

# RISK Assessment® Report



**Anaheim, CA 92801**

Inspector - Bob Pace  
Confidential and Proprietary

2550 Honolulu Ave. #101, Montrose, CA 91020  
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# Anaheim, CA 92801



# RISK ASSESSMENT<sup>®</sup>

## Commercial Real Estate Inspectors

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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:** **Anaheim, CA 92801**

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

### 1. The expected useful life left in the Plumbing System:

The expected useful life left appears to be approx. 20 - 30+ years- If properly maintained. For the waste lines the expected useful life can only be determined with an internal camera inspection. Per industry standards the life expectancy of typical waste lines is approx. 40 - 60 years depending on many variables. Only with an internal camera inspection can the conditions and life expectancy be determined for the site.

### 2. What Maintenance/Repairs are needed immediately for the Plumbing System:

The system appeared to be in overall serviceable condition at the time of the inspection and other than routine maintenance no immediate significant deficiencies or repairs were observed to be needed.

Some maintenance or repairs are needed to the interior plumbing fixtures.

It is noted that a sewer line camera inspection was performed. Please fully review the report before the contingency period is over.

It is advised to have an approved Earth Quake Shut off valve installed on the gas system for safety.

It is advised to have the water heaters properly installed. This will involve items such as a proper emergency overflow pan that is drained properly, the temperature pressure relief valve drain is made from plastic and this is not allowed for safety. Replacement is advised. The water heater in the kitchen is corroded. This is faster than typically seen.

### 3. What costs are expected over the next five years for the Plumbing System:

For the above items costs of \$1,000 - \$1,500+ are to be expected Depending on the methods and materials used. The above repairs/upgrades are considered routine maintenance. Other than routine maintenance no significant expenses appear to be needed over the next five years

**TOTAL:**

**Routine Maintenance.  
Specialty Evaluation  
recommended**



## 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 - 10 - 20+ years if properly maintained.</p> <p>2. What Maintenance/Repairs are needed immediately for the Electrical System:</p> <p>Due to the overall condition of the electrical system it is advised to have the main panel fully cleaned and serviced at this time for health and safety.</p> <p>It is advised to have GFCI outlets installed in all recommended locations.</p> <p>3. What costs are expected over the next five years for the Electrical System:</p> <p>The electrical system appears to be Serviceable and no major expenses are anticipated for the next five years other than minor repairs and routine maintenance. The above repairs appear to be approx. \$1,000 or less. This is considered routine maintenance.</p>	<p><b>TOTAL:</b></p> <p><b>Routine Maintenance</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> <p>The typical life for roof mounted units such as these is approx. 15-20 years if well maintained. The majority of the HVAC units are at or past their expected useful lives.</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. Typical cost is approx. \$100 - \$150 per individual unit.</p> <p>Due to the age of the units, approximately 10 years or more since the date of manufacture, the presence of the coolant known as R22 is typical. This coolant is no longer allowed to be used and if repairs are needed that involve installing more coolant for any reason, replacement of the unit is usually warranted.</p>	
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<p>While a full inspection by a qualified Heating and Air Conditioning specialist is recommended, replacement or major repairs for at least some of the units appear to be the most likely option.</p> <p>It is strongly advised to have all roof mounted portions of the units fully and clearly marked as to which area(s) they service. This is typical building practice to help increase the efficiency of maintenance and repairs.</p> <p>A service contract is advised with an HVAC professional to help ensure maximum life and optimum performance.</p> <p>3. What costs are expected over the next five years for the Heating and Air Conditioning System:</p> <p>Due to the extensive review needed it is not possible to determine the true costs anticipated until this is done. Anticipated replacement cost in the next five years for the units on this site is approx. \$75,000 - \$100,000+ Depending on the methods and materials used at current costs.</p>	<p><b>TOTAL:</b></p> <p><b>\$75,000 - \$100,000+</b></p>
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## ROOF:

<p>1. What is the expected useful life left in the Roofing System:</p> <p>The roofing system is at the end of its expected useful life. It exhibits weathering and deterioration to the point it is no longer a reliable moisture barrier in it's present condition.</p> <p>2. What Maintenance/Repairs are needed immediately for the Roofing System:</p> <p>Though full review by a qualified roofing contractor is recommended at this time, replacement of the existing roof system is advised. This appears to be the case for both buildings.</p> <p>A proper roof access is needed for safety. The lid is not attached.</p> <p>3. What costs are expected over the next five years for the Roofing System:</p> <p>It is advised to have a specialist familiar with this type of system do a full examination and give recommendations. This will be needed to determine the scope of work before pricing can be determined. Due to the amount of equipment on the roof the costs will be higher than if this were not the case. Estimated costs:\$80,000 - \$100,000+ should be expected.</p>	<p><b>TOTAL:</b></p> <p><b>\$80,000 - \$100,000+</b></p>
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## 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>No significant repairs at this time other than routine maintenance. A seismic upgrade evaluation is recommended to determine any cost-effective improvements to improve the building's resistance to seismic disturbance not due to any significant defects 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:</b></p> <p><b>Routine Maintenance. 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. 20 - 30+ years with routine maintenance.</p> <p>2. What Maintenance/Repairs are needed immediately currently for the Site:</p> <p>It is advised to due maintenance or repairs to the deteriorated areas of the exterior wood trim and then have them repainted to help ensure a longer lasting condition.</p> <p>The grounds are in need of general maintenance such as: repairs to the sprinkler system and general clean up and removal of debris on the site due to what appears to be a homeless situation. Full disclosure is advised by seller of this situation.</p> <p>It is advised to have the exterior windows properly sealed at this time to prevent moisture intrusion and damage along with any glass replacements needed due to vandalism.</p>	
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It is advised to have the sprinkler system fully reviewed and for all repairs to be made to ensure that water is not hitting the building. This may involve some "drip" type portions of the system closest to the building.

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.

Due to modifications to the site since the original construction that would typically require Building Department permits it is advised to have all paperwork reviewed by a qualified general contractor with the local Department of Building and Safety to ensure all proper procedures were taken and approved.

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

Due to the extent of possible repairs needed, and the likelihood that additional areas of repairs will be discovered in the course of addressing general site maintenance, it is recommended to have a General Contractor review the site and make a list of proposed repairs and upgrades based on standards desired by owner with exact anticipated expenses. Only in this way can accurate estimates of overall site maintenance and repairs costs be made.

Note: Upgrades to the interiors, such as the restrooms, floor and wall finishes, is not included

**TOTAL:**

**Specialty Evaluation  
recommended to  
determine scope of work.**



## **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:**

**Specialty Evaluations  
required to determine  
scope of work.**

# INSPECTION CONDITIONS

## **CLIENT & SITE INFORMATION:**

DATE OF INSPECTION:

TIME OF INSPECTION:

10:00 AM

CLIENT NAME:

ADDRESS:

Anaheim, CA 92801

INSPECTOR:

Bob Pace

## **CLIMATIC CONDITIONS:**

WEATHER:

Clear

TEMPERATURE:

70's

## **BUILDING CHARACTERISTICS:**

BUILDING TYPE:

Office Building

STORIES:

Two

## **UTILITY SERVICES:**

UTILITIES STATUS:

The utilities were on

## **OTHER INFORMATION:**

OCCUPIED:

Yes

APPROX. DATE OF  
CONSTRUCTION

1978/1980 Per Disclosure at the time of the inspection by agent.

CLIENT PRESENT:

No, but the client had a representative at the inspection Rick Lobos

GENERAL OVERVIEW:

Overall the site is aged with typical wear noted. For the most part the systems exhibit typical wear and tear considering their age. Repairs, replacement or upgrades should be considered.

This site for the most part has not received the benefit of routine maintenance for the exterior of the building or the roofing and HVAC systems.

**Due to alterations and modifications observed to the building, such as HVAC replacements, a full review at the local department of Building and Safety is strongly advised to determine if all proper procedures have been addressed. This is advised by a qualified general contractor at this time.**

NOTE - The original date of construction is possibly about 1978. Due to this there are two aspects that should be taken into consideration during future upgrades or renovations: 1. The use of lead based paint was common and typical. 2. The use of asbestos materials in items such as insulation and flooring materials was common. Both items are considered hazardous materials and require specialty methods and personnel for mitigation. The ability to determine if these are present require detailed reviews by qualified professionals which is beyond the scope of a general visual inspection such as this.

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

NOTE: In the Report, building orientation is established by "front, back, left and right" indications, with "Front" of the building determined by the wall containing the building's main entry door.

# 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 for it's age.

### 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.

## **PLUMBING OVERVIEW**

Overall the plumbing system, both supply lines and the waste lines, appear to be serviceable. No significant defects were observed and it appears that typical and routine maintenance is all that will be needed for the near future.

## **MAIN WATER SUPPLY LINE:**

MAIN WATER SHUT OFF  
LOCATION:

At the front of the  
building.



MAIN WATER LINE  
MATERIAL:

The visible portion of the water main is composed of copper. This is the water supply piping that runs between the city water meter and the building.

CONDITION:

Serviceable overall.

PRESSURE 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 made of copper where viewed.

CONDITION:

Serviceable overall.

WATER VOLUME AT  
FIXTURES:

Serviceable overall.

### **WASTE LINES:**

WASTE LINE MATERIAL:

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

CONDITION:

The visible waste lines appear to be serviceable, however the view is very limited due to the majority of the piping being either in the wall or under the building.

## MAIN SEWER CLEANOUT:

A main waste line cleanout was located in the rear of the building.



## 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.



Typical Grease trap lids.

There is a kitchen on the site that appears to have a clarifier or grease trap system at the rear. Full review by a qualified plumbing professional is advised to ensure the site meets all requirements.

## **GAS SYSTEM:**

### **GAS METER LOCATION:**

The meter is located on the left side of the building.



### **GAS SYSTEM CONDITION:**

Serviceable overall.

### **SEISMIC GAS SHUT OFF VALVE:**

**There is no visible automatic seismic gas shut-off valve(s) on the main gas line(s). This may not be required in this municipality, though it is advised to have this installed for health and safety purposes.**

## **WATER HEATER OVERVIEW:**

### **OVERALL:**

There is one water heater system for the site for the restrooms. There is one heater for unit 130.

## **WATER HEATER:**

LOCATION:



First floor closet Unit 130

The water heater is located in the utility room/closet of unit 130

LOCATION CONDITION:

**Needs Attention:**

**There is no catch pan under the water heater to prevent leaks from damaging the floor or structure, this is required in this location.**

FUEL:

This is a Gas water heater.

SIZE:

50 gallons.



AGE:

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

CONDITION:

Serviceable overall.



COMBUSTION AIR:

Serviceable overall.

STRAPPING AND SUPPORT:

Serviceable overall.

TEMPERATURE/PRESSURE  
RELIEF VALVE:

**Needs Attention:**

**The water heater temperature pressure relief valve appears to have an improper plastic drain line installed instead of material approved for this high temperature application.**

VENTING:

Serviceable overall.

## **WATER HEATER:**

LOCATION:



Second floor closet by the roof access.

LOCATION CONDITION:

**Needs Attention:**

**There is no catch pan under the water heater to prevent leaks from damaging the floor or structure, this is required in this location.**

FUEL:

This is a Gas water heater.

SIZE:

50 gallons.



AGE:

2017.

CONDITION:

**Needs Attention:**

**There is corrosion on the outer tank area.**

COMBUSTION AIR:

Serviceable overall.

STRAPPING AND SUPPORT:

**Needs Attention:**

**The water heater bracing is not installed properly which allows for some units to be easily shaken. This is not per state requirements. Proper bracing is mandatory for earthquake safety.**

TEMPERATURE/PRESSURE  
RELIEF VALVE:

**Needs Attention:**

**The water heater temperature/pressure relief valve has a short drain line. It should be extended to take the water to an approved location.**

VENTING:

Serviceable overall.

COMMENTS:

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.

**EXTERIOR PLUMBING:**

SPRINKLER SYSTEM:

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

**PLUMBING COMMENTS AND RECOMMENDATIONS:**

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.**

**A detailed Sewer Line Camera Inspection was being done. It is advised to have the Sewer Line inspection report reviewed in detail to determine the true condition of the sewer lines and what is the best course of action to help ensure a properly functioning sewer line system.**

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. During the inspection a Representative Sampling of the plumbing is viewed. This is to include any limited view areas such as in a crawl space, attic, etc. This is not a detailed specialty inspection.

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.

# 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.

## **ELECTRICAL OVERVIEW**

Overall the entire electrical system appears to be serviceable. No significant defects were observed and it appears that typical and routine maintenance is all that will be needed for the next five years.

## **MAIN ELECTRICAL SUPPLY:**

PATH OF ELECTRICAL  
SUPPLY:

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

ELECTRICAL SUPPLY  
CONDITION:

Serviceable overall.

## **MAIN SUPPLY PANEL :**

PANEL LOCATION:

In the rear building on  
the wall closest to the  
main building.

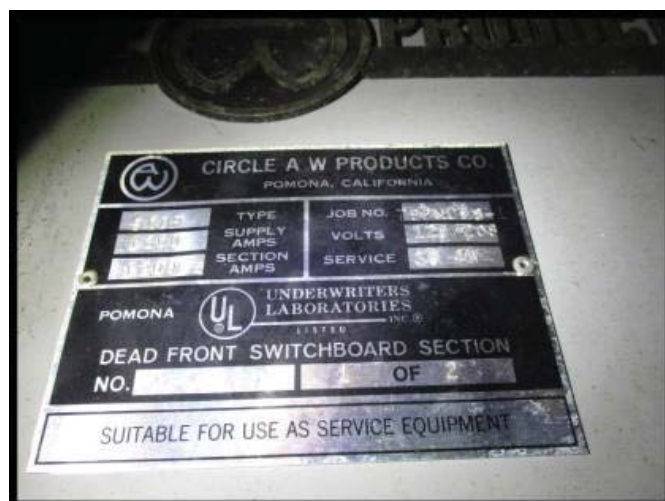


## MAIN PANEL SPEC'S:

This is a 3 phase, 4 wire system.

120/208 volts.

Service Amperage rating - 1200 amp stand-up panel however the main breaker is 800 amps.



## MAIN PANEL PROTECTION DEVICE:

The main panel disconnect is a circuit breaker.



## BREAKER SYSTEM:

Serviceable overall.

## GROUNDING SYSTEM:

The connection of the grounding wires to the grounding system is not fully visible. It should be connected to a grounding rod and/or the cold water piping system but in many cases a full view of these connections are not observable and are covered over within the building.

It is noted that the outlets of the building did test as grounded.



#### MAIN PANEL CONDITION:

The main electrical panel for the site is overall Serviceable.

**The main panel appears has not been cleaned or serviced for many years. This is advised at this time for health and safety.**

#### ELECTRICAL SUBPANELS:

##### SUBPANEL LOCATION:



Typical views.

There is an electrical subpanel in various areas of the property.

##### SUBPANEL CONDITION:

Serviceable overall.

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

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

#### INTERIOR ELECTRICAL WIRING:

##### TYPE OF WIRING:

The wiring was observed to be the plastic coated type where seen. There may be other types of wiring in the system that were not visible.

##### TYPE OF WIRING CONDUIT:

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

##### WIRING CONDITION:

Serviceable Overall.

Note; there are a few areas with exposed wires such as a vacant unit where a light fixture has been removed.

## **OUTLETS:**

### CONDITION:

A representative sampling of outlets were tested and those that were checked were found to be overall serviceable.

### 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.

## **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.**

## EXIT SIGNS:



**Although there are signs present, they do not appear to be the type that are required by current standards.**

## **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:

**The system is in need of some Repairs/Maintenance at this time as listed above. Full review by a qualified electrical contractor is advised so that all needed repairs and maintenance are performed in a professional manner for health and safety however these repairs and maintenance do not appear to be significant.**

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. Units that are shut down with not be tested or operated. 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.

## **HVAC OVERVIEW:**

### **Needs Attention:**

**Due to the age of the units, approximately 10 years or more since the date of manufacture, the presence of the coolant known as R22 is typical. This coolant is no longer allowed to be used and if repairs are needed that involve installing more coolant for any reason, replacement of the unit is usually warranted.**

**A detailed evaluation of the site is advised by a qualified professional HVAC contractor to determine what the best course of action is for this site and the conditions present.**

**Most of the HVAC systems are aged and worn.**

**The HVAC systems are in need of Maintenance / Repairs or replacements at this time.**

## **EQUIPMENT SUMMARY:**

For fifteen of the units the heating and cooling systems for the building are known as "Roof Packages". This is the type of system where the gas heating furnace and the electric air conditioning (cooling) components are packaged inside one container and perform both functions from this common location on the roof.

For the others the systems are a heat pump type system. This is an all electric system that has a condenser that pumps the refrigerant in one direction to cool the building and then reverses it to heat.

**All the units lack proper recommended labeling for ease of maintenance or repairs.**

Note; there are a few evaporative coolers and exhaust fans along with some

refrigerant equipment that all appears to be for the kitchen area. This specialist equipment is not part of this inspection for the most part. It is aged and worn and at the end of its expected useful life for the most part.

Starting from the front of the building and going from right to left and toward the rear here is the list of the units:

RP means Roof Package.

HP means Heat Pump.

T stands for tonnage.

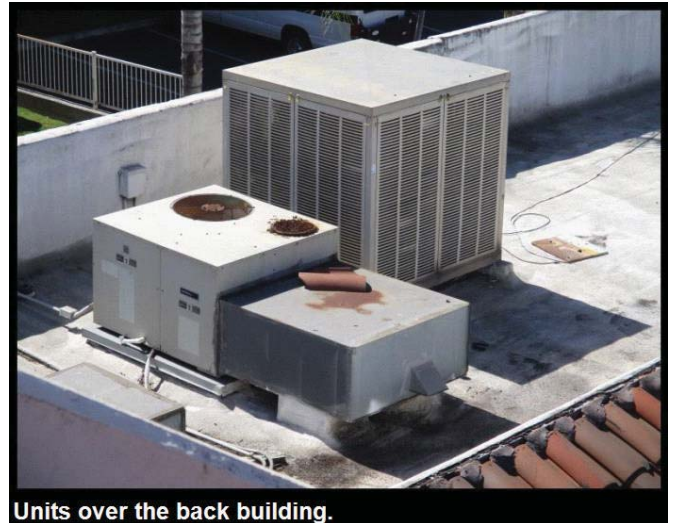
Cond means condensate line.

Date is date of manufacture. This often is an educated guess due to the vast number of methods used however some are very clear. If there is a question mark after the year that means it is almost certain. Old means it appears to be at least 10-15 years old or more and at or near the end of its expected useful life.

1. RP, 2007, 4T, sitting on wooden blocks.
2. RP, 10+ years old, no condensate line visible
3. HP, Older, 3T?, condensate on roof.
4. Three old rusty evaporative coolers.
5. Two older exhaust fans. Also some refrigerant equipment.
6. RP, 2015, 10T, Condensate on roof.
7. Same as #6 and sitting on blocks.
8. RP, 10+ years old, 5T on blocks.
9. RE, 1998, panels missing with no condensate line visible.
10. HP, 10+ years old 4T, condensate on roof.
11. RP, old, Large unit appears to be 5+ ton, condensate line goes up.
12. HP, 2007, 4T, Condensate line is disconnected.
13. RP, 2015, 10T, condensate line is not visible.
14. RP, 10+ years old, 5T.
15. RP, 1989, 10T, condensate line is not visible.
16. RP, 2015, gas disconnected, 10T, condensate line is not visible.
17. RP, 2008, 2.5T, sitting on blocks.
18. RP, 2001, 2T.
19. RP, Old, 7.5T?, Some damaged heat dissipation fins. The gas is disconnected. Sitting on blocks.
20. RP, 2001, 5T, no condensate line.



There are two units over the back building. These no longer appear to be in operation due to the space being used for storage only at this point. One appears to be a roof package type unit and the other is an evaporative cooler. Both are aged and worn and at or past the expected useful life.



Units over the back building.

## **SYSTEM**

### **LOCATION:**

The heating and cooling units are located on the roof.



Typical views.

#### LOCATION CONDITION:

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

**For some the units are sitting on wooden blocks. This is not a reliable method regarding moisture intrusion. It is advised to have platforms with metal caps installed to help ensure a leak free condition.**



**This was the case for at least five of the units.**

#### SYSTEM TYPE:

For most the heating and cooling systems for the building are known as "Roof Packages". This is the type of system where the gas heating furnace and the electric air conditioning (cooling) components are packaged inside one container and perform both functions from this common location on the roof.

For a few the systems are a heat pump type system. This is an all electric system that has a condenser that pumps the refrigerant in one direction to cool the building and then reverses it to heat.

#### SYSTEM AGE:

**The units are various ages and conditions however for most the heating and cooling units are aged and well into if not at the end of the expected useful life. While these may still be working at this time, each is well past its expected life span.**

## CONDENSATE LINE:

### **Not Acceptable:**

For many the condensate lines are not connected to an approved drain and are draining onto the roof or missing.



Line onto roof.

## RETURN AIR AND FILTERS:

The air filters were not observed.

## DUCTING:



Typical views of roof.

Serviceable overall, however the views are very limited on the roof.

## ELECTRICAL DISCONNECT:



Serviceable Where Viewed.

## HVAC SYSTEM CONDITION:

### **Not Acceptable:**

**The units are suffering from deferred maintenance in general. It is advised that they be cleaned and serviced at this time and all needed repairs done by a qualified HVAC professional.**

## **HEATING AND COOLING COMMENTS:**

### RECOMMENDATIONS:

**It is advised to have each unit serviced and cleaned at this time to ensure safe and proper function along with any needed repairs done. It is beyond the scope of this general visual inspection to inspect the inner workings of any system. This servicing should be done by a licensed Heating and Cooling specialist at this time.**

**It is advised to have a licensed HVAC contractor examine the site and make all needed repairs or recommendations for the conditions present and to ensure safe and proper operation.**

As units get older more maintenance and repairs should be expected and replacement should be factored in. Note: the quality of the maintenance can prolong the life of HVAC equipment significantly.

### 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.

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.



# 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:**



Typical roofing views.

**Though full review by a qualified roofing contractor is recommended at this time, replacement of the existing roof systems for both buildings is advised.**

**Note; recent repairs to the main roof have been done per disclosure and observation however the main roof overall is very aged and worn to the point that replacement is advised.**

**It is noted the roof has numerous pieces of equipment on it. This will require extra care and maintenance to ensure a leak free condition.**

## **ACCESS TO ROOF:**



#### ACCESS TO ROOF:

Access to the roof is via a ladder that is accessed inside the building.



#### ACCESS CONDITION:

**Not Acceptable:**

**The hatch lid is damaged and does not operate properly.**

**Also the roof access is not up to current OSHA standards in regards to safety for such items as absence of Grab Bars for safely getting from ladder onto the roof**

#### HOW ROOF ACCESSED:

The roofing was walked on to inspect it.

#### **ROOF:**

##### ROOF STYLE:

The roofing system has a Low Slope to it. This means that the slope of the roof appears to be no more than 2" of rise for every 12" of horizontal measurement.



TYPE OF ROOFING  
MATERIAL:



The roof has a spray on insulation material that has been covered with a reflective surface. This surface serves as insulation and water proofing.

ROOF COVERING STATUS:



**Not Acceptable:**

**The roofing has areas of excessive wear and is not longer a reliable moisture barrier.**



**Not Acceptable:**

**The roofing material is excessively worn in areas. The roof is at the end of its expected useful life and it is time to replace it.**





Rear roofing system overview.

#### **Needs Attention:**

The roofing system over the rear building is also aged and worn and at or near the end of it's expected useful life.

### **ROOF FRAMING:**

#### **TYPE OF ROOF FRAMING:**

The framing for the building is not readily visible. It is assumed conventional framing methods have been used.

### **ATTIC:**

#### **AREA OF ATTIC:**

There is no attic space between the ceiling and the roof.

### **ROOF COMMENTS AND RECOMMENDATIONS:**

#### **RECOMMENDATIONS:**

**Due to the overall condition of the roofing system replacement is advised now.**

**A licensed roofing contractor should examine the roofing system now and make all needed repairs (or replacements) to ensure a long lasting leak free condition. The roofing contractor may find more problems with the roof. It is for this reason it is being referred to a specialist, as he can determine all the problems and give an accurate estimate of the costs involved.**

#### **COMMENTS:**

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.

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.

A licensed roofing contractor should examine the roofing system now and make all needed repairs (or replacements) to ensure a long lasting leak free condition. The roofing contractor may find more problems with the roof. It is for this reason it is being referred to a specialist, as he can determine all the problems and give an accurate estimate of the costs involved.

As noted at the interior portion of the report, there are signs of water intrusion and moisture stains inside the building. Consult the current owner for the history of the leaks and/or repairs.

Both roofing systems are at the end of the expected useful life. Expect both to be recommended to be replaced in the near future.

# 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 OVERVIEW:**

Overall the structure appears generally serviceable exhibiting typical wear.

## **STRUCTURAL FOUNDATION SYSTEM:**

### DESCRIPTION:



Typical slab views.

The building is supported by a slab foundation system.

## **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:

Due to the amount of stored items there is a limit to the views of the slab portions of the building.

## **STRUCTURAL WALL SYSTEM:**



Typical views.

This appears to be a Wood Frame building with Stucco covering.

## EXTERIOR WALLS

### CONDITION:

Serviceable overall with Typical Wear

## INTERIOR WALL

### CONDITION:

Serviceable overall.

## FRAMING CONDITION:

Serviceable overall.

## **STRUCTURAL COMMENTS AND RECOMMENDATIONS:**

### RECOMMENDATIONS:

No repairs are recommended other than regular routine maintenance of the system as needed.

# 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:**



**Debris and vandalism.**

### **Needs Attention:**

**There are some areas of vandalism noted to the exterior glass and some areas where it appears that there is a homeless condition with debris and trash.**

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

### **MATERIAL:**



**Typical views.**

The exterior building covering is stucco and some areas of stone veneer.

CONDITION:

Serviceable.

**Needs Attention:**

**There are areas of Vandalism to the exterior of the building.**

### **EXTERIOR TRIM:**

MATERIAL:

The exterior trim surfaces are wood.



CONDITION:

**Needs Attention:**

**The exterior trim has areas of weathering with peeling finishes and deterioration.**

### **EXTERIOR WINDOW SURFACES:**

**MATERIAL:**

The exterior window surfaces are metal.



**CONDITION:**

**Needs Attention:**

The metal window seals have areas that are aged, worn and deteriorated with some areas that no longer appear to be a weather tight seal.

There is noticeable Vandalism to the window surfaces.



**Sprinker discoloration.**

**EXTERIOR DOOR SURFACES:**

**MATERIAL:**

The exterior door surfaces are metal.

**EXTERIOR COMMENTS AND RECOMMENDATIONS:**

**EXTERIOR  
RECOMMENDATIONS:**

**There are areas of the exteriors of the building in need of maintenance and repairs at this time.**

**It is advised to have a qualified general contractor examine the exteriors and perform any maintenance or repairs that are needed at this time.**

## 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.



# GARAGE - CARPORT-PARKING AREA

Garage doors, starting in 1992, were required to have an electronic beam installed across the garage door opening to automatically reverse the garage door if there was a blockage of the beam. This prevents the door from closing and damaging people or objects that may be in the garage door opening when the door is operated. Prior to the above date, some garage doors had an automatic reverse feature that operated on pressure. If while descending, the door met resistant, it would automatically reverse and not continue to close. The pressure feature of the garage door will not be checked by the inspector as it may damage the garage door to stop it during its operation. It is advised to have all garage doors upgraded with an electronic beam to ensure the safe operation of the door.

## **GARAGE OVERVIEW:**



Overall the garage is generally serviceable and exhibits typical wear.

## **STYLE:**

LOCATION:

The property has a detached garage.

## **GARAGE EXTERIOR:**

MATERIAL:

The exterior garage covering is stucco.

CONDITION:

Serviceable.

There are areas of typical wear and tear noted.



## **GARAGE INTERIOR:**

CONDITION:



Serviceable.

**There are stored items in the garage that limit the ability to do a full visual inspection.**

## **GARAGE DOORS:**

TYPE:

The garage door is the roll up type.

CONDITION:

Serviceable.



## **GARAGE FLOOR:**

CONDITION:

Serviceable.

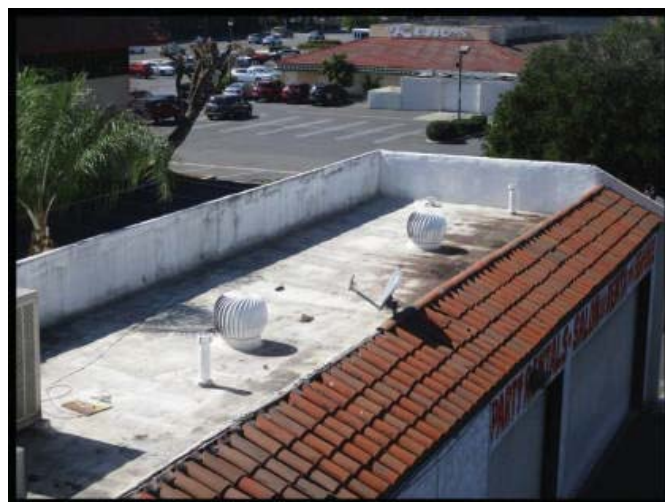
## **GARAGE ROOF:**

ROOF STYLE:

The garage roof is in similar condition to the main building roof. See the roof section for additional details.

ROOF ACCESS:

The roofing was observed from the main building roofing.



ROOF COVERING STATUS:

**Needs Attention:**

**The roofing material is excessively worn in areas. The roof is at the end of its expected useful life and it is time to replace it.**



ROOF FRAMING  
CONDITION:

The roof framing  
condition appears  
serviceable overall.



**GARAGE ATTIC:**

TYPE OF ROOF FRAMING:

The attic has conventional type framing in it.

FRAMING CONDITION:

Serviceable overall where viewed.

# 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:**



The grounds have not had the benefit of typical and routine maintenance recently.

## **MAIN ENTRY:**

CONDITION:

Serviceable.

## **WALKWAYS:**

CONDITION:

Serviceable.

## **PARKING AREA:**

DRIVEWAY:

Serviceable.

PARKING LOT:

Serviceable overall.

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

CONDITION:

Serviceable.

## **LANDSCAPING:**

CONDITION:

**Needs Attention:**

**The grounds on the property need maintenance and have areas of neglect.**



## **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.

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.

## **GROUNDS COMMENTS:**

### **GROUNDS**

#### **RECOMMENDATIONS:**

**This site and grounds for the most part have not received the benefit of routine maintenance.**

**There is also a homeless situation on the site along with areas of vandalism.**

#### **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:

The interior areas are generally aged and worn.

### PICTURES:



### ENTRY:

Serviceable overall.

### MAIN ENTRY DOOR:

Serviceable overall.

### ELEVATOR



Serviceable overall.

### Needs Attention:

**The inspection certificate is no longer current.**



INTERIOR AREAS:



**Needs Attention:**

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



INTERIOR AREAS:



**Needs Attention:**

**Per tenant in unit 115,120 & 130 the sprinklers cause water to leak into the building flooring causing damage and mold. Evidence of possible moisture intrusion were viewed by the separation in the flooring material.**



The upper floor banquet facilities are aged and worn throughout.



Unit 105 is vacant and has areas of missing light fixtures and worn flooring and wall and ceiling damage.

#### HALLWAYS:

Serviceable.

#### STAIRWELLS:

Serviceable overall.

#### STAIR CONDITION:

Serviceable overall.

#### RAILING CONDITION:

Serviceable overall.

#### EXIT SIGNS:

Location and quantity of exit signs for a commercial property are beyond the scope of this inspection and require a specialty inspection to determine if all requirements are being met. It is recommended to consult with the Fire Marshal's office to determine current standards.

Exit signs do appear to be properly located and in adequate quantity.

## **KITCHENS:**

### **KITCHEN FACILITIES:**



**The kitchen is overall aged and worn but serviceable.**

## **RESTROOMS:**

## INTERIORS:



**The interior surfaces, such as walls, ceiling and cabinets are generally serviceable, but there are areas of noticeable wear.**





## **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.

# Units

## **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