

# RISK Assessment® Report



**Pomona, CA 91767**

Inspector - Mike Howson, Stuart Huff  
Confidential and Proprietary

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# Pomona, CA 91767



# RISK ASSESSMENT<sup>®</sup>

## Commercial Real Estate Inspectors

2550 Honolulu Ave, Ste 100  
Montrose, CA 91020

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This is an assessment of the five major systems - Plumbing, Electrical, Heating and Air Conditioning, Structure and Roofing along with an assessment of any other current deferred maintenance issues for the site.

This assessment will cover three aspects of these systems per industry standards, namely:

- 1. Expected useful life left in each system.**
- 2. Maintenance/Repairs that are needed immediately for each system.**
- 3. Total costs that are expected over the next five years for each system.**

Note: The cost estimates are industry standards per the *R.S. Means - 2007 Building Construction Cost Data 20th Annual Western Edition* along with review and consultation with local contractors.

Although care and thought have gone into this assessment there are many variables that can cause the actual prices to differ greatly, such as: local building ordinances, requirements, specifications and details, local demand for labor, materials, etc.

No implied warrantee is given.

No cosmetic concerns have been addressed in these estimates.

No Routine Maintenance concerns have been addressed in these estimates below \$1000.

### ADDRESS:

<i>CLIENT:</i>	
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## PLUMBING:

<p>1. The expected useful life left in the Plumbing System:</p> <p>The Expected Useful Life left in the copper portions of the system is: 20 - 30 years- If properly maintained. All original parts of the plumbing system including the original waste lines and the original supply lines are at or past the end of their expected useful life.</p> <p>2. What Maintenance/Repairs are needed immediately for the Plumbing System:</p> <p>Some maintenance or repairs are needed to the interior plumbing fixtures. A detailed evaluation by a qualified plumber is advised to determine the true condition of the supply system and what the exact costs for repairs/replacements would be for this location and the conditions present. Leak under bathroom in house should be repaired which appears to be waste pipe related. As a precaution it is strongly advised to have a Camera review of the Waste lines by a qualified plumbing specialist. Due to these being mostly underground this is the only way to determine the true condition. (Note: due to the majority of the waste lines being underground the expected useful life can't be accurately determined without an internal camera inspection which is beyond the scope of this general visual inspection and advised at this time.) Typical costs for a single line camera waste line inspection: \$250 - \$350. Note: During the inspection a standard clean out was not located. This may not be present at the site and may need to be installed before this camera inspection can be done. Though not mandatory it is advised to remove and replace any existing galvanized supply piping in the system. It is advised to have the Sprinkler system Reviewed by a qualified sprinkler specialist at this time with an Annual Review. Hot water is a typical requirement for all restroom sinks for hygienic reasons. It is advised to provide hot water to all required locations such as the restrooms. Water Heaters should be strapped and installed per modern standards. Church water heater should be lit and tested by an expert as it is shut off at this time.</p> <p>3. What costs are expected over the next five years for the Plumbing System:</p> <p>The above upgrades and repairs are estimated to cost \$10,000 -\$12,000</p>	<p><b>TOTAL: Estimated</b></p> <p><b>\$10,000 -\$12,000</b></p>
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## ELECTRICAL:

<p>1. What is the expected useful life left in the Electrical System:</p> <p>The expected useful life left of the electrical system is approximately - approx. 20 - 30 years. Old cloth wiring seen in house, is past it's expected serviceable life.</p> <p>2. What Maintenance/Repairs are needed immediately for the Electrical System:</p> <p>A detailed evaluation is advised at this time by a qualified electrical specialist to determine what repairs/replacements are needed to help ensure health and safety for this location and the conditions present. Complete and detailed labeling of all electrical panels and circuit breakers is recommended for convenience and safety in the event of emergency and as required by code. Some Repairs of the electrical system are advised at this time for health and safety. House panel with double taps should be corrected. Panel may need to be larger so that separate circuits are possible. Due to age per industry standards, it is advised to have all original portions of the wiring removed and to have modern wiring installed by a qualified professional. This is regarding any cloth wiring as seen in house. The extent of cloth wiring in the house is unknown and will require an electrician doing intrusive testing. It is advised to have GFCI outlets installed in all recommended locations. It is advised to upgrade all outlets to modern three pronged grounded outlets. Also outlets all should be correctly wired and grounded. It is advised to have approved smoke detectors installed in all required locations for health and safety. (house needs smoke and CO detectors)</p> <p>3. What costs are expected over the next five years for the Electrical System:</p> <p>A detailed evaluation of the entire system is needed before any cost estimates can be given accurately. This will require a qualified electrical professional at this time. It is estimated, however that the above repairs and upgrades would cost \$10,000 - \$15,000</p>	<p><b>TOTAL: Estimated</b></p> <p><b>\$10,000 - \$15,000</b></p>
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## HEATING AND COOLING:

<p>1. What is the expected useful life left in the Heating and Air Conditioning System:</p>	
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<p>The typical life expectancy for units inside buildings is approx. 10 - 20+ years depending on the type, amount of usage and quality of maintenance. The expected useful life left in the HVAC units is 5 - 10+ years . Old floor furnace in the house however appears original and may be at or near the end of it's expected serviceable life.</p>	
<p>2. What Maintenance/Repairs are needed immediately for the Heating and Air Conditioning system:</p>	
<p>It is advised to have each unit fully cleaned and serviced at this time by a qualified Heating and Air Specialist to determine each of the units true condition. Typical cost is approx. \$50 - \$75 per individual unit.</p> <p>Filters need to be changed.</p> <p>Proper clearance from combustibles needs to be established in the Utility room where there are two furnaces enclosed with wood partitions up against the vent and equipment.</p> <p>Floor furnace should be evaluated by an expert to determine it's longevity and overall condition.</p>	
<p>3. What costs are expected over the next five years for the Heating and Air Conditioning System:</p>	<p><b>TOTAL: Estimated</b></p>
<p>The above repairs are estimated to cost \$3,000 -\$5,000</p>	<p><b>\$3,000 -\$5,000</b></p>

## ROOF:

<p>1. What is the expected useful life left in the Roofing System:</p>	
<p>It appears that this roofing system has approx. 5 - 10 years of expected useful life left in it if it is diligently and properly maintained. Restroom building appears to need repair or replacement now.</p>	
<p>2. What Maintenance/Repairs are needed immediately for the Roofing System:</p>	
<p>A full review by a qualified roofing contractor is advised at this time. Restroom building shows mold and leak stains and appears to need replacement. Other repairs are needed such as ridge cap of house having exposed nails which will rust. A complete gutter system is a recommended upgrade to the building's roofing system, as the gutter serves to remove water from the base of the building foundation.</p>	

