Qualified ADA certified inspector for complete evaluation.</p> <p>1.5. Bathroom(s) do not meet with today's "Bathroom Handicap Standards". Have it checked by a qualified contractor.</p>
Bathroom #1		
Page 59 Item: 3	Cabinets, Floors	3.1. Cracked tiles noted at flooring. Have it evaluated, any necessary correction or repairs replacement made by a qualified specialist.
Bathroom #2		
Page 61 Item: 2	Sink(s), Faucets	2.1. Cracked grout noted at counter, backsplash. Recommend to have it corrected, sealed to prevent water seepage. Have it checked by a qualified specialist.
Bathroom #3		

Page 63 Item: 2	Sink(s), Faucets	2.1. Aerator defective, irregular water flow noted. In need of repair, replacement. Have it checked, fixed by a qualified specialist.
Bathroom #4		
Page 65 Item: 2	Sink(s), Faucets	2.1. Aerator defective, irregular water flow noted. In need of repair, replacement. Have it checked, fixed by a qualified specialist.
Page 65 Item: 3	Cabinets, Floors	3.1. Cracked tiles noted at flooring. Have it evaluated, any necessary correction or repairs replacement made by a qualified specialist.
Page 66 Item: 4	Exhaust Fan, Heater	4.1. Dirty exhaust fan(s) noted. Recommend to clean, service.
Bathroom #5		
Page 67 Item: 2	Electrical	2.1. Light cover is damaged and/or missing. Recommend to have checked, fixed by a qualified specialist.
Bathroom #6		
Page 69 Item: 2	Bathtub	2.1. Defective flapper, toilet not working properly. Have checked, fixed by qualified plumber.
Page 69 Item: 3	Electrical	3.1. Light cover is damaged and/or missing. Recommend to have checked, fixed by a qualified specialist.
Attic		
Page 71 Item: 2	Roof Structure and Attic	2.1. Ceiling joists were not fully visible to comment due to insulation. Check the records for any known defects, repairs.
Page 72 Item: 5	Other	5.1. This is not a structural pest control (termite) inspection - Recommend to hire a qualified Structural Pest inspector for complete building inspection.
Foundation		
Page 73 Item: 1	Foundation	1.2. This is not a structural pest control (termite) inspection - Recommend to hire a qualified Structural Pest inspector for complete building inspection for any necessary correction or repair. 1.3. 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) 1.4. Some of the caulking at wall joints were cracked, worn at exterior. Have it checked, any necessary correction, sealing made by a qualified contractor. (see exterior wall section, pictures)
Page 73 Item: 3	Floors	3.1. 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)
Page 73 Item: 4	Other	4.1. Recommend to check the Building Records and Permits on additions, alterations. 4.2. Recommend to check the Building Records and Permits.

		4.3. This is not a structural pest control(termite) inspection - Recommend to hire a qualified Structural Pest inspector for complete building inspection, evaluation.
Additional Photos		
Page 74 Item: 1	Interior Photos	1.1.