PROPERTY INSPECTION REPORT

For property at

Commercial building
xxxxxx
Glendale, California

Thursday February 25, 2016

Preferred Home Inspection, LLC
9800-D Topanga Cyn. Blvd. #302 Chatsworth, California 91311
818 882 5334 / 805 581 1546 E mail: preferredinspect@aol.com

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Report Table of Contents

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INSPECTION INFORMATION

INSPECTION INFORMATION

1.1 SUBJECT PROPERTY
Commercial building
xxxxxx
Glendale, California

1.2 INSPECTION DATE
Thursday February 25, 2016

1.3 INSPECTION TIME
2:30 p.m.

1.4 INSPECTED BY
Jack C. Gironda, MCI

CLIENT INFORMATION

1.5 INSPECTED FOR
Steve xxxxxx
E mail: xxxxxx.com

REALTOR INFORMATION

1.6 REPRESENTED BY
xxxxxxxxxx
E mail: xxxxxx@gmail.com

PROPERTY PHYSICAL DESCRIPTION

1.7 DESCRIPTION
Property type: Commercial building. Warehouse with offices.
Size (unverified): 4150 sq. ft.
Bedrooms: n/a
Bathrooms: 2 restrooms
Levels: 1
Site / property: Flat
Age: 1968

PROPERTY STATUS

1.8 OCCUPANCY
Privately owned

1.9 OCCUPANT
Tenant occupied

CLIMATIC CONDITIONS

1.10 TEMPERATURE
80-85 degrees

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1.11 WEATHER & SOIL
Warm & dry

1.12 LAST RAIN
5/13/2015 heavy rain. 7/17-19/2016 heavy rains. 9/14/2015 heavy rain. 11/3/2015 moderately heavy rain. Heavy rain 12/21/2015. Heavy rain 1/5-1/6 2016. 2/7/2016 moderately heavy rain.

UTILITES

1.13 ELECTRICAL
Utility

1.14 GAS
Utility

1.15 WATER
Utility

1.16 UTILITY STATUS
All utilities were on.

OTHER INFORMATION

1.17 OTHER INSPECTIONS
Phase 1 environmental inspection - reportedly scheduled.

COMMENT KEY OR DEFINITIONS

1.18 ACCEPTABLE
Acceptable for the purpose of this report means "no findings". Item appeared to be in working order or reasonable / serviceable condition, and did not show signs of excess wear or neglect. No significant material defects were discovered. See "Rating System" definition below.

1.19 COMMENT
Comment is intended to draw your attention to a specific item or condition, and indicates a comment / finding exists pertaining to that item.

1.20 RATING SYSTEM
PLEASE NOTE: Ratings are simply a method to convey the apparent general condition or operability of an item or system, pursuant to the applicable Standards of Practice, not a global certification nor guarantee of that item/system. A Home Inspection is a general, not technically exhaustive evaluation. Systems are inspected and/or tested for basic operation and/or general condition. Ratings are subjective opinions.

1.21 OTHER
SCOPE : Each section of this report includes a **"Scope"** at top of page or section. **The client or reader is directed to read Scopes**. These are not generic disclaimers. Scopes outline certain specific steadfast exclusions and parameters pertaining to the topic. Scopes are incorporated herein as part of report, contract and inspection agreement.

INSPECTION AGREEMENT / CONTRACT & SCOPE OF INSPECTION

1.22
INSPECTION AGREEMENT
The Terms of Inspection agreement / contract between Preferred Home Inspection Service, LLC and client is under separate cover. A copy of agreement / contract is provided with hard copy of report.

STANDARDS OF PRACTICE
This inspection and report has been performed in accordance with the California Real Estate Inspection Association (CREIA) Standards of Practice which is incorporated herein, and available upon request. There are specific and general limitations and exclusions to a Home Inspection as defined in our contract, the Business & Professions Code, and the CREIA Standards of Practice.

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A home inspection is defined and limited in scope. A Home Inspection is not all inclusive. Please make no assumptions regarding the scope of the home inspection. The Home Inspection is a General Inspection and does not purport to identify every possible defect or variable. The intent of the home inspection is to help reduce unforeseen expenses, not eliminate them.

