

# RISK Assessment® Report



**Moreno Valley, CA 92553**

Inspector - Stuart Huff  
Confidential and Proprietary

2550 Honolulu Ave. #101, Montrose, CA 91020  
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# Moreno Valley, CA 92553



# RISK ASSESSMENT<sup>®</sup>

## Commercial Real Estate Inspectors

2550 Honolulu Ave, Ste 100  
Montrose, CA 91020

(818) 957-4654

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:

**Moreno Valley, CA 92553**

<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 appears to be approx. 30 - 40 years- If properly maintained.</p> <p>2. What Maintenance/Repairs are needed immediately for the Plumbing System:</p> <p>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 per line.</p> <p>It is advised to have an approved Earth Quake Shut off valve installed on each gas meter for safety.</p> <p>It is advised to have a new water heater installed. This will involve items such as Proper drain termination for the temperature pressure relief valve.</p> <p>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.</p> <p>3. What costs are expected over the next five years for the Plumbing System:</p> <p>The cost for the above listed repairs/upgrades is approx. \$7,000 - \$10,000+ A detailed evaluation of the system should be performed by a qualified plumbing specialist to determined the extent of the repairs and give exact costs.</p>	<p><b>TOTAL:</b></p> <p><b>\$7,000 - \$10,000+</b> <b>Specialty Evaluation is</b> <b>needed to determine</b> <b>the scope of work.</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 - 30 - 50 years.</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 all panels fully cleaned and serviced at this time for health and safety.</p> <p>Some Repairs of the electrical system are advised at this time for health and safety, ensuring all panels are properly labeled as is required by code; ensuring that all outlets have covers installed; lighting repairs, 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 cost for the above listed repairs/upgrades is approx. \$3,000 - \$5,000 for sit maintenance and repairs.</p>	<p><b>TOTAL:</b></p> <p><b>\$3,000 - \$5,000+</b></p> <p><b>Specialty Evaluation is</b></p> <p><b>needed to determine</b></p> <p><b>costs</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 4 of the Heat Pump units are at or near the end of their expected useful service life.</p> <p>10 of the Evaporative units are needed replacements / repairs.</p> <p>Building site units do not have a heating system installed this is a requirement.</p> <p>2. What Maintenance/Repairs are needed immediately for the Heating and Air Conditioning system:</p> <p>While a full inspection by a qualified Heating and Air Conditioning specialist is recommended, replacement of the units appear to be the most likely option for the older and damaged units.</p> <p>Installing an approved source of permanent heating is a typical requirement for the interior living areas or required work spaces.</p> <p>3. What costs are expected over the next five years for the Heating and Air Conditioning System:</p> <p>Anticipated replacement cost in the next five years for the units on this site is approx. \$40,000 - \$50,000+ at current costs.</p>	<p><b>TOTAL:</b></p> <p><b>\$40,000 - \$50,000+</b> <b>Specialty Evaluation is</b> <b>needed to determine</b> <b>the scope of work</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 nearing the end of its expected useful life. It exhibits weathering and deterioration which are all indications of advanced age for 24811 &amp; 24801.</p> <p>2. What Maintenance/Repairs are needed immediately for the Roofing System:</p> <p>Due to the overall condition of the roofing system, replacement is recommended at this time.</p> <p>It is strongly advised to remove all areas where the water does not flow off the roof easily. Ponding will accelerate the deterioration of the roof materials greatly and should be removed. Review by a qualified roofing specialist is advised.</p> <p>3. What costs are expected over the next five years for the Roofing System:</p> <p>The cost for the above listed repairs/upgrades is approx. \$50,000 - \$80,000 depending on the materials used</p>	<p><b>TOTAL:</b></p> <p><b>\$50,000 - \$80,000+</b> <b>Specialty Evaluation is</b> <b>needed to determine</b> <b>scope of work.</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>It appears that Routine Maintenance is all that is needed at this time.</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</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> <p>2. What Maintenance/Repairs are needed immediately currently for the Site:</p> <p>It is advised to have the exterior of the building patched and painted to help ensure longer lasting life and help minimize moisture intrusion.</p> <p>The grounds are in need of general maintenance such as: repairs or painting of perimeter fencing or gates</p> <p>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.</p> <p>Some repairs to the parking areas are needed then it is advised to have the parking areas fully resealed and restriped at this time.</p> <p>A structural pest control inspection, typically referred to as a termite inspection, is recommended at this time.</p> <p>A Fire &amp; 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.</p> <p>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.</p> <p>3. What costs are expected over the next five years for the Site:</p> <p>The cost for the above listed repairs/upgrades is approx. \$15,000 - \$18,000+</p>	<p><b>TOTAL:</b></p> <p><b>\$15,000 - \$18,000+</b></p> <p><b>Specialty Evaluations</b></p> <p><b>needed to determine</b></p> <p><b>scope of work.</b></p>
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## **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:**

**\$115,000 - \$155,000+**

# INSPECTION CONDITIONS

## **CLIENT & SITE INFORMATION:**

DATE OF INSPECTION:

TIME OF INSPECTION:

10:00 AM

CLIENT NAME:

ADDRESS:

Moreno Valley, CA 92553

INSPECTOR:

Stuart Huff

## **CLIMATIC CONDITIONS:**

WEATHER:

Clear

TEMPERATURE:

80's

## **BUILDING CHARACTERISTICS:**

BUILDING TYPE:

Restaurant / Bar / Auto body and repair shops

STORIES:

Single

## **UTILITY SERVICES:**

UTILITIES STATUS:

The utilities were on

## **OTHER INFORMATION:**

OCCUPIED:

Yes the units are occupied

APPROX. DATE OF  
CONSTRUCTION

1985 Per Disclosure at the time of the inspection.

# 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:



There was a pressure regulator observed on the water supply system. It is not known how well or if it is functioning, as this is beyond the scope of a general visual inspection.

**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:



**Needs Attention:**

**In the auto shops there was no Hot Water Provided to the bathroom sinks and a sink in 24811 Unit A (Woman's restroom).**



### **WASTE LINES:**

WASTE LINE MATERIAL:



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

#### MAIN SEWER CLEANOUT:



A main waste line cleanout was located in the front 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.**

#### GAS SYSTEM:

##### GAS METER LOCATION:



The meters are located at the front of the building.

**SEISMIC GAS SHUT OFF  
VALVE:**



**There is no automatic seismic gas shut-off valve on the main gas line. It is advised to have this installed for health and safety purposes.**

**WATER HEATER OVERVIEW:**

**OVERALL:**

There are multiple water heaters on the site.

**WATER HEATER:**

**LOCATION:**



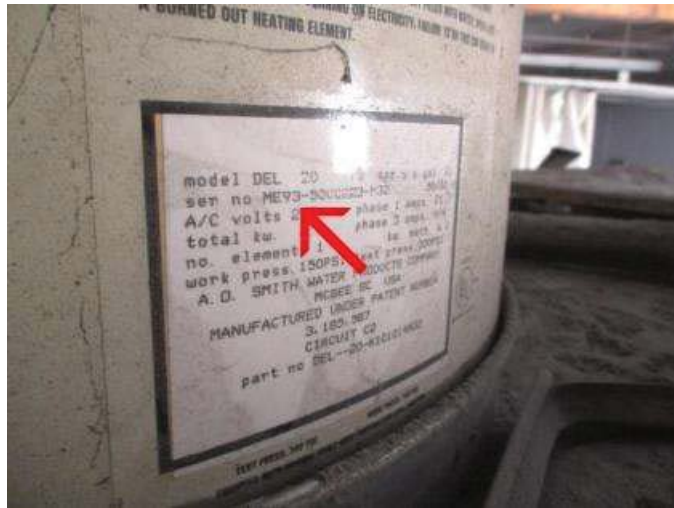
Water Heater for unit 24801



FUEL:

This is an Electric water heater.

AGE:



27 years old (1993). Water heaters have an expected life of 8 - 12 years.

TEMPERATURE/PRESSURE  
RELIEF VALVE:



Serviceable overall.

## **WATER HEATER:**



LOCATION:



24811 Unit A

FUEL:



This is a Gas water heater.

SIZE:

99 gallons.

AGE:



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

## **FIRE SUPPRESSION SYSTEMS**

FIRE SUPPRESSION  
SYSTEMS:



24801 - There is an interior fire suppression system in the building. This is not tested as part of a general visual property inspection.

There is an inspection sticker at the sprinkler controls indicating the system has had a recent inspection.

## **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.**

### 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



The system is in need of some repairs. These repairs do not appear to be overall significant but are recommended for health and safety.

## MAIN ELECTRICAL SUPPLY:

PATH OF ELECTRICAL  
SUPPLY:



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

## MAIN SUPPLY PANEL :

PANEL LOCATION:



The main electrical supply panel is in an electrical room inside the building.

MAIN PANEL SPEC'S:



Service Amperage rating - 400.

This is a 3 phase, 4 wire system.

120/240 volts.





It is noted that each unit has it's own meter. The amperage for each is 100 amps.

#### MAIN PANEL PROTECTION DEVICE:



The main panel disconnect is a lever.



#### BREAKER SYSTEM:



**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.**

#### GROUNDING SYSTEM:

Serviceable overall.

#### MAIN PANEL CONDITION:



**The main electrical panel does not have three feet of clearance in front of it as is required for safe access.**

#### **ELECTRICAL SUBPANELS:**

#### SUBPANEL LOCATION:



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

#### SUBPANEL CONDITION:



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

### **INTERIOR ELECTRICAL WIRING:**

#### TYPE OF WIRING:

The wiring in the unit consists of plastic coated wires.

#### TYPE OF WIRING CONDUIT:

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

#### WIRING CONDITION:



**There is exposed wiring in areas. It may or may not be part of the system anymore and its function is unknown at this time. It should be removed or re-installed properly and not left in this condition.**

#### **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.**

## **FIXTURES:**

### CONDITION:



**Needs Attention:**

**There are damaged fixtures**

## **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 are not of the type that are required by current standards.**

## **EXTERIOR ELECTRICAL:**

### **CONDITION:**



**Exterior lighting is not part of this inspection but some broken exterior fixtures were noted.**



## **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.**

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.

## **HVAC OVERVIEW:**



**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.**



**The auto repair office areas have no permanent sources of heating in required locations. A functional permanent source of heating is a requirement. Installing approved heating in all required locations is advised at this time.**

#### EQUIPMENT SUMMARY:

- 2 - Roof package Units
- 6 - Heat Pump units
- 1 - Split HVAC unit
- 11 - Evaporative cooling units "Swamp Coolings"
- 4 - Drop down warehouse units

#### **SYSTEM**

#### LOCATION:



The heating and cooling units are located on the roof.

LOCATION CONDITION:



**Needs Attention:**

**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.**

SYSTEM TYPE:



24811 A - 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. (2 units)

SYSTEM AGE:



The system is approx. 4 years old (2016) & 2 years old (2018).

CONDENSATE LINE:

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

THERMOSTAT:



The thermostats did cause the units to respond when tested.



ELECTRICAL DISCONNECT:



Serviceable.

## **SYSTEM**

LOCATION:



The heating and cooling units are located on the roof.

LOCATION CONDITION:

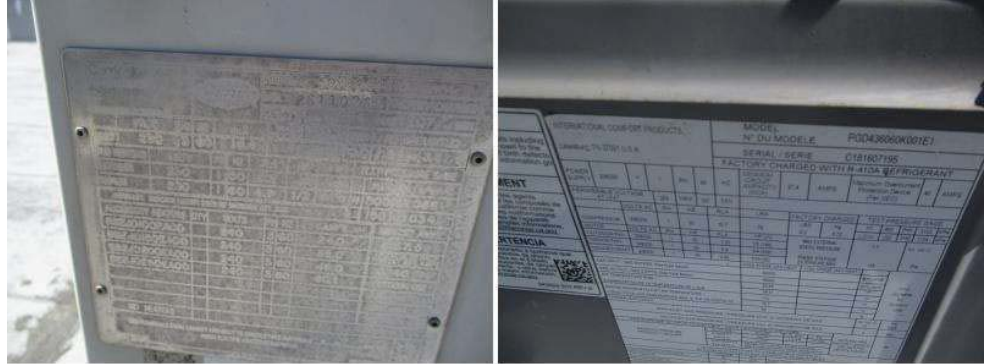
**Needs Attention:**

**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.**

## SYSTEM TYPE:

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:



24801 - The system is approx. 20 years old. (2000)

24811 - The system is approx. 7 years old. (2013)

It is unknown how old the unit is, but its older and aged.

It is unknown how old the unit is, but its older and aged.

The system is approx. 16 years old. (2004)

The system is approx. 2 years old. (2018)

## THERMOSTAT:



The thermostats did cause most of the units to respond when tested.

## RETURN AIR AND FILTERS:



**The filter does not fit properly. This can allow it to not filter the air fully as designed when the fan is in operation.**

## HVAC SYSTEM CONDITION:

**The heating and cooling system is aged and worn. While the system may still be functional and working, it is noted that this type of system has a life expectancy of approx. 15 - 20 years. Depending on the quality of maintenance, the system is at or near this age.**

## SYSTEM

### LOCATION:



**The heating and cooling units are located on the roof. (11 in total)**



SYSTEM TYPE:



This type of unit is called an evaporative cooler. It is a type of system where water soaks onto usually fibrous materials and then air is pulled across the material and cooled by evaporation which is then blown into the building.

SYSTEM AGE:



All but one unit are older and aged.

THERMOSTAT:

**The system did not respond with the thermostat controls at the time of inspection.**

**SYSTEM**

SYSTEM TYPE:



The units are open warehouse gas furnaces that are suspended from the ceiling.

SYSTEM AGE:

It is unknown how old the unit is, but it appears older. (4 noted)

**HEATING AND COOLING COMMENTS:**

RECOMMENDATIONS:

**Repairs may be possible to the system. Examination by a qualified Heating and Cooling specialist is recommended.**

It is advised to consult the current owner as to the history of the units and to determine the maintenance history of them at this time.

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:**



**Though full review by a qualified roofing contractor is recommended at this time, replacement of the existing roof system is advised for older portions of the roofing.**

## **ACCESS TO ROOF:**

#### ACCESS TO ROOF:



The access to the roof is via a ladder that is attached to the building.

#### ACCESS CONDITION:

Serviceable overall.

#### HOW ROOF ACCESSED:

Some of the roof could be accessed and was walked on, but other areas were not accessible, such as The sloped roof was not walked on due to it being tile and easily damaged.

### **ROOF:**

#### ROOF STYLE:



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

TYPE OF ROOFING  
MATERIAL:



The roofing material on the sloped roof is made of concrete tile.



The roofing material on the low sloped roof is multi-layered roofing materials.



ROOF COVERING STATUS:



**On the tile roof, there are areas of cracked/damaged tiles.**







**Needs Attention:**

**The roofing material has areas of wear, deterioration and in some areas it is losing its granule surface. This sort of wear is usually an indication that the roofing material is at or beyond the end its expected useful life.**



**Needs Attention:**

**There are areas of standing water on the roof during the inspection. Standing water will accelerate the deterioration of roofing materials affected. It is advised to eliminate these areas of ponding by improving the slope of the roof wherever needed, or to reinforce affected areas where slope improvement is impractical.**

Note: Building 24759 has been reroofed with a foam like material.

Building roof for 24811 & 24801 are older capsheet roofs that need replacements.

## **ROOF COMMENTS AND RECOMMENDATIONS:**

### **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.**

# 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:



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.

**RAISED FOUNDATION:**

FOUNDATION BOLTING:

By the nature of slab construction the walls of the structure would be bolted to the foundation.

**STRUCTURAL WALL SYSTEM:**



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

EXTERIOR WALLS  
CONDITION:

Serviceable overall.

INTERIOR WALL  
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:**



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.

CONDITION:



**Needs Attention:**

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



ADDITIONAL NOTES:



There is sign damage on 24811 Suite A

## **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:**

**There are cracked window panes.**

**EXTERIOR DOOR SURFACES:**



**MATERIAL:**



The exterior door surfaces are wood and metal.

**CONDITION:**



Serviceable overall, with typical wear noted.



**Needs Attention:**

**Some of the exterior wooden doors are weatherbeaten for some units such as 248111 - A.**

## **PATIO COVER/TRELLIS:**

TYPE:

The patio cover is an open framework design

CONDITION:



Serviceable overall.

Unit 24811 Suite B

## **EXTERIOR COMMENTS AND RECOMMENDATIONS:**

EXTERIOR

RECOMMENDATIONS:

Repairs are needed to the exteriors, such as wood trim and stucco repairs.

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.

## **WALKWAYS:**

CONDITION:



There are cracked areas of the walkways that are typical for the age and style of construction.

## **PARKING AREA:**

DRIVEWAY:



Serviceable.

There are cracked areas in the driveway that are typical for the age and style of construction.

## **PARKING LOT:**



The parking for the site is in an asphalt parking lot. There are striped spaces.

### **Needs Attention:**

**The parking areas are worn and aged.**



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

### **CONDITION:**



### **Needs Attention:**

**The wood fencing/walls are generally worn.**



The Block Walls are generally serviceable.

## **LANDSCAPING:**

CONDITION:



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

## **DRAINAGE:**

SITE:

Relatively flat site.



## DRAINAGE CONDITION:



### **Needs Attention:**

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

## 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:**

### GROUPS

### RECOMMENDATIONS:

**The site is in need of maintenance and repairs at this time.**

### 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:



While the interiors of the building have not received much recent maintenance and/or upgrades, they are in an overall serviceable condition with typical wear for such commercial structures.

### ENTRY:



Serviceable.

Some wear was noted.

ENTRY DOOR:



**Needs Attention:**

**24801 Front door works poorly.**

INTERIOR AREAS:



The interior areas are aged and worn, yet remains serviceable overall.





**Needs Attention:**

**There are areas of moisture stains and/or damage on the ceiling 24801 & 24811: A & B**



**STAIRWELLS:**



The stairwells are aged and worn for the auto shops units.



## RAILING CONDITION:



### **Needs Attention:**

**The space between the rails is greater than is currently recommended for child safety. The railings should not have any space greater than four inches in any portion of them.**

## EXIT SIGNS:

## OFFICE AREAS:

### OFFICE AREAS:



The surfaces and finishes of the office areas of the building appear generally serviceable, with typical wear to walls and flooring.





## WAREHOUSE

WAREHOUSE AREAS:



The warehouse / automotive service areas are generally serviceable with the typical wear and tear for this type of construction and use.





**Needs Attention:**

**There are areas of moisture stains and/or damage on the ceiling 24759 A - D.**

**ROLL UP DOORS:**



**Needs Attention:**

**There is damage to the roll up door.24759 - B, C**



## **KITCHENS:**

### **KITCHEN FACILITIES:**



The kitchenette area was found to be in generally serviceable condition, with typical wear to surfaces, finishes and fixtures.





UNIT # 24811 A

This is a commercial restaurant kitchen currently in use. Appliances and components such as commercial ovens, stoves, ventilation and exhaust fans, refrigerators and freezers, sinks, waste systems and other kitchen specialty equipment fall outside the scope of a general building inspection.

## **RESTROOMS:**

### INTERIORS:



BLD # 24759

The restrooms are generally serviceable however there are areas with noticeable wear.

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

with the exception of a missing grab bar in 24759 - Unit C



**Needs Attention:**

**Too much stuff. This may also be an ADA out point.**

**The interior surfaces, such as the walls, ceiling and cabinets are excessively worn and/or damaged.**

#### RESTROOM FIXTURES:



**Needs Attention:**

**The toilet is not securely mounted at the base.  
Unit # 24759 A, C**

**Works poorly.  
Unit # 24759, C**



**Needs Attention:**

**The sink is loose unit 24759 - B**

**Needs Attention:**

**There is no hot water provided to the sink, which is required for sanitary purposes.**

**24759 A, B, C,**

## **RESTROOMS:**

**INTERIORS:**



**BLD # 24801 - 11**

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

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



**Needs Attention:**

**There is vandalism on the mirrors.**

**24811 - A**

**RESTROOM FIXTURES:**



**Needs Attention:**

**The toilet is worn and/or damaged 24811 B (Women's Restroom)**



**Needs Attention:**

**The toilet is not securely mounted at the base.**

UNIT: 24811 - A, B

**Needs Attention:**

**There is no or insufficient hot water to the sinks. This is required for hygienic reasons.**

UNIT: 24811 - A, B.

## **FLOORS:**

FLOORING CONDITION:



**Needs Attention:**

**The carpeting is generally worn.**

**There are some stains in areas of the carpeting.**

**In the dinning are of 24811 A, B.**



**Needs Attention:**

**There are areas of worn floors and floor tiles in the automotive areas and offices of # 24759 A, B, C, D.**

## **WALLS AND CEILINGS:**

**CEILINGS:**

**Needs Attention:**

**There are some stained areas of the ceiling in the Commercial areas of 24801 - 11**

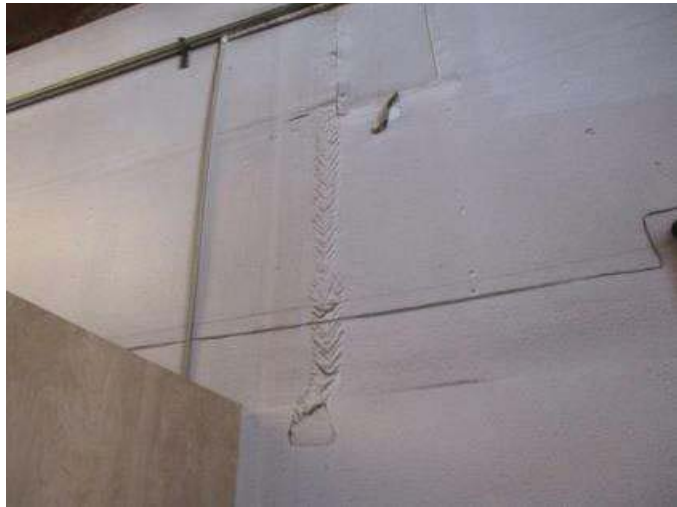




**Needs Attention:**

**There are some stained areas of the ceiling in the warehouse / service bay areas of 24759.**

**WALLS:**



**Needs Attention:**

**There are areas of excessive moisture damage on the walls 24759 C.**

### **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