3. What costs are expected over the next five years for the Roofing System:	<b>TOTAL: Estimated</b>
The above repairs are estimated to cost 8,000 -\$10,000	<b>\$8,000 -\$10,000</b>

## STRUCTURE:

<p>1. What is the expected useful life left in the Structural System:</p> <p>It appears that the expected useful life is, from roughly 30 - 50+ years if properly maintained.</p> <p>2. What Maintenance/Repairs are needed immediately for the Structural System:</p> <p>Due to age a seismic review of the building's structure is recommended to determine feasible, cost-effective upgrades to improve the building's resistance to earthquake movement according to improvements and upgrades to earthquake safety standards since the building's construction. This is advised as a precautionary measure and not due to any significant deficiencies observed.</p> <p>3. What costs are expected over the next five years for the Structural System:</p> <p>No significant costs are anticipated in the next five years to the Structure.</p>	<p><b>TOTAL: Routine Maintenance.</b></p> <p><b>Specialty Evaluation recommended</b></p>
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## GENERAL MAINTENANCE & REPAIRS:

<p>1. What is the expected useful life left in the Site:</p> <p>The expected useful life left in the site is, approx. 40 - 50 + years with routine maintenance</p>	
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2. What Maintenance/Repairs are needed immediately currently for the Site:

It is advised to have the exterior of the building fully patched and painted to help ensure longer lasting life and help minimize moisture intrusion.

It is advised to repair or replace deteriorated areas of the exterior wood trim and then have them repainted to help ensure a longer lasting condition.

Some repairs to the parking areas are needed then it is advised to have the parking areas fully resealed and restriped at this time.

It is advised to have all openable windows examined and any maintenance or repairs done at this time for ease of use and proper function.

Testing of the spray texture ceilings is advised to determine if any asbestos type materials are present. This is advised for health and safety.

It is advised to have the chimney(s) fully examined to include an internal camera inspection by a qualified chimney professional due to this being the only way to determine the true condition for health and safety.

A structural pest control inspection, typically referred to as a termite inspection, is recommended at this time.

It is advised to have a mold specialist examine the property and structure and do a complete inspection to determine the presence or not of any mold that may affect the health or safety of the occupants.

There are areas on the site that do not appear to control the water during rains properly. Uncontrolled or improperly controlled water run off can result in damage and/or settlement. A full review by a qualified drainage specialist is advised at this time.

A Fire & Life Safety review by a qualified professional is needed at this time to ensure items such as emergency signs, lighting access and egress, trip hazards, etc. are addressed immediately for health and safety. A qualified Fire and Life Safety review is typically \$600 - \$800. The costs to implement the findings can't be determined until the review is done and the recommendations are reviewed by a qualified contractor.

It is advised to have a Phase 1 Environmental inspection done on the site. This is to help ensure health and safety. This inspection is typically between \$1,500 - \$2,000.

**TOTAL: Estimated**

**\$25,000 - \$30,000**

3. What costs are expected over the next five years for the Site:

The above repairs are estimated to cost \$25,000 - \$30,000



## **TOTAL COMBINED ESTIMATED EXPENSES:**

It is noted that in this Report a number of Specialty Inspections have been deemed necessary and are recommended.

Costs associated with the findings of Specialist Inspections can add significantly to these Total Combined Estimated Expenses.

*Upgrades and renovations to interiors are not included in these costings.*

Further review by qualified specialists is advised at this time to determine the full scope of work.

**These estimates should be used as guidelines only.**

**TOTAL:**  
**\$56,000 -\$72,000**

# INSPECTION CONDITIONS

## **CLIENT & SITE INFORMATION:**

DATE OF INSPECTION:

TIME OF INSPECTION:

10:00 AM.

CLIENT NAME:

ADDRESS:

Pomona, CA 91767.

INSPECTOR:

Mike Howson, Stuart Huff.

## **CLIMATIC CONDITIONS:**

WEATHER:

Clear.

TEMPERATURE:

70's.

## **BUILDING CHARACTERISTICS:**

BUILDING TYPE:

Church property.

STORIES:

Single

four separate buildings.

## **UTILITY SERVICES:**

UTILITIES STATUS:

The utilities were on.

## **OTHER INFORMATION:**

OCCUPIED:

Yes.

APPROX. DATE OF  
CONSTRUCTION

various ages buildings such as 1950's.

CLIENT PRESENT:

Yes.

GENERAL OVERVIEW:

Back house has galvanized iron pipes rusted and some leaking. Other buildings have copper or a mixture of copper and galvanized. Electrical systems need some repairs such as replacement of old cloth wiring, panel issues such as "double taps", outlets ungrounded or reverse wired in places. Church has two HVAC systems which both were tested in heating mode and did operate. Back house has a old floor furnace which is working but is rusted and aged. Foundations, exteriors and grounds need some maintenance or repairs in areas.

# DEFINITIONS AND STANDARDS

## TERMS OF THE INSPECTION:

### SERVICEABLE:

It is the inspectors opinion that this item is doing the job for which it was intended and exhibits normal wear and tear.

### NEEDS ATTENTION:

It is the inspectors opinion that this item is in need of further investigation and/or repairs or appears to be at the end of its expected useful life. The inspector has made the client aware of this situation by calling it "needs attention" in the report. It is then the clients responsibility to take appropriate action concerning the situation with the appropriate professional in a timely manner.

### NOT ACCEPTABLE:

It is the inspectors opinion that this item is either in need of immediate repairs or is a safety hazard due to adverse conditions. Also the item may be in such a state of disrepair that significant repairs or replacement is strongly advised.

The inspector has made the client aware of this situation by calling it "not acceptable" and it is then the clients responsibility to take appropriate action concerning the situation with the appropriate professional in a timely manner.

### STANDARDS:

A. The report conforms to the Commercial Standards of Practice of the California Real Estate Inspection Association and the Business and Professions Code which defines a commercial real estate inspection as: The inspection to be performed consists of non-intrusive visual observations to survey the readily accessible, easily visible material components, systems and equipment of the building. The inspection is designed to identify material physical deficiencies in the buildings components, systems and equipment, as they exist at the time of the inspection. Unless otherwise agreed between the inspector and client, the specific systems, structures and components of a building to be examined are listed in these Commercial Standards of Practice.

B. A commercial real estate inspection report provides written documentation of material physical deficiencies discovered in the inspected building's systems and components which, in the opinion of the Inspector, are safety hazards, are not functioning properly or appear to be at the end of their expected useful life. The report may include the Inspector's recommendations for correction or further evaluation.

The term **material physical deficiencies** means the presence of conspicuous patent defects or material deferred maintenance of the buildings material systems, components or building equipment as observed during the

inspection. **This definition specifically excludes deficiencies that may be remedied by routine maintenance.**

C. Inspections performed in accordance with these Standards of Practice are not technically exhaustive and shall apply to the primary building and its associated primary parking structure.



# PLUMBING SYSTEM

While some plumbing observation may be code related, this inspection does not determine if the system complies with code. Supply and waste lines are inspected only where they are accessible and while operating accessible fixtures and drains. Performance of the water flow can vary during different times of the day and performance of the drain during actual usage is undetermined. Drain blockage is common in vacant property. It is advised to have any underground drain lines examined by a specialist with a camera to determine their actual condition. The following are not included: inaccessible supply or waste lines; leaks in inaccessible areas such as walls, underground or the crawl space; the interior of pipes for mineral or corrosive clogging, water hammering, solar equipment or water temperature, and the condition of shower pans or if a shower will leak when used. No water testing of any type is performed. The type of copper is not part of this inspection and will not be determined. The gas system is not tested for leaks and any underground or hidden gas lines are specifically excluded from this report. Determining the operation of sewer ejection systems is excluded from this inspection and it should be examined by a specialist. The shutoff valves under sinks and other plumbing valves, such as the main shut off valve, are not turned or tested.

## **MAIN WATER SUPPLY LINE:**

### MAIN WATER SHUT OFF

#### LOCATION:

Front of church

House has shut off in front.

### MAIN WATER LINE

#### MATERIAL:

Copper to the church

Galvanized iron to the house.



CONDITION:

**Needs Attention:**

**It appears to be the original plumbing with aged galvanized iron piping which is at or near the end of it's expected useful life.**



PRESSUURE REGULATOR  
CONDITION:

**Needs Attention:**

**No pressure regulator was observed at the main line where it enters the structure. They are sometimes installed in other locations that are not readily discoverable.**

### **INTERIOR WATER SUPPLY LINES:**

WATER SUPPLY PIPING  
MATERIAL:

**The interior piping that supplies the water throughout the building is a combination of copper and galvanized steel piping.**

CONDITION:

**Needs Attention:**

**The original galvanized steel piping that is left in the system has rust and is showing deterioration. These will need to be replaced as they continue to wear out.**

**Rusty water comes out of the tub and sink in the bathroom.**



rusty water from iron pipes

#### WATER VOLUME AT FIXTURES:

Serviceable overall.

#### WATER SUPPLY PIPING COMMENTS:

**It is recommended to replace all original galvanized iron piping in the system.**

#### WASTE LINES:

##### WASTE LINE MATERIAL:

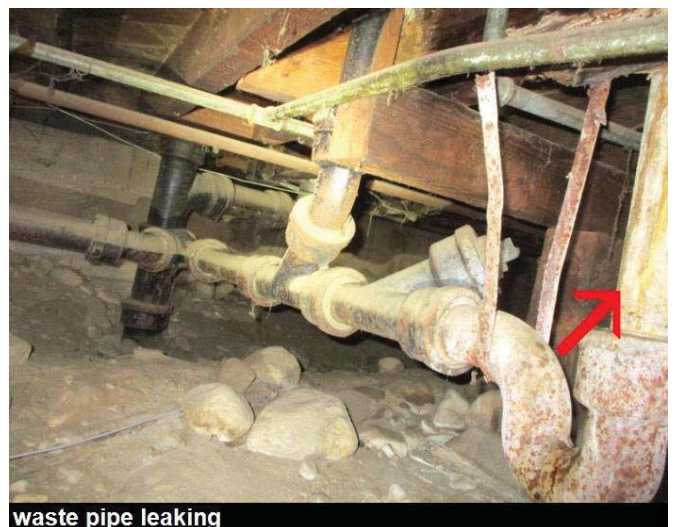
The piping that takes the waste water to the sewer system is a combination of different materials where viewed.

It appears that the majority of the waste lines are made of cast iron where viewed.

##### CONDITION:

##### **Needs Attention:**

**Waste leak is seen  
under the bathroom  
of the house.**



waste pipe leaking

MAIN SEWER CLEANOUT:

Kitchen area.

WASTE LINE COMMENTS:

**The interior of the waste lines are not visible. A detailed investigation can only be performed by the use of an internal camera by a specialty contractor. Such an inspection is recommended at this time as only by this kind of inspection can the actual condition of the waste lines be determined.**

## **GAS SYSTEM:**

GAS METER LOCATION:

Not viewed.

## **WATER HEATER:**

OVERALL:

Church front office.



LOCATION CONDITION:

Serviceable overall.

FUEL:

This is a Gas water heater.

SIZE:

48 gallon.

AGE:

8 years old

Water heaters have an expected life of 8 - 12 years.



CONDITION:

**Needs Attention:**

**This water heater is shut off for an unknown reason.**

STRAPPING AND SUPPORT:

**Needs Attention:**

**There is no seismic strapping for the water heater. State requirements mandate two approved straps, properly installed and braced within the top and bottom 1/3 of the tank of any water heater greater than 6 gallons.**

TEMPERATURE/PRESSURE

RELIEF VALVE:

**Needs Attention:**

**The temperature pressure relief valve does not have a correctly installed drain line to take the water away to a safe location.**





## **WATER HEATER:**

### LOCATION:

In the utility room of  
restroom building.



### LOCATION CONDITION:

Serviceable overall.

### FUEL:

This is an Electric water heater.

### SIZE:

30 gallon.

### AGE:

appears to be 9 years old.

### CONDITION:

Serviceable overall.

### STRAPPING AND SUPPORT:

Serviceable.

TEMPERATURE/PRESSURE  
RELIEF VALVE:

**Needs Attention:**

**The temperature  
pressure relief valve  
does not have a  
correctly installed  
drain line to take the  
water away to a safe  
location.**



## **WATER HEATER:**

OVERALL:

House has a shed with a water heater.

LOCATION:

shed in back of house.



FUEL:

This is a Gas water heater.

SIZE:

28 gallons.

AGE:

8 years old.



CONDITION:

Serviceable overall.

COMBUSTION AIR:

Serviceable.

STRAPPING AND SUPPORT:

Serviceable overall.



TEMPERATURE/PRESSURE  
RELIEF VALVE:

**Needs Attention:**

**The temperature pressure relief valve does not have a correctly installed drain line to take the water away to a safe location.**

## VENTING:

### **Needs Attention:**

**The vent (flue) is too short. It should extend to above the roof line for proper & safe operation.**



## **FIRE SUPPRESSION SYSTEMS**

### FIRE SUPPRESSION SYSTEMS:

There is no fire suppression system for this site.

## **EXTERIOR PLUMBING:**

### SPRINKLER SYSTEM:

Exterior sprinklers and plumbing lines are beyond the scope of a general visual inspection.

## **PLUMBING COMMENTS AND RECOMMENDATIONS:**

### GENERAL COMMENTS:

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.

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

WASTE LINE  
RECOMMENDATIONS:

**The interior of the waste lines are not visible. A detailed investigation can only be performed by the use of an internal camera by a specialty contractor. Such an inspection is recommended at this time.**



WATER SUPPLY LINES  
RECOMMENDATIONS:

**Due to the age and overall condition of the supply piping it is Recommend to Replace all original galvanized iron piping.**



# ELECTRICAL SYSTEM

Electrical features are operated with normal controls. The general wiring, switches, outlets and fixtures are randomly checked in accessible areas. While some observations may be code related, this inspection does not determine if the system complies with code. The inspection does not determine electrical capacity, determining over current capacity for any item including appliances, comparing circuit breaker capacity to installed appliance listings; interior or exterior low voltage wiring or fixtures; telephone, security, intercom, stereo, cable or satellite TV, remote controls or timers. The exterior lighting, landscape lighting or any lighting outside the footprint of the building is not inspected. Light bulbs are not removed or changed during an inspection. This inspection does not certify or warrant the system to be free of risk of fire, electrocution or personal injury or death.

## **MAIN ELECTRICAL SUPPLY:**

### PATH OF ELECTRICAL SUPPLY:

The electricity is supplied by an overhead line to the building.

### ELECTRICAL SUPPLY CONDITION:

Serviceable overall.

There are two meters.



PANEL LOCATION:

Back of house.

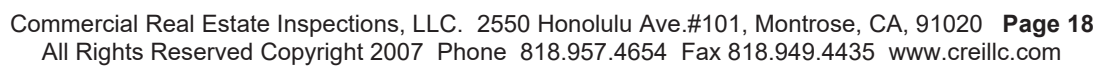
This is a single phase, 3 wire system.

Service Amperage rating - 200.

House panel is :

This is a single phase, 3 wire system.

Service Amperage rating - 100.



MAIN PANEL PROTECTION  
DEVICE:

The main panel disconnect is a circuit breaker.

BREAKER SYSTEM:

**Needs Attention:**

**The panel is missing some required labels. This is a safety issue. Each panel and breaker is required clearly visible label as to its size and what area it serves.**

MAIN PANEL CONDITION:

**Needs Attention:**

**Church panel cover is missing a hinge.**

**Some breakers are in the off position for an unknown reason ( Church)**



**Needs Attention:**

**There is more than one wire connected to a single circuit breaker, where only one wire should be connected to each breaker. This can sometimes cause overloading of the wires or breakers. It also can cause the wires to have improper contact with the breaker and arc between the wire and breaker connection. Seen at house panel.**



## **ELECTRICAL SUBPANELS:**

### **SUBPANEL LOCATION:**

There are several sub-panels in various places.



### **SUBPANEL CONDITION:**

**Needs Attention:**

**The subpanels are not properly labeled as is required in all locations.**

## **INTERIOR ELECTRICAL WIRING:**

### **TYPE OF WIRING:**

The wiring is a combination of older, original cloth covered wires and plastic coated wires.

### **TYPE OF WIRING CONDUIT:**

The conduit that carries the wiring is a combination of different types where observed.

## WIRING CONDITION:

### Needs Attention:

The wiring is a combination of the original cloth covered wiring and plastic coated wiring. The cloth covered wiring is older but may continue to generally function unless it is disturbed or overloaded. The cloth covering will continue to wear out and have to be replaced at some time in the future when it can no longer serve its purpose of insulating the wires.

Exposed or disconnected wire seen in front planter area.



## ELECTRICAL WIRING COMMENTS:

**It is advised to have all original portions of the wiring removed and to have modern wiring installed by a qualified professional for health and safety.**



## **OUTLETS:**

### **CONDITION:**

#### **Needs Attention:**

**House outlets have ungrounded and reverse wired outlets in several places such as the kitchen , exterior.**

#### **Needs Attention:**

**Restroom building  
GFCI outlet is dead in  
women's restroom for  
an unknown reason.**



**dead outlet restroom**



**outlets reversed wired**

### **OUTLET COMMENTS:**

**It is recommended that Ground Fault Circuit Interrupter (GFCI) safety outlets be installed at the exterior, restrooms, & any kitchen outlets. Not all the outlets may have these at the proper locations. This is advised for health and safety.**

## **SWITCHES:**

CONDITION:

Serviceable overall.

## **FIXTURES:**

CONDITION:

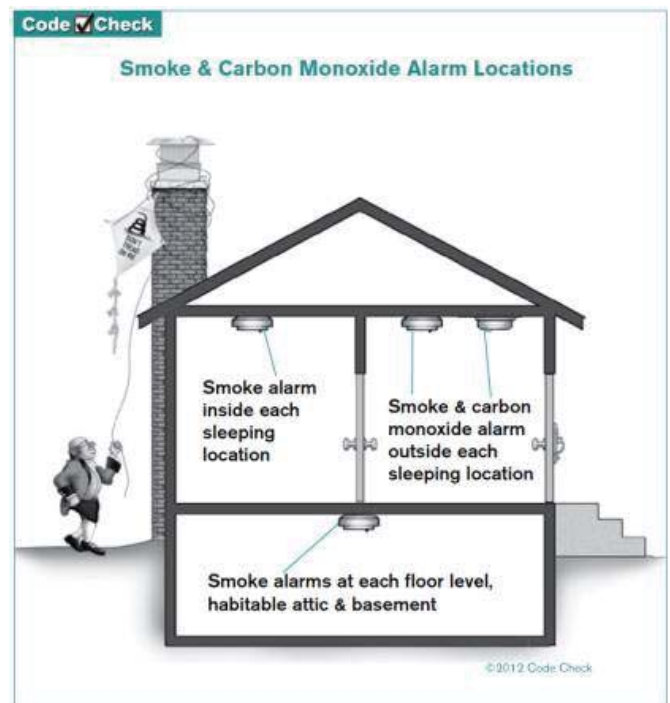
The fixtures observed of the property appeared to be serviceable overall.

## **SMOKE DETECTORS:**

CONDITION:

**There are missing smoke detectors in some areas.**

**Smoke detectors are needed to comply with local safety regulations and escrow instructions. Most local cities require detectors in each sleeping area and the adjoining living area, within twelve feet of the door of the sleeping areas. It is advised to check with the local municipality to determine their requirements.**



## **FIRE SUPPRESSION & SAFETY SYSTEMS:**

### **FIRE SAFETY SYSTEMS:**

**This type of building site is required to have certain fire safety items, such as exit signs and/or fire extinguishers. It is advised to check with the local Fire Marshal to determine if this building meets current fire safety regulations.**



## **EXTERIOR ELECTRICAL:**

### **CONDITION:**

Inspection of the exterior lighting outside the building and on the grounds is typically not part of the inspection.

## **ELECTRICAL COMMENTS AND RECOMMENDATIONS:**

### **ELECTRICAL SYSTEM RECOMMENDATION:**

**It is advisable to have an electrician examine the system and make all needed repairs to ensure a properly installed and correctly operating electrical system. It is expected that when the electrical specialist checks out the system they will find more problems as this is a general inspection and not designed to list every fault but to isolate areas in need of further detailed inspections.**

**Due to age per industry standards, it is advised to have all original portions of the wiring removed and to have modern wiring installed by a qualified professional.**

Low voltage lighting and wiring is excluded from a standard property inspection including outdoor lights, phone lines, security systems and speaker systems. Regular voltage exterior lighting is also excluded.

The 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.

# HEATING AND COOLING SYSTEM

While some observations may be code related, this inspection does not determine if the system complies with building codes. Weather permitting a representative sampling of the systems are operated with normal controls. In order not to damage the system, the air conditioners are not activated if the outdoor temperature is below 65 degrees. Gas furnaces are not checked for carbon monoxide leakage or fire risks. There are carbon monoxide and fire detection devices which can be purchased and installed, which we recommend. Air ducts and registers are randomly checked for air flow. Heat exchangers are specifically excluded from the inspection, due to being visually obstructed by the design of the system and a complete inspection requires special tools and disassembly, which is beyond the scope of the inspection. The following are additional items that are beyond the scope of the inspection: balance of the air flow, capacity or velocity of the air flow, humidifiers, air duct cleanliness, the ability of the system to heat or cool evenly, the presence of toxic or hazardous material or asbestos, system refrigerant levels, cooling or heating capacity to determine if its sufficient for the building, electronic air filters, solar equipment and programmable thermostats. Determining the remaining life of the system is based on industry standards. Window A/C's are not built in units and therefore not usually inspected.

## **SYSTEM**

LOCATION:

Church utility room.

LOCATION CONDITION:

**Needs Attention:**

**Furnaces are blocked with storage and are not approachable.**

**Wall or partition in front of furnaces blocks access to their front covers which are removable for service men.**



SYSTEM TYPE:

The heating system is a gas-fired forced air unit.

There are two.

SYSTEM AGE:

age unknown. could not read data plates due to blockage.

These appear older systems however.

#### CONDENSER CONDITION:

Condensers in the back yard in a cage. Only one was approachable due to a hole in the cage. The one that was reachable is a 5 ton system. The second one looks identical

9 years old.

Units were not tested today.



#### CONDENSATE LINE:

Serviceable. The condensate line appears properly drained to an authorized location for the removal of condensate liquid.

#### THERMOSTAT:

Serviceable.

There are two.



#### COMBUSTION AIR:

Serviceable.



## VENTING:

### Needs Attention:

**Clearance from combustibles appears inadequate.**



## RETURN AIR AND FILTERS:

### Needs Attention:

**The air filters are dirty and need to be replaced.**



## DUCTING:

Serviceable overall,



ELECTRICAL DISCONNECT:

Serviceable.

HVAC SYSTEM CONDITION:

Some repairs are needed as stated.

**SYSTEM**

LOCATION:

House has a floor furnace.



LOCATION CONDITION:

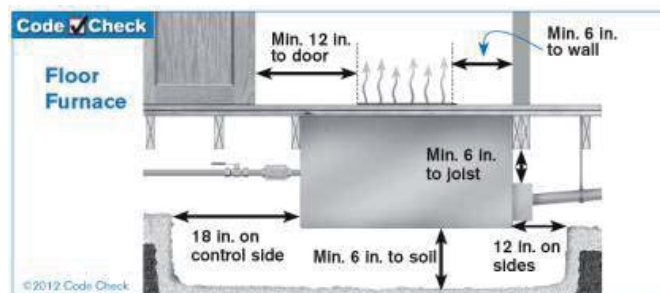
It is advised to keep combustibles at least 6 inches from the furnace.



SYSTEM TYPE:

Floor furnace

See illustration.





SYSTEM AGE:

Age unknown but likely the original furnace to the house.

THERMOSTAT:

not viewed.

COMBUSTION AIR:

Serviceable.

VENTING:

**Needs Attention:**

**The furnace vent line goes into piping made of older materials. Many manufacturers specify that a new metal vent pipe be installed when the new furnace is installed. This older piping can allow condensation to run back into the furnace causing it to rust prematurely or not vent properly.**



HVAC SYSTEM CONDITION:

**Needs Attention:**

**Floor furnace is operating but is aged and rusted.**

**Advise unit be cleaned and serviced by a Heating expert.**



## **HEATING AND COOLING COMMENTS:**

### **GENERAL COMMENTS:**

It is advised to keep all units properly serviced and maintained. Proper service and timely repairs can significantly increase the normal expected, industry standard service life.

### **RECOMMENDATIONS:**

**It is advised to have a licensed heating contractor examine the system and make all needed repairs to ensure a safe and properly operating system. It is expected that the heating specialist may find additional items that need repair as the general inspection is designed to turn it over to them when problems show up in a system so it can be further investigated.**

Per the California Energy Commission, "Beginning October 1, 2005, Title 24 of the Building Energy Efficiency Standards requires that ducts be tested for leaks when a central air conditioner or furnace is installed or replaced. Ducts that leak 15% or more must be repaired"

A property inspection will not be able to determine if this air loss exceeds the maximum allowed of 15%. This test can only be done by a qualified technician and is beyond the scope of this inspection. It is advised to consult with a qualified specialist on this matter as the examination may determine that repairs or replacement of the ducting system is required.

# STRUCTURAL SUPPORT SYSTEM

Structural comments are of the conditions observed at the time of the inspection and are the opinion of the inspector and not fact. If further information or facts are needed, they can be obtained through a structural engineer or foundation expert. The inspection does not determine the potential of the structure to experience future problems, geological conditions or the potential of the underlying soils to experience movement or water flow or whether the soil is stable. If any form of prior structural movement is reported you should expect future movements and possible repairs.

The inspection does not calculate crawl space ventilation capacities, deck and balcony capacity, retaining wall conditions, construction material type, quality or capacity. It does not address the existence of prior repairs, the potential of future repairs, failure analysis, documentation of all possible movement or cracks in floor slabs covered by floor furnishings. It is typical for concrete floor slabs to have some hairline cracks as a result of the normal drying process of the concrete plus the stress occurring by settlement and seismic activity. Crawl spaces are observed in a cursory fashion and wood probing is not done and wood damage, dryrot and termites are not part of this inspection but part of the structural pest control operators report.

## **STRUCTURAL FOUNDATION SYSTEM:**

### DESCRIPTION:

Church has a slab foundation

House has a raised foundation.



slab and raised foundations noted

## **SLAB FOUNDATION:**

### **SLAB ON GRADE:**

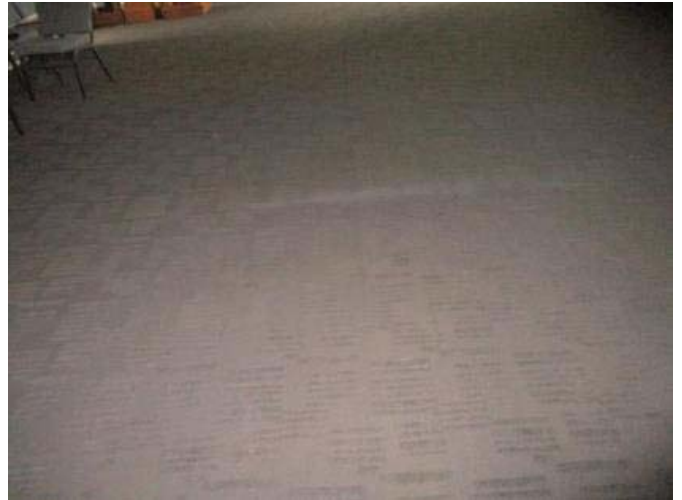
This building is on a monolithic slab of concrete.

There were no observable signs of significant settlement or deflection in the slab from observing the finish flooring. It appears to be performing its function of supporting the structure; however, the actual slab itself was not seen and it may appear different once the finish flooring is removed.

By the nature of slab construction the structure would typically be anchored to this concrete slab.

### **SLAB ON GRADE COMMENTS:**

The concrete slab is not visible due to floor coverings, thus any cracks cannot be seen; however, all concrete has some typical cracking and it is expected that this would have such typical cracking if it were fully exposed to view.



## **RAISED FOUNDATION:**

### **CRAWL SPACE:**

#### **Needs Attention:**

The crawl space has debris in it, it is advisable to have it removed and the area cleaned up. Wood / cellulose especially should be removed to help prevent future infestations.

There are areas of damp soil under the building.



### **RAISED FOUNDATION CONDITION:**

#### **Needs Attention:**

There are areas of the foundation that show signs of moisture intrusion. This is evidenced by the presence of efflorescence. This is the white chalky substance on the concrete that are mineral salts pulled through the concrete due to moisture being present on the exterior. Typically this is not a structural concern.





#### FOUNDATION BOLTING:

**The structure has some original anchor bolts. There are not many of these bolts and it does not meet today's standards that have been established for bolting. This would be evaluated by a foundation expert if additional work was to be undertaken to bring it up to these standards.**



#### FOUNDATION CRIPPLE WALLS:

There are no perimeter cripple walls in this type of structure.

#### FLOOR FRAMING:

**There are areas of moisture stains and deterioration.**





POSTS AND PIERS:

The existing system is aged and worn and not up to modern standards.



FOUNDATION VENTS:

Serviceable.

**STRUCTURAL WALL SYSTEM:**

EXTERIOR WALLS  
CONDITION:

There is typical cracking in the exterior walls.



FRAMING CONDITION:

Serviceable overall.

## **STRUCTURAL COMMENTS AND RECOMMENDATIONS:**

### **GENERAL COMMENTS:**

It does not appear that the building has had the benefit of recent seismic upgrades or retrofitting. It is recommended to have the property examined by a seismic retrofit specialist for options on improving the building's resistance to future seismic activity.

**There are chalky areas on the concrete. These are an indication that water has entered the concrete and crawl space during wet weather and brought salts out of the concrete when it came to the surface.**

### **RECOMMENDATIONS:**

**This inspection is not a structural pest control inspection, otherwise known as a termite inspection. Such an inspection is recommended at this time. The "termite" inspection also covers such things as dryrot and wood damage and deterioration as well as wood destroying organisms.**

**There are areas on the site that do not appear to control the water during rains properly. Uncontrolled or improperly controlled water run off can result in damage and/or settlement. A full review by a qualified drainage specialist is advised at this time.**

# ROOF SYSTEM

The report is not intended to be conclusive regarding the life span of the roofing system, if it is leak free or how long it will remain leak free in the future. The inspection and report are based on visible and apparent condition at the time of the inspection. The inspection does not address manufacturing defects, fastener appropriateness, if the roof was installed per code, if flashing is present in all locations or the numbers of layers present. Unless a rain has fallen just prior to the inspection, it is not possible to determine if active leakage is occurring. Not all attic areas are readily accessible for inspection. Tile roofs and steeply pitched roofs are not safe to walk on and access is limited on them. Conclusions made by the inspector do not constitute a warranty, guaranty, or policy of insurance. All roofs require periodic maintenance to achieve typical life spans and should be inspected annually. Expect to make minor repairs to any roof.

While it is possible some prior repairs and leaks may be reported, it is not the intention of the inspection to identify and report all prior repairs and conditions. It is recommended to refer to the seller and sellers disclosure about the presence of any roof leaks or prior repairs. Also it should be noted that all gutters have rust and have a limited life span before they need to be replaced.

## **ROOF OVERVIEW:**



Overall the roof is generally serviceable, however there are some areas in need of repairs or maintenance at this time.

## **ACCESS TO ROOF:**

### ACCESS TO ROOF:

The access to the roof is only by a personal ladder. There is no built in roof access.

#### HOW ROOF ACCESSED:



Some of the roof could be accessed and was walked on, but other areas were not accessible, such as the church roof that was too steep.

#### ROOF:

#### ROOF STYLE:



The roofing system is a combination of styles with mostly sloped areas and one low slope/flat roofing areas.

TYPE OF ROOFING  
MATERIAL:



The roofing material on the sloped roof is made of composition shingles.

ROOF COVERING STATUS:



**Needs Attention:**

**On the composition roof over the bathroom building, the shingles are older, deteriorating and losing their surface granules. It is nearing the time to replace this roof.**





**Needs Attention:**

**On the composition roof, the ridge caps installed at the peak of the roof installed incorrectly with exposed nails showing.**



## **EXPOSED FLASHINGS:**

CONDITION:



Serviceable overall.

## **ROOF DRAINAGE:**

SCUPPER OR GUTTER  
CONDITION:



**There are areas where the gutters are not properly connected and they may leak.**

DOWNSPOUT CONDITION:



Serviceable overall.

**ROOF FRAMING:**

TYPE OF ROOF FRAMING:



The attic has conventional framing in it.

ROOF FRAMING  
CONDITION:

**There are areas of stains on the framing lumber as from former roof leaks.**

## **ROOF COMMENTS AND RECOMMENDATIONS:**

### **RECOMMENDATIONS:**

**Due to multiple stains inside the building it is advised to consult the current owner as to the history of the condition. Full disclosure is advised at this time.**

It is advised to obtain the roofing Maintenance History for the site. This is to help determine the quality of maintenance along with this can be a very strong indicator as to how well the site performs during rains. The quality of maintenance can allow a roofing system to perform well past industry standards regarding typical useful life. Industry wisdom is to have all roofing systems inspected every year and for any maintenance or repairs to be done by a qualified professional to help maintain a leak free condition.

### **COMMENTS:**

**California usually has seasonal rains which typically occur near the end and the beginning of each calendar year. Occasionally, the rainfall is exceptionally high. In recent years Southern California has been going through a drought. During drought periods many conditions visible following rains do not appear. The duty of a building inspector is to disclose visible conditions present at the time of the inspection. If a condition is not visible, it cannot be reported. All roofing systems require regular routine maintenance. It is advised to ensure that the roofing system receives regular routine maintenance.**

# EXTERIOR

The exterior is viewed in a cursory fashion. Areas of the exterior that are hidden from view by vegetation or stored items cannot be judged and are not a part of this inspection. Minor cracks are typical in many exterior wall coverings and most do not represent a structural problem. Peeling and cracking exterior paint on windows, doors and trim allow water to enter and cause damage and deterioration. It is important to keep these exterior surfaces properly painted and/or sealed. Many times chimneys have hidden undisclosed cracks that cannot be seen. A chimney specialist inspector should be employed to determine the true condition of the structure of any chimney as it is beyond the scope of this inspection to determine damage to chimneys. All exterior grades should allow for surface and roof water to flow away from the foundation and exterior walls.

## **EXTERIOR OVERVIEW:**



Overall the exteriors are generally serviceable, however there are some areas in need of repairs or maintenance at this time.

## **EXTERIOR COVERING OF THE BUILDING:**

MATERIAL:



The exterior building covering is stucco & wood siding.

**CONDITION:**



**There are areas of weather beaten and peeling paint to the exterior of the building.**



**Needs Attention:**

**There are areas of damage to the exterior walls.**

**EXTERIOR TRIM:**

MATERIAL:



The exterior trim surfaces are wood.

CONDITION:



The trim has areas of weather beaten surface and peeling paint.

**EXTERIOR WINDOW SURFACES:**



MATERIAL:



The exterior window surfaces are metal, vinyl and wood.

CONDITION:



**Needs Attention:**

**The windows are aged wooden windows. They have areas that are pulling apart at the seams and showing some areas of excessive deterioration. Some are at the end of their life and replacement is advised at this time.**



**Needs Attention:**

**There are cracked window panes.**

### **EXTERIOR DOOR SURFACES:**

**MATERIAL:**

The exterior door surfaces are wood.

### **EXTERIOR COMMENTS AND RECOMMENDATIONS:**

**COMMENTS:**

This inspection is not a structural pest control inspection, otherwise known as a termite inspection. The "termite" inspection also covers such things as dry rot and wood damage and deterioration as well as wood destroying organisms. Any and all of these items need to be examined and any repairs completed by the "termite" company in a timely manner and they usually have a guarantee on their work. Please refer to the structural pest control report for any information concerning them

This is not a mold or fungus inspection, it is therefore advised to have a mold specialist examine the property and structure and do

a complete inspection to determine the presence or not of any mold that may affect the health or safety of the occupants.

# GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geo-technical engineer should be consulted. Proper grading is important to keep water away from the foundation. If it is not raining during the inspection the course of water flowing toward the structure or off the site cannot be observed. The soil should slope away from the structure to prevent problems caused by excess water not flowing away properly. Gutter discharge should be directed away from the foundation for the same reason. Out buildings, such as storage sheds, on the property are excluded from the inspection. Fire pits, a B.B.Q. and other similar items are not inspected nor is the gas to them tested or lit.

This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Landscape lighting, sprinklers and their timers are not part of a general property inspection. The inspection report does not include the identification of the property boundaries.

## **GROUNDS OVERVIEW:**



Overall the grounds are generally serviceable, however there are some areas in need of repairs or maintenance at this time.

## **MAIN ENTRY:**

CONDITION:

Serviceable.

## **WALKWAYS:**

CONDITION:



Serviceable.

## **PARKING AREA:**

DRIVEWAY:



**The asphalt driveway has areas of wear and deterioration and in need of being resealed.**





PARKING LOT:



**There are tree root systems causing shifting and cracking of the parking area.**



## **PROPERTY WALLS, FENCES & GATES:**

CONDITION:



Serviceable.

## **LANDSCAPING:**

CONDITION:



The grounds on the property need minor maintenance in some areas.

## **DRAINAGE:**

SITE:

Relatively flat site.

#### DRAINAGE CONDITION:



The site is a relatively flat site, it is expected that there will be some areas where water will pool during rainy periods such as in the parking areas and walkways.

#### COMMENTS:

Determining the adequacy of the grounds to shed water and prevent moisture intrusion into the structure is beyond the scope of the inspection. It is advised to obtain the history of any drainage problems and monitor the site regarding water run-off and drainage in general.

This inspection does not address drainage issues further than 6 feet from the building. Additionally drainage systems that are not visible such as underground systems are not evaluated or inspected. If more information is required it is advised to consult with a qualified general contractor who specializes in drainage systems.

#### **GROUPS COMMENTS:**

##### GENERAL COMMENTS:

**Low-voltage systems such as phone, cable, internet or grounds lighting on the site are not part of the real estate inspection.**

**This report does not include identification of property boundaries. If this information is desired, it is advised to consult with a qualified professional.**

**California usually has seasonal rains which typically occur near the end and the beginning of each calendar year. Occasionally, the rainfall is exceptionally high. In recent years Southern California has been going through a drought. During drought periods many conditions visible following rains do not appear. The duty of a building inspector is to disclose visible conditions present at the time of the inspection. If a condition is not visible, it cannot be reported.**

# INTERIORS

As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Minor cracks are found on interior surfaces in all buildings and are typically cosmetic in nature. The condition of floors underneath carpet, furniture and other coverings cannot be determined and is specifically excluded from the inspection and report. Only the general condition of visible portions of floors is included in this inspection.

## **INTERIOR AREAS:**

OVERALL:



Finishes, surfaces and fixtures of the interiors were found to be generally serviceable.

PICTURES:







ENTRY:



Serviceable overall.

INTERIOR AREAS:



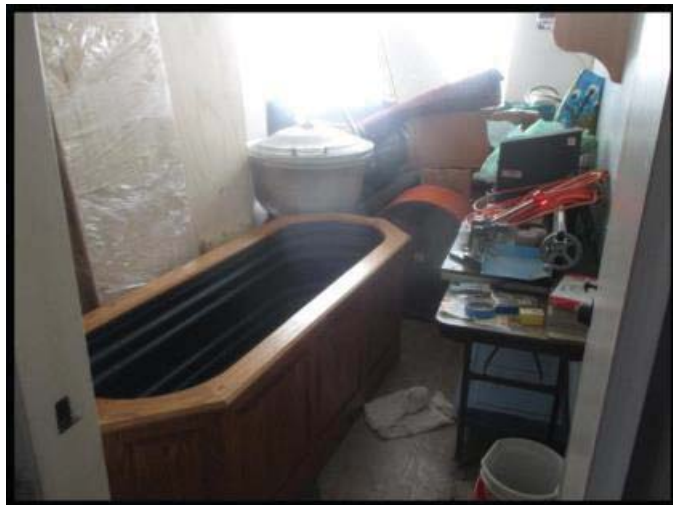
**Needs Attention:**

**The ceiling has a texture material that may contain asbestos.**



**Needs Attention:**

**There are areas of moisture stains and/or damage on the ceiling.**



Equipment, furniture and personal are not moved during the inspection. Due to the amount of items in the building the views are limited. Limited views can obscure deficiencies.

## HALLWAYS:



### **Needs Attention:**

There is a removed / missing smoke detector noted.

## EXIT SIGNS:



**Although there are signs present, they are not of the type that are required by current standards.**

## OFFICE AREAS:

OFFICE AREAS:



Serviceable overall.

**KITCHENS:**

KITCHEN FACILITIES:



Serviceable.

Some wear was noted.



**Needs Attention:**

**The faucet drips in the kitchen area.**

## **RESTROOMS:**

INTERIORS:



Though outside the scope of a general visual inspection the bathrooms appear to be up to current ADA requirements. This is mentioned as a courtesy and exact details and measurements were not taken.





#### RESTROOM FIXTURES:



**Needs Attention:**

**The surface of the tub is worn/damaged.**



**Needs Attention:**

**There is a mold-like substance on the ceiling of the mop closet areas of the outside bathroom area.**

**FLOORS:**

**FLOORING CONDITION:**



**There are flooring tiles, similar to standard linoleum, but are smaller 9" tiles in the building. These tiles have been known to often times contain asbestos material. It is advised to have some properly tested at this time to determine the true status.**

**FIRE SAFETY SYSTEMS:**

#### FIRE SAFETY COMMENTS:



**This type of building site is required to have certain fire safety items. These are items such as exit signs and fire extinguishers. It is advised to check with the local Fire Marshal to determine if this building meets current fire safety regulations.**

#### **INTERIOR COMMENTS AND RECOMMENDATIONS:**

##### GENERAL COMMENTS:

This is a general visual inspection, there was no destructive or intrusion testing performed. The intention of this report is to inform the client of the overall condition of the property.

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 a property should be expected to reveal some of these problems and it is recommended that additional sums be set aside for this purpose.

# INSPECTION LIMITATIONS

## SPECIFIC EXCLUSIONS AND LIMITATIONS:

### OUR GOAL:

Our Goal is to enlighten you as to the condition of the property by identifying material defects that would significantly affect the property and therefore your decisions concerning it. We strive to add significantly to your knowledge of the building. **Thus the goal is not to identify every defect concerning the property but focus upon the material defects and thereby put you in a much better position to make an informed decision.**

### GENERALIST VS. SPECIALIST

A property inspector is a generalist and the inspection is conducted along generalist guidelines as listed above. The generalist job is to note material defects in the property he is inspecting. When he observes and finds one or more problems in a system of the property that affects its performance he may then refer the entire system over to a specialist in that field for a further detailed investigation. The specialist is expected to conduct a more detailed examination on that system from his specialist sphere of knowledge and training to determine all the problems with the system and the related costs of repairs. The specialist is inspecting from a depth of knowledge and experience that the generalist does not have.

### REPRESENTATIVE SAMPLING:

The building has many identical components such as windows, electrical outlets, etc. We inspect a representative sampling of these only. We do not move any furniture or personal belongings. This means that some deficiencies which were there may go unnoted or there may be items which are impossible to anticipate. We suggest that you plan for unforeseen repairs. This is part of property ownership as all buildings will have some of these repairs as well as normally occurring maintenance.

#### USE OF THE REPORT:

The inspection report does not constitute a warranty, insurance policy or guarantee of any kind. It is confidential and is given solely for the use and benefit of the client and is not intended to be used for the benefit of or be relied upon by any other buyer or other third party.

#### PRE-INSPECTION AGREEMENT:

Terms and conditions crucial to interpretation of the report are contained in a separate pre-inspection agreement. Do not use this report without consulting the pre-inspection agreement as use of this report constitutes the acceptance of all the terms, conditions and limitations in that agreement.

#### MOLD, MILDEW AND FUNGI:

Mold, mildew and fungus are specifically excluded from the inspection and the report. The inspector is not qualified to note the presence or absence of mold. Mold can be a serious problem and should not be overlooked. The structure should be inspected for mold during the inspection contingency period by a specialist in this field to ensure that this hazard does not exist.

#### WOOD DESTROYING ORGANISMS:

Termites, dry rot, wood rot and wood destroying organisms are covered by a structural pest control operator's report. These are not part of the inspection and the inspector will not be inspecting for them. The Business and Professions Code prohibits anyone but licensed structural pest control operators from commenting on this subject.

#### BUILDING CODES:

This is not a building code or code compliance inspection. That is a different type of inspection performed by the local municipality, usually during construction. It is advised to obtain all available documentation such as building permits and certificates of occupancy during the inspection contingency period.



#### HAZARDOUS SUBSTANCES:

Identifying hazardous substances is not part of this inspection. Items such as formaldehyde, lead based paint, asbestos, toxic or flammable chemicals and environmental hazards are not tested for and are not within the scope of the inspection.

#### INSPECTION LIMITATIONS:

This is a limited time visual inspection. It excludes any items we cannot directly observe such as chimney interiors, furnace heat exchangers, underground piping, etc. These are specialty inspections and those inspections can be arranged using specialized equipment.

Additionally we do not inspect to see if components are installed properly. We do not have the specialized training, instruction sheets or manuals to determine if they meet manufacturer's or building code requirements for installation, which can be quite varied. This is part of the specialist's inspection and any questions concerning installation would best be answered by the specialist.