

RISK Assessment® Report



Los Angeles, CA 90033

Inspector - Bob Pace, Mike Howson and Tim Gavagin
Confidential and Proprietary

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RISK ASSESSMENT[®]

Commercial Real Estate Inspectors

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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:

Los Angeles, CA 90033

<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 along with some repairs that appear to be relatively minor no immediate significant deficiencies or repairs appear to be needed. The main water supply lines appear to have been upgraded from the original piping. Full disclosure of work performed, permits and warranties from current owner is advised.

Note; there is low water volume at 560 warehouse production area sink. Repairs are advised.

Some maintenance or repairs are needed to the interior plumbing fixtures such as in 560 the toilets are dried up and there is a Do Not Enter sign on the womens warehouse bathroom door. The reason for this is not known however the dried up toilets allow sewer gasses to enter the site. This is an unhealthful condition and repairs are advised.

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 the water heater for the 560 warehouse area properly installed. This will involve items such as Proper drain termination for the temperature pressure relief valve at the pan.

Hot water did not arrive at the fixtures in the 560 building in a reasonable amount of time. More than 30 seconds is considered longer than considered serviceable. Also Proper earthquake bracing is needed along with an overflow pan.

<p>It is advised to have the Fire Sprinkler system Reviewed by a qualified sprinkler specialist at this time with an Annual Review mainly due to some areas of rust and deterioration of the stand pipes.</p> <p>3. What costs are expected over the next five years for the Plumbing System:</p> <p>The above reviews and minor repairs appear to be \$1,500 - \$2,500 Depending on the methods and materials used</p>	<p>TOTAL:</p> <p>\$1,500 - \$2,500</p> <p>Routine Maintenance. Specialty Evaluation recommended</p>
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ELECTRICAL:

<p>1. What is the expected useful life left in the Electrical System:</p> <p>The system has had alterations throughout the years and the life expectancy varies depending on the age. Typical systems have a 50 - 70 year life expectancy depending on the materials used and the quality of maintenance.</p> <p>2. What Maintenance/Repairs are needed immediately for the Electrical System:</p> <p>Some Repairs of the electrical system are advised at this time for health and safety, such as ensuring all panels are properly labeled as is required by code and ensuring all knockouts at the panels are properly covered. In addition installing covers over all junction boxes with exposed wiring.</p> <p>Note: there are lights that did not come on when tested. These appear to be mainly in the office areas.</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>Note; 560 has it's own electrical room however it does not have it's own meter but appears to be supplied by 550.</p> <p>There are some older panels and breaker systems in the building. Overall these appear to be serviceable however older systems do have a tendency to need more maintenance than newer systems. This is mentioned as a courtesy not due to any significant defects observed.</p>	
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<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</p>	<p>TOTAL:</p> <p>\$1,500 - \$2,500+</p> <p>Routine Maintenance. Specialty Evaluation recommended</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 systems viewed all appear to be from approx. 2006. This means they are approx. 14 years old and at or nearing the end of their expected useful life depending on the type of system. There are three main systems on the site. The evaporative coolers, there are ten of them over the warehouse area of 560 are past the end of the expected useful life and are rusted and showing excessive deterioration and rust.</p> <p>The condensing unit for the refrigerant system for the rear of 550 and 560 have older components that appear to be from approx. 2006 and are nearing the end of their expected useful life.</p> <p>The 11 HVAC units over the office areas of 550 are showing age and wear and some of the fins are falling apart. All signs of advanced age. These units are at or near the end of their expected useful life.</p> <p>The units for the most part are at or near the end of their expected useful service life.</p> <p>2. What Maintenance/Repairs are needed immediately for the Heating and Air Conditioning system:</p> <p>A full evaluation is advised at this time by a qualified HVAC specialist to determine what the best course of action is for this site and the conditions present.</p>	
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The condensing unit that serves the rear cooling locker areas for both 550 and 560 is aged and worn and has had the R 22 removed per disclosure and nitrogen has been installed. This system will require extensive maintenance and/or repairs by qualified professionals to get it operational to determine it's true condition. This is advised at this time and is the only way to fully determine it's true condition.

The evaporative coolers, ten of them, over the 560 warehouse area are in such poor shape for at least half of them replacement is advised now. Extensive maintenance and repairs are needed for all the evaporative cooler units.

The eleven roof package type units over the office areas are aged and worn to the point that repairs are needed now for at least some of them. It is advised to have each unit fully cleaned and serviced at this time. Typical cost is approx. \$100 - \$150 per individual unit. Expect some of the units to need extensive repairs for proper operation.

While a full inspection by a qualified Heating and Air Conditioning specialist is recommended, replacement of at least some of the units appear to be the most likely option if not now in the near future.

A service contract is advised with an HVAC professional to help ensure maximum life and optimum performance.

3. What costs are expected over the next five years for the Heating and Air Conditioning System:

Within the next five years significant maintenance, repairs and/or replacements will most likely be needed to at least some of the units per industry standards due to age. Due to the extensive review needed it is not possible to determine the true costs anticipated until this is done.

Just to get the condensing unit system up and running to determine what further work might be needed is approx. \$20,000 - \$30,000 depending on the methods and materials used. This will be needed just to determine the true condition of the system.

Replacement of each evaporative cooler is approx. \$5,000 - \$7,500+ depending on the methods and materials used. Expect replacement of at least 5 of them in the near future to be needed along with extensive repairs to the rest.

Due to the overall age and condition of the HVAC equipment over the office areas some repairs are needed now. In the next five years extensive repairs will be needed and replacements should be strongly considered.

<p>A detailed evaluation of each system should be performed by a HVAC specialist to determine the extent of the repairs and give exact costs.</p> <p>Possible costs of \$180,000 - \$235,000+ are to be expected depending on the methods and materials used. Repairs to the condensing unit alone could significantly increase these estimates</p>	<p>TOTAL:</p> <p>\$180,000 - \$235,000+</p>
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ROOF:

<p>1. What is the expected useful life left in the Roofing System:</p> <p>It appears that this roofing system has approx. 5 - 10 years of expected useful life left in it if it is diligently and properly maintained.</p> <p>2. What Maintenance/Repairs are needed immediately for the Roofing System:</p> <p>It appears that the roofing system is in serviceable condition and that no significant repairs or maintenance other than routine maintenance is needed at this time.</p> <p>3. What costs are expected over the next five years for the Roofing System:</p> <p>It appears that Routine Maintenance is all that will be needed for the next 5 years</p>	<p>TOTAL:</p> <p>Routine Maintenance</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>	
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<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>TOTAL:</p> <p>Routine Maintenance. Specialty Evaluation recommended</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 appears that for the most part only Typical and Routine Maintenance is needed at this time.</p> <p>Note: there are areas of damage and deterioration noted to some of the exterior portions of the building. Some repairs are advised.</p> <p>There is a what was disclosed to be a street at the left side of the 550 building that has temporary barricades and gates. Full disclosure is advised.</p> <p>The roll up doors could not be tested due to them being locked however these all appear to be overall serviceable.</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>At clients request the interior office areas were not observed in detail but as a courtesy were looked at briefly and appear to be overall serviceable with typical</p>	
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and routine wear and tear noted however some repairs are needed to the restrooms for proper function. One restroom in the warehouse area was shut down with Do Not Enter signs. Full review and any needed repairs made are advised.

Virtually all the repairs observed to be needed are cosmetic in nature and not part of this general visual inspection.

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

Expect typical repairs and maintenance costs for the above items of \$5,000 - \$10,000+ depending on the level of quality desired. These costs could be much higher depending on quality.

TOTAL:

\$5,000 - \$10,000+

TOTAL COMBINED ESTIMATED EXPENSES:

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

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

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

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

These estimates should be used as guidelines only.

TOTAL:

**Specialty Evaluations
Needed to Determine
Scope of Work**

INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:

DATE OF INSPECTION:

TIME OF INSPECTION:

10:00 AM

CLIENT NAME:

ADDRESS:

Los Angeles, CA 90033

INSPECTOR:

Bob Pace, Mike Howson and Tim Gavagin

CLIMATIC CONDITIONS:

WEATHER:

Clear

TEMPERATURE:

60's

BUILDING CHARACTERISTICS:

BUILDING TYPE:

This is a warehouse with office space.

STORIES:

Two for the office areas only for 550.

UTILITY SERVICES:

UTILITIES STATUS:

The utilities were on

OTHER INFORMATION:

OCCUPIED:

No

APPROX. DATE OF
CONSTRUCTION

The original date of construction was unknown at the time of the inspection.

CLIENT PRESENT:

No

GENERAL OVERVIEW:

Overall the building and its systems are Serviceable with the exception of the HVAC systems which are aged and worn for the office areas. For the rear storage areas the refrigeration storage is not operational and has not been for approx. one year. All of the cooling equipment is aged and worn to the point that repairs are needed now for proper operation for the office areas. For the rear storage cooling equipment after coordination with a local HVAC professional and consultation with the on-site Director of Operations, John Kuhlman, the rear refrigeration equipment has had the R22 coolant removed and nitrogen installed in January of 2019. The reason for this is not totally clear. Review of all cooling equipment by a qualified professional is strongly advised at this time to determine the true condition for this site and the conditions present. The cost just to get the refrigeration equipment for the office areas "fired up" is approx. \$20,000 - \$30,000+ just to determine it's true condition and what repairs may be needed for proper operation.

The roofing is overall serviceable along with the plumbing, structure and electrical. The site is overall aged and worn with typical wear.

Per clients direction the office areas were not part of this general visual inspection.

It was disclosed that there is a street at the left side of 550 that has been temporarily blocked off. Further disclosure is advised. There are temporary barricades at the front and back of this area.

The age of the building is not fully known however it appears that 560 was originally constructed before 1978. NOTE - The original date of construction is before 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.

The property appears to have been through some renovations and modifications. Due to alterations and modifications observed to the building 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: 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.

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:

The HVAC system is in need of Maintenance / Repairs at this time for both the equipment for the office areas and the rear refrigeration equipment.

There is refrigeration equipment at the rear of the buildings that has been abandoned and is no longer in use.

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.

EQUIPMENT SUMMARY:

This is the equipment for the office areas only. Left to right over 550 office.

1. Roof package unit, approx. 8.5 ton per tag. This is an Older unit with dirty fins. The electrical disconnect and the condensate line appear serviceable. This is labeled as AC 9
2. This is the same as #1 above. It is labeled AC4
3. This a similar type of unit and in similar condition. A 7.5ton. Labeled AC5
4. Similar type and condition unit 3 ton. Labeled AC10. The Cover was off. The Unit was running at the time of the inspection.
5. Similar type unit 7.5 ton. The fins are damaged and in poor condition overall. BAD fins. Labeled AC2.
6. Similar type unit 7.5 ton. Dirty fins. Roof ducts are overall serviceable. Labeled AC6
7. This is a Condensor that are typically for server rooms. Deterioration of insulation. CU1
8. Similar. 8.5 ton. Dirty fins. Roof ducts ok. AC8
9. Similar. 6 ton. Old rough dirty fins. Cover off. AC1

10. Similar. 7.5 ton. Dirty fins. AC7

11. Similar. 6 ton? Dirty fins with some damage. AC3.

All of the units are older with rough fins that are deteriorated with areas of damage. They all appear to be suffering from lack maintenance. For two of the units the covers were off. Due to age it is advised to have the HVAC system fully evaluated by a qualified professional however replacement should be expected in the near future per industry standards due to age.

SYSTEM

LOCATION:

The heating and cooling units are located on the roof over the office areas.



Front office areas HVAC units.

LOCATION CONDITION:



Typical views of roof top HVAC units.

Serviceable overall.

SYSTEM TYPE:

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.

SYSTEM AGE:



The systems are approx. 14 years old from 2006.

CONDENSATE LINE:

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



RETURN AIR AND FILTERS:

The air filters were not observed.

DUCTING:



Typical roof views of two units.

Serviceable, however the views are very limited.

ELECTRICAL DISCONNECT:



Typical views.

Serviceable Where Viewed.

HVAC SYSTEM CONDITION:



Pictures of damaged fins.

Needs Attention:

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.

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.

The temperature dissipation fins are deteriorated and damaged.

COMMENTS:

Immediate Repairs are Advised. It is advised to properly clean the Heat Dissipation Fins now to help prolong the life.

SYSTEM

LOCATION:

For 560 there are 10 Evaporative coolers. All are Aged and worn and at or near the end of their expected useful life.

The heating and cooling units are located on the roof over the warehouse area.





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:



The heating and cooling units are very old and aged. While these may still be working at this time, each is well past its expected life span.

HVAC SYSTEM CONDITION:

Not Acceptable:

The system, or a portion of it, appear to be suffering from deferred maintenance in general. It is advised that they be cleaned and serviced at this time.

Due to the excessive age and deterioration replacement is advised at this time for most of the units. Extensive repairs are needed.

COMMENTS:

Immediate Repairs are Advised.

SYSTEM

LOCATION:



Typical interior views.

These are split systems. The interior portions of the system are in the ceiling areas of the rear insulated storage areas.

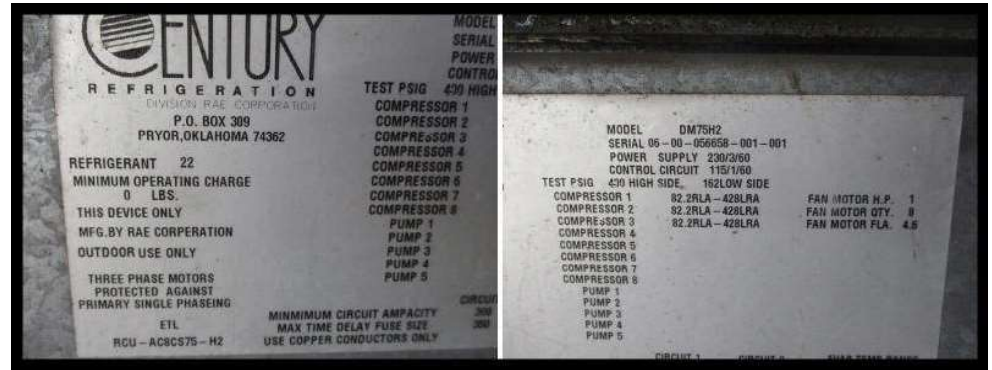


Exterior overview.

LOCATION CONDITION:

Serviceable overall.

SYSTEM TYPE:



Refrigeration system.

SYSTEM AGE:

The system appears to be approx. 14 years old from 2006.

HVAC SYSTEM CONDITION:

Needs Attention:

Per disclosure the system has had the R22 coolant removed and nitrogen installed.

In it's current condition the system can't be started and tested. It will require a team of professionals to install coolant and then start up the system to determine if it is functional and if any other repairs are needed.



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.

SYSTEM

LOCATION:



In the same enclosed area on the ground at the rear of 560 with the refrigeration equipment that is abandoned equipment that appears to be the cooling equipment from before the current equipment from 2006 was installed.

HEATING AND COOLING COMMENTS:

RECOMMENDATIONS:

Due to the complexity of the refrigerant system, it is advised to have the entire system reviewed by a qualified HVAC professional to determine its true condition and to ensure that all required maintenance procedures are being performed.

For clarity sake removal of the abandoned equipment at the rear ground level of the building is advised.

All of the heating and cooling equipment for the site is either at or near the end of the expected useful life.

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:

Overall the roof is generally serviceable exhibiting typical wear.

ACCESS TO ROOF:

ACCESS TO ROOF:

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



ACCESS CONDITION:

Serviceable overall.



HOW ROOF ACCESSED:

The roofing was walked on to inspect it.

ROOF:

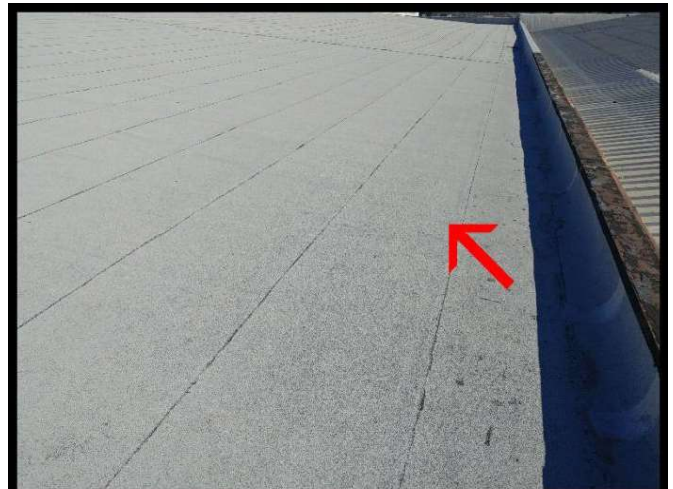
ROOF STYLE:

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 roofing material on the low sloped roof is multi-layered roofing materials for 550.



550 roofing

Steel Roofing System for 560.



560 roofing.

ROOF COVERING STATUS:

The roof covering appeared generally serviceable.

There are areas of wear and deterioration to the roofing material.





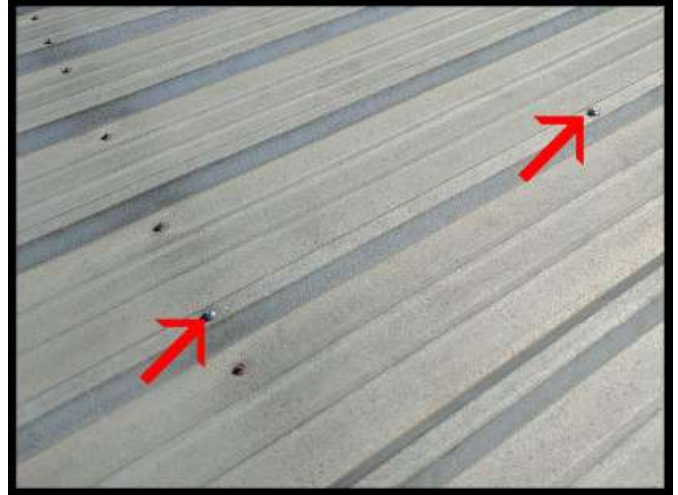
Serviceable overall.

Metal overlapping seam
roof.



Serviceable overall.

There are areas of
relatively recent
maintenance in the form
of replacement and
upgraded screws.



Silver screws are newer screws.

**PARAPET WALL
CONDITION:**

Serviceable overall.



Needs Attention:

It is noted that there are areas where the seams are not fully sealed such as app the office area partition. This is a defect in installation.



EXPOSED FLASHINGS:

CONDITION:

Serviceable overall.

ROOF DRAINAGE:

ROOF DRAINS:

Serviceable overall.



ROOF FRAMING:

TYPE OF ROOF FRAMING:



Typical views.

The roof is supported by structural beams, posts and cross supports.

ROOF FRAMING
CONDITION:

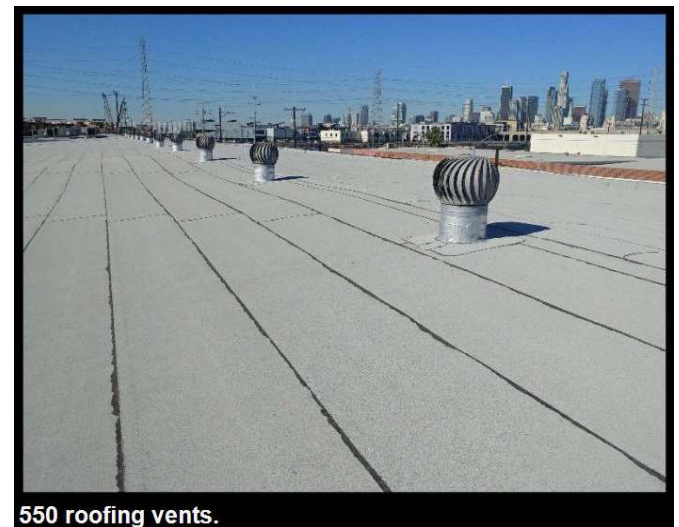
Needs Attention:

There are areas of sagging such as at the rear warehouse area of 550.



ROOF VENTILATION:

Serviceable overall.



Metal roof venting.



INSULATION CONDITION:

Serviceable overall where found.

ATTIC:

AREA OF ATTIC:

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

ROOF COMMENTS AND RECOMMENDATIONS:

RECOMMENDATIONS:

No immediate repairs appear to be needed other than regular routine maintenance of the system.

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.

PLUMBING SYSTEM

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

MAIN WATER SUPPLY LINE:

MAIN WATER SHUT OFF

LOCATION:

Left side of main 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.



PRESSUURE 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:

**Low water volume
noted in 560
warehouse production
area sink.**

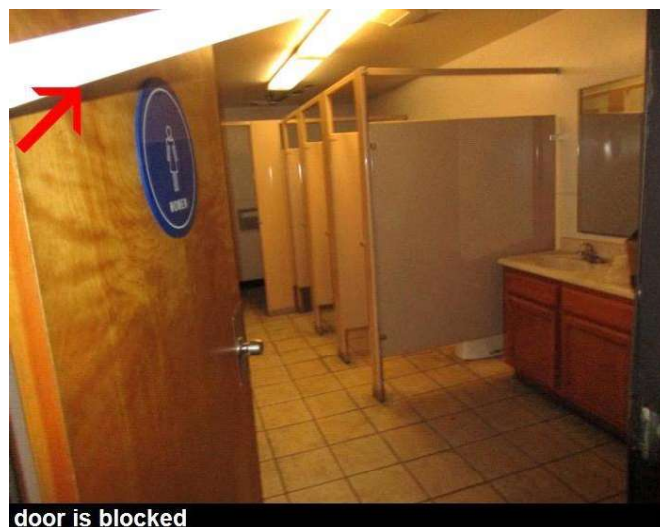
**Why water had low
pressure at this sink is
unknown.**



WATER SUPPLY PIPING
COMMENTS:

The interior water supply system is in an overall serviceable condition, however maintenance is needed at a number of interior plumbing fixtures. See Interiors Section for details and locations.

Some toilets are dried up. Bathroom in 560 warehouse has a sign Do not enter. It is unknown why this restroom is blocked off (Women'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.

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:

left side of front entry
area in the driveway
area.



WASTE LINE COMMENTS:

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

It is noted that this camera inspection was being done at the time of the general visual inspection. See this detailed report for the overall condition of the underground sewer lines.

GAS SYSTEM:

GAS METER LOCATION:

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

GAS SYSTEM CONDITION:

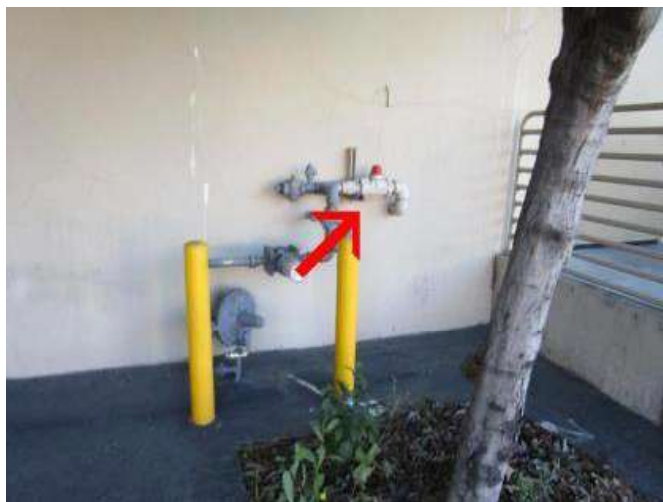
Serviceable overall.



SEISMIC GAS SHUT OFF
VALVE:

Serviceable.

There is an automatic seismic gas shut-off valve installed on the main gas line.



WATER HEATER:

OVERALL:

There are two water heaters that were located.

LOCATION:

Loft above the
restrooms of 560
warehouse area.



LOCATION CONDITION:

Needs Attention:

There is not a proper drain line attached to the catch pan under the water heater to channel the water to a proper location.

FUEL:

This is an Electric water heater.

SIZE:

12 gallon.

AGE:

6 years old

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

CONDITION:

Needs Attention:

Hot water did not arrive at fixtures in the 560 building, in a reasonable period of time.

This water heater may be shut off or not operational.

STRAPPING AND SUPPORT:

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

TEMPERATURE/PRESSURE
RELIEF VALVE:

Serviceable.

WATER HEATER:

OVERALL:

Utility closet above
restrooms of 550
building.



LOCATION CONDITION:

Needs Attention:

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



FUEL:

This is an Electric water heater.

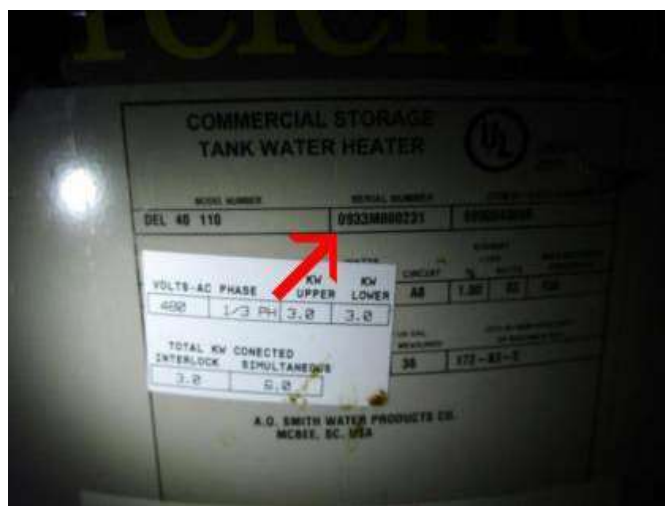
SIZE:

40 gallons.

AGE:

9 years old

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



CONDITION:

Serviceable overall.

STRAPPING AND SUPPORT:

Serviceable.

TEMPERATURE/PRESSURE
RELIEF VALVE:

Serviceable.

EXTERIOR PLUMBING:

SPRINKLER SYSTEM:

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

PLUMBING COMMENTS AND RECOMMENDATIONS:

GENERAL COMMENTS:

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

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

Needs Attention :

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

It is however seen to have a current certification.

Also rusted areas are seen on risers in both buildings.



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 at the time of

this General Visual Inspection. 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.

ELECTRICAL SYSTEM

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

MAIN ELECTRICAL SUPPLY:

PATH OF ELECTRICAL SUPPLY:

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

ELECTRICAL SUPPLY CONDITION:

Serviceable overall.



MAIN SUPPLY PANEL :

PANEL LOCATION:

Electrical room in
warehouse.



MAIN PANEL SPEC'S:



This is a 3 phase, 4 wire system.

480Y/277 volts.

Service Amperage rating - 2500.

MAIN PANEL PROTECTION
DEVICE:

The main panel
disconnect is a lever.

The main panel
disconnect is a circuit
breaker.



BREAKER SYSTEM:

Needs Attention:

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



GROUNDING SYSTEM:

Serviceable overall.

MAIN PANEL CONDITION:

The main electrical panel for the site is overall Serviceable.

Main panels have date of manufacture as 2006.

Panels are newer and generally serviceable.

Labeling is lacking however.

COMMENTS:

It appears that older overhead service was removed and replaced by the present underground system.



ELECTRICAL SUBPANELS:

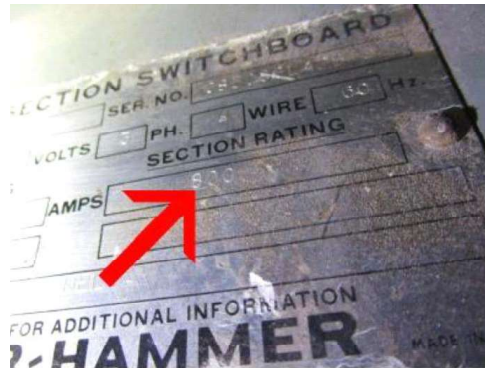
SUBPANEL LOCATION:

Building 560, has it's own Electrical room and has panels but has no meter of it's own.



View of electrical room 560 building

SUBPANEL CONDITION:



800 Amp service in 560 building



560 building has an 800 AMP system which is a 3 phase 3 wire system . It gives 120/240 volts to this building.

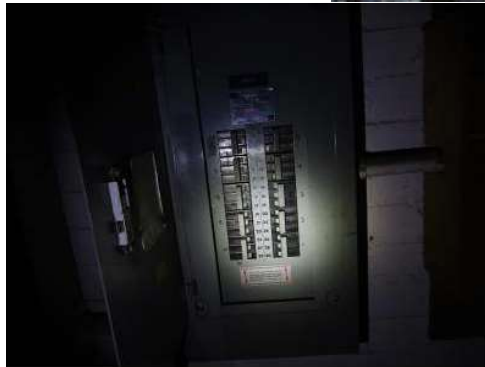
Needs Attention:

Older panels are used in this Electrical room , plus the newer feeder panel and transformer.

There are panels and circuit breakers on site that are older systems. They appear to be at or near the end of their expected useful life span. As with all older systems they will be more prone to failure due to age and design. An electrician may recommend replacements if called upon to do repairs to the system.

Needs Attention:

There are knock-outs missing at the panel leaving open spaces in the cover and there are exposed live electrical items as a result. This is inexpensive to correct but should be repaired for health and safety.



SUBPANEL COMMENTS:

Due to the age and overall condition it is advised to have a complete cleaning and servicing done for health and safety for all sub panels.

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:

Needs Attention:

There are open junction boxes with wires exposed. Any such junction boxes need to have covers installed. There are areas of exposed and/or dangling wiring that are not properly secured.



ELECTRICAL WIRING COMMENTS:

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. This investigation of the system should be done prior to the expiration of the contingency period so the repair or replacement costs are known and unwanted expenses are avoided. 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 by a specialist.

OUTLETS:

CONDITION:

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

OUTLET COMMENTS:

Ground Fault Circuit Interrupter outlets appear to be located in the proper places, such as kitchens, restrooms and the exterior.

SWITCHES:

CONDITION:

Serviceable overall.

FIXTURES:

CONDITION:

Needs Attention:

There are light fixtures that did not work when tested. This can be a burnt out bulb or deteriorated ballasts in fluorescent lights but it is not known exactly why they are not working.



FIRE SUPPRESSION & SAFETY SYSTEMS:

FIRE SAFETY SYSTEMS:

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



EXTERIOR ELECTRICAL:

CONDITION:

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

ELECTRICAL COMMENTS AND RECOMMENDATIONS:

ELECTRICAL SYSTEM

RECOMMENDATION:

The system is in need of Repairs/Maint 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.

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.

STRUCTURAL SUPPORT SYSTEM

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

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

STRUCTURAL FOUNDATION SYSTEM:

DESCRIPTION:

The building is supported by a slab foundation system.

SLAB FOUNDATION:

SLAB ON GRADE:

Needs Attention:

Slab foundation has cracks in areas. Most are typical. Some are larger cracks which should be repaired by an expert.



SLAB ON GRADE COMMENTS:

There are cracks in the slab that appear to be typical for the age and style of construction. However if you need a more detailed evaluation it is advisable to contact a structural engineer or a foundation specialist.



RAISED FOUNDATION:

FOUNDATION BOLTING:

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



FLOOR FRAMING:

Building has steel beam supports on the roof and sides.



POSTS AND PIERS:

Needs Attention:

It is noted that brick columns in places are cracked and damaged, as seen in 560 warehouse areas.



view of brick damages

STRUCTURAL WALL SYSTEM:

This is a concrete tilt up (CTU) building.

Also brick walls seen at 560 building in areas.



EXTERIOR WALLS CONDITION:

Needs Attention:

Some cracking noted in tilt up walls. This may be surface cracking.

Walls should be patched and painted.

Brick wall damages noted in several areas , mostly at columns and doorways.





**INTERIOR WALL
CONDITION:**

Needs Attention:

Moisture stains seen in walls and ceilings in warehouse areas.



FRAMING CONDITION:

Serviceable overall.

STRUCTURAL COMMENTS AND RECOMMENDATIONS:

RECOMMENDATIONS:

It is advised to have a Structural expert examine the building to ensure that the building is structurally sound. This review may uncover that there are structural issues beyond the knowledge of a general visual inspection. It is advised to do this at this time by a Structural Engineer.

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 exhibiting typical wear.



EXTERIOR COVERING OF THE BUILDING:

MATERIAL:

The exterior building covering is stucco.

Over what looks like brick on some parts of the property.

Concrete Tilt Up construction.



CONDITION:

Serviceable.

There are areas
where openings
have been filled in



Needs Attention:

There's some small
areas of
deterioration



The stucco may have been applied over lead paint in the front.



There is a peeling coat of paint over what looks like lead paint on the left side of the building.



EXTERIOR TRIM:

MATERIAL:

The exterior trim surfaces are metal.



CONDITION:

The trim is deteriorated in areas.

The gutter needs replaced

EXTERIOR WINDOW SURFACES:

MATERIAL:

The exterior window surfaces are metal.



CONDITION:

Serviceable overall.

EXTERIOR DOOR SURFACES:

MATERIAL:

The exterior door surfaces are wood and metal.





CONDITION:

Serviceable overall, with typical wear noted.

EXTERIOR COMMENTS AND RECOMMENDATIONS:

COMMENTS:

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

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

GROUNDS

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

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

GROUNDS OVERVIEW:

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



MAIN ENTRY:

CONDITION:

Serviceable.



PARKING AREA:

DRIVEWAY:

The left side parking of the property is actually a street.

The property line is not clear.

PARKING LOT:

Needs Attention:

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

The parking area asphalt has areas of wear, weathering and deterioration to the point that resurfacing should be strongly considered.

The parking area appears to be a shared area. Full disclosure is



**advised for who's
responsibility the
upkeep and
maintenance is.**



PROPERTY WALLS, FENCES & GATES:

CONDITION:

Serviceable.



This gate was not operational



LANDSCAPING:

CONDITION:

The grounds on the property need general maintenance in areas.



DRAINAGE:

SITE:

Relatively flat site.

DRAINAGE CONDITION:

There were no significant observable defects in the grading and drainage within six feet of the building.

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:

It is advised to have a qualified technician examine the system and perform any maintenance or repairs that are needed 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:



The interior were found to be generally serviceable with typical wear.

ENTRY:

Serviceable.



MAIN ENTRY DOOR:

Serviceable overall.



INTERIOR AREAS:

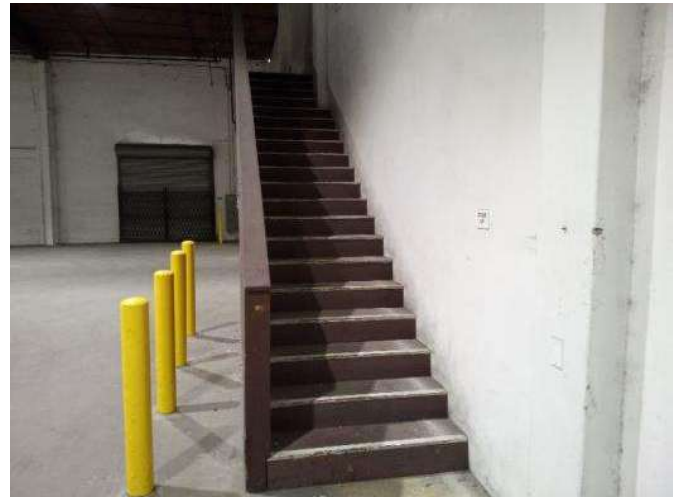
Per a request from the client no actual inspection of the office areas was done. However a brief sweep through was performed and no significant problems were noted.



STAIRWELLS:

Serviceable overall.

The stairwell is in the warehouse.



Interior stairs were serviceable overall with typical wear.



STAIR CONDITION:

Serviceable overall with typical wear.

Warehouse stair



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.

OFFICE AREAS:

OFFICE AREAS:

Not Inspected.

WAREHOUSE

WAREHOUSE AREAS:

The warehouse area is generally serviceable overall with typical wear.



ROLL UP DOORS:

Roll up doors appear to be serviceable however each one is held fast with a padlock and we're not tested.



RESTROOMS:

INTERIORS:

Men's Restroom

Warehouse

Needs Attention:

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



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.



RESTROOMS:

INTERIORS:

Women's Restroom

Warehouse



Needs Attention:

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

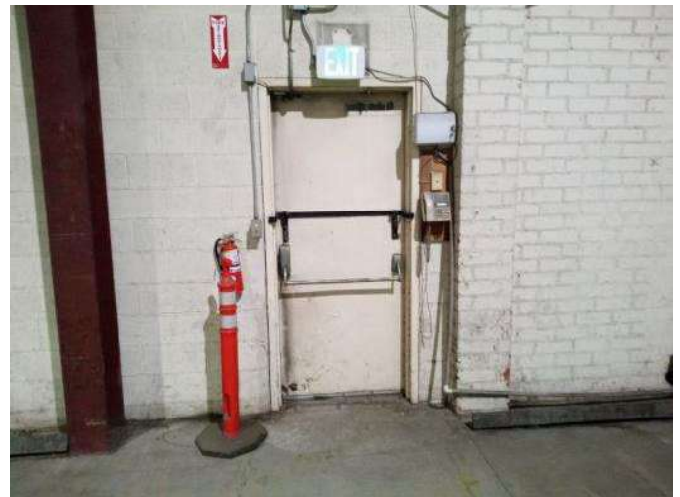
Though outside the scope of a general visual inspection the bathroom(s) appear to be up to current ADA requirements. This is mentioned as a courtesy and exact details and measurements were not taken.



DOORS:

EXTERIOR DOOR SECURITY:

Most of the exterior doors were not tested due to them being alarmed



WINDOWS:

WINDOW CONDITION:

The windows are fixed metal windows. They are serviceable overall.

FLOORS:

FLOORING CONDITION:

Warehouse:
Typical cracking for
this type of
construction and
use.



MISCELLANEOUS PLUMBING:

DRINKING FOUNTAIN:

Not serviceable.



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