AIR CONDITIONING & HEATING SYSTEMS

SCOPE: Air conditioning and heating systems are inspected and tested for basic operation using basic controls. Determining actual effectiveness is outside the scope of inspection. Inquire with seller for info. regarding actual effectiveness. Proper operation of A/C condensate drain systems cannot be ascertained under mild, cold or low-humidity conditions, or short duration testing which is customarily performed in the course of a home inspection. Accuracy of thermostatic controls is not determined. The firebox portion(s) of gas heating systems are not inspected. A/C refrigerant systems / lines are not tested for leakage. This is consistent with the standards of practice of the inspection profession.

AIR CONDITIONING SYSTEM(S)

2.1 INFORMATION
TYPES : Central electric refrigerated air (2 systems)
SIZES : 5 Ton warehouse. 2 Ton front offices.
AGES : 1986 warehouse. 2006 front offices. (Manufacture dates)

2.2 CONDITION
Redirect
See "Heating System" comments below pertaining to air conditioning and heating systems.

HEATING SYSTEM(S)

2.3 INFORMATION
TYPE 1 : Central gas forced air furnaces (2 systems)
SIZES : 5 Ton warehouse. 2 Ton front offices.
AGES : 1986 warehouse. 2006 front offices. (Manufacture dates)

TYPE 2 : Gas space heaters (2 at warehouse)
SIZES : Tags not located
AGES : 1968 & 1968 (Manufacture dates)

2.4 CONDITION
Comment
a. HVAC 1 (heating and cooling): Air conditioning and heating systems includes one 2 Ton roof pack HVAC (central electric refrigerator air and gas forced air furnace) which serves at front office in areas. Unit age is 2006. Unit is in good condition. Heating and cooling components were operational.
b. HVAC 2 (heating and cooling): Air conditioning and heating systems includes one 5 Ton of roof pack HVAC (central electric refrigerator air and gas forced air furnace) which serves warehouse Unit age is 1986. System is not operational. Thermostatic control is missing. System is older and showing wear. System may need replacing, though an HVAC service should evaluate to determine if unit can be restored.
c. Other heating: 2 gas space heaters exist at warehouse. Units are original 1968. Units were not operational. System are older and showing wear. System may need replacing, though an HVAC service should evaluate to determine if units can be restored. (Gas space heaters are in addition to central heating. Both heating / cooling systems at warehouse are non-functional.)

AIR DUCTING

2.5 INFORMATION
TYPE : Fiberglass flex duct. Sheetmetal with fiberglass insulation.

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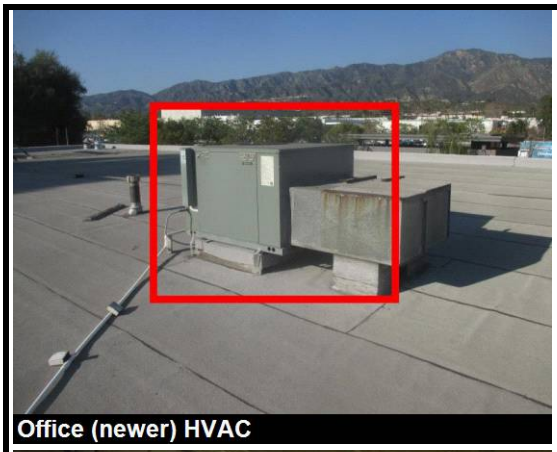
2.6 CONDITION
Acceptable

2.7 AIR FLOW
Comment
Heating and cooling air flow to front office rooms is imbalanced. (Stronger to some rooms than others.) The end of this may affect imbalanced temperature at office has. Airflow needs balancing.

2.8 RETURNS/FILTERS
Acceptable

2.9 PHOTOS


Office (newer) HVAC


Warehouse (older/inoperative) HVAC


Warehouse gas space heaters (2)

2.10
ADDITIONAL INFORMATION AND RECOMMENDATIONS

HVAC maintenance: For optimum performance, HVAC systems should be serviced yearly which should include cleaning of the coil(s).. Filters should be replaced quarterly. A/C coil drains should be checked and cleaned prior to each air conditioning season. Heating and cooling units can fail to operate if at rest for long periods. Periodically testing A/C during winter (when temperature is above 60 degrees) and heaters during summer months is recommended. Air ducting should be cleaned every 3-5 years. We recommend maintenance servicing of HVAC systems and duct cleaning upon transfer / occupancy of a property, if service history is unknown.

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ELECTRICAL SYSTEM

ELECTRICAL SYSTEM

3.1 INFORMATION

SERVICE TYPE : Overhead (2 drops)
AMPERAGE : 400 amp. 3 phase main & 200 amp. 1 phase main
SUB PANEL 1 : 200 amp. at rear of building near main panels.
SUB PANEL 2 : 70 amp. at rear of building near main panels.
SUB PANEL 1 : 50 amp. at front hall.
SUB PANEL 2 : 50 amp. at warehouse near men's restroom
VOLTAGE : 120/240 (standard)
OVERCURRENT DEVICES : Circuit breakers
WIRING TYPE(S) : Copper wire in rigid & flex conduit.
GROUND SYSTEM : Cold water bond.

3.2 SERVICE DROP

Comment
Overhead service drops to building have exposed un-insulated splice crimps. Splice crimps need to be wrapped / insulated for safety. (Minor repair, though hazard. Exposed energized conductors. Refer to electrical utility provider to address.)

3.3 AMPERAGE

Acceptable

3.4 VOLTAGE

Acceptable

3.5 CIRCUIT PROTECTION

Acceptable (type)

3.6 BRANCH WIRING

Acceptable (type)

3.7 GROUND SYSTEM

Acceptable

3.8 ELECTRICAL PANELS

Overview
Main electrical panels consists of a 400 amp. 3-phase main panel and a separate 200 amp. 1-phase main panel. 400 amp. 3-phase main panel is locked out / not in use. 200 amp. 1 phase panel is in use which feeds an adjoining 200 amp. sub main (primary) panel, adjoining 70 amp. sub panel and 2 (two) 50 amp. sub panels at front of building. All sub panels were operational. 2 main service panels and 200 amp. sub main panel are Crouse-Hinds brands. 1 sub panel near main panels and 2 small sub panels at front of building are Federal-Pacific brand. See comments below pertaining to FPE panels. The following conditions were noted pertaining to electrical panels:

Comments
a. 3 electrical sub panels (1 at rear of building and 2 small panels at front of building) are Federal-Pacific brand. Electrical professionals conventionally recommended upgrading FPE panels due to certain safety concerns / issues historically associated with this brand. Upgrade should be considered as a precautionary measure and/or be aware of this consensus. Replacement of Federal-Pacific panels is recommended.
b. Electrical panel circuit directories have incomplete or no labeling. Completing labeling at all panels is recommended for safety and ease of circuit identification.
c. Front covers is missing knock outs, creating openings in panel fronts at several electrical panels. Plugs / caps should be installed to seal openings. (Minor task)

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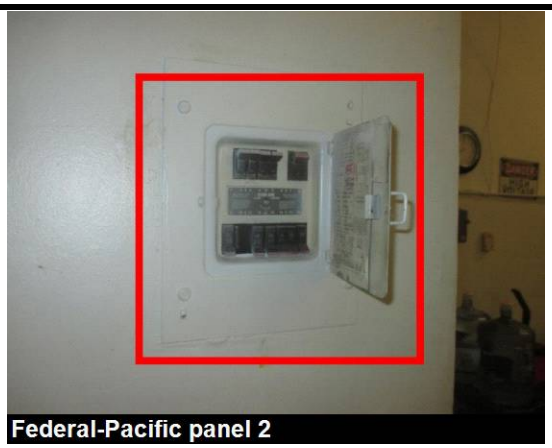
Federal-Pacific panel 1


Federal-Pacific panel 2


Federal-Pacific panel 3

3.9 GFCI SYSTEM

Recommended upgrade

Under modern standards, electrical outlets at kitchenettes and near work sinks (at counter areas), bathrooms, garages and exterior... are required to be GFCI protected. Presently, no GFCI's exist at shop convenience receptacles, both restrooms & near shop sink. While not retroactively required, installation of GFCI's is a recommended safety upgrade.

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PLUMBING SYSTEM

SCOPE: Condition of main sewer line(s) or septic system(s), or verification of sewer hook up are not determined as part of this inspection. Valves which are not routinely operated such as angles stops and shut off valves are not tested as part of this inspection. All underground piping and components including gas piping are not inspected/tested for leakage..., unless otherwise specifically noted below. Leak testing is available as a separate service. Underground gas lines can be tested by the local gas utility provider upon request, typically as a free service. The aforementioned is consistent with industry standards.

Notice: Sewer lines are not inspected as part of the home inspection. Sewer inspection (video scope inspection) is available as a separate service which is necessary to determine condition of sewer lines / building drains, and is expressly advised as a supplement to the home inspection.

PLUMBING SYSTEM

4.1 INFORMATION
WATER PIPING : Galvanized steel
WATER MAIN : 1" Copper
PRESSURE REGULATOR : Yes
PRESSURE RELIEF VALVE : Yes
WASTE / DRAIN PIPING : Cast iron & steel.

4.2 WATER PIPING
Comment
Water piping within building: Water piping is galvanized steel. Steel piping has a finite line, typically around 35-50 years in this locale. Piping appears to be original. Piping is functional / maintaining, though be aware of age. Piping is mostly not visible within walls. Water piping upgrade / replacement should be anticipated or proactively considered due to age.

4.3 WATER MAIN
Acceptable
Water main to building: Water main where visible above ground is / has been upgraded to copper which is a premium pipe material. Water pressure / flow was good. Meter clock test registered no evidence of leakage.

4.4 PSI REGULATOR
Acceptable
Pressure regulator is operable. Pressure was measured at 50 psi (Normal range = 50-80 psi.)

4.5 WATER PRESSURE
Acceptable

4.6 PRESSURE RELIEF
Acceptable

4.7 DRAINAGE PIPING
Serviceable
Waste / drain piping within building: Waste / drain piping is original cast iron and steel piping installed in slab. Piping is entirely concealed from physical inspection within floors / walls by design, whereas physical condition(s) cannot be ascertained. No significant adverse operational or physical conditions were discovered.

4.8 GAS PIPING
Gas leak clock test
Gas meter clock test at time of inspection registered no leaks. Clock test is a basic method to test for gas leaks which is the standard used by So. Cal. Gas Company. Clock test was performed for >10 minutes.

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4.9 FIRE SPRINKLERS/FIRE SUPPRESSION
Reference
No fire sprinkler or other fire suppression systems / fire extinguishers exist.

4.10 OTHER
Sewer Line Inspection
Sewer line from building to street: Inspection of sewer line between house and street is not performed as part of the home inspection. A video scope inspection is necessary to determine condition of sewer line(s). A video scope inspection is recommended as a supplement to the home inspection and necessary to determine condition of sewer line(s).

WATER HEATERS

WATER HEATER(S)

5.1 INFORMATION
LOCATION 1 : Attic east (1) Attic west (1)
TYPE : Gas (2)
SIZE : 30 gallon & 30 gallon
AGE : 1994 & 1994 (manufacture date)

5.2 CONDITION
Comment
2 water heaters exist. 1 serves kitchen and ladies' restroom. 1 serves warehouse sink and men's restroom. Water heater is shut off which serves men's restroom and adjoining warehouse sink. Unit could not be lit. This should be further investigated. Both water heaters are 1994. The average life for a standard gas water heater is 12 to 15 years. Replacing units is recommended due to age, prior to leakage occurring. (Consolidating to 1 water heater is suggested.)

5.3 LEAKAGE
None

5.4 VENTING
Comment
Water heater vent pipes above roof are too low / too close to HVAC unit which may adversely affect venting. Vent pipes should be / need to be extended 12"+ above adjoining HVAC unit.


Water heater vents too close to HVAC

5.5 SEISMIC BRACING
Comment
Water heater earthquake strapping does not meet current installation standards. Upgrading of strapping is required, prior to close of escrow. (Both water heaters)

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5.6 T.P.R. VALVE
Comment
Water heater temperature / pressure relief valves have no overflow drains. Drain (s) to exterior which aims downward and terminates 6" from ground or other approved receptor is required. (Both water heaters)

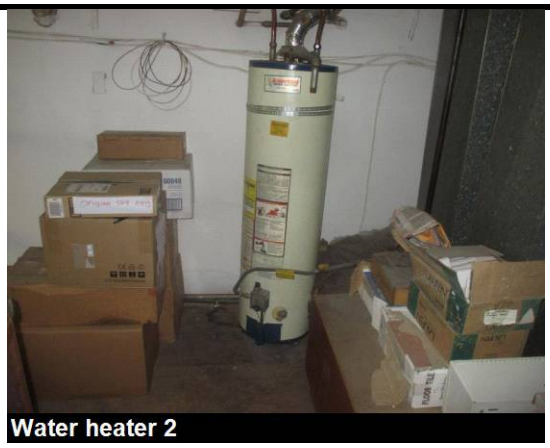
5.7 GAS/WATER SHUTS
Acceptable

5.8 COMBUSTION AIR
Acceptable

5.9 OTHER
Recommended upgrade
Water heaters have no overflow catch pans. Overflow pans prevent damage to building materials in the event of leakage. While not retroactively mandatory, addition of overflow pans a recommended upgrade.(Both water heaters)

5.10 PHOTOS


Water heater 1


Water heater 2

ATTIC

SCOPE : Inspection of attics is often inherently limited due to insulation, low clearance, framing design and other obstructions such as mechanical equipment, typical of attics. Attic inspection is not comprehensive. Attic inspection is performed from vantage points and in some instances viewed from attic opening only. Defects may exist in attics which are concealed from view, covered by insulation...

ATTIC

6.1 INFORMATION
ACCESS LOCATION : None (No attic space)
INSULATION : Fiberglass blanket.
VENTILATION : n/a
ROOF FRAMING : Conventional wood framing (Inaccessible)

6.2 ACCESSIBILITY
Comment
Structure is flat roof with no attic space.

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6.3 INSULATION
Acceptable
Note: Ceiling through are insulated with fiberglass blanket and thermal barrier.

6.4 FRAMING
Inaccessible
Roof framing throughout is covered by insulation. Roof / ceiling framing was not visible to inspect. A critical inspection point is connection where roof structure anchors to structural side walls. Roof ledger anchors were not visible due to insulation concealment. Seismic anchorage could be necessary at ledger. It is recommended a seismic retrofit contractor evaluate to provide evaluation of seismic anchorage adequacy.

FOUNDATION

SCOPE : Inspection of foundations is limited to outwardly apparent conditions. Progressive foundation movement may not be detectable. Floor covers may conceal material slab conditions, such as cracks. A degree of floor slope / unevenness is common, particularly in older homes which may not be specifically cited herein. Seismic anchorage standards have changed over time. Newer homes have more stringent seismic anchorage standards. This inspection identifies presence, though does not qualify adequacy. Seismic anchorage of older homes were less stringent than newer homes. Some earthquake insurance providers may recommend or require upgraded seismic anchorage in order to qualify for earthquake insurance or premium earthquake insurance.

FOUNDATION

7.1 INFORMATION
FOUNDATION TYPE : Concrete slab on grade.
WALL FRAMING TYPE : CMU masonry construction
ROOF FRAMING TYPE : Conventional wood frame

7.2 CONDITION(S)
Observations
Foundation is concrete slab on grade. Foundation appears to have performed well to date. No evidence of differential settling conditions were observed or apparent. Building structural walls are CMU masonry (block) construction. Structural walls exhibited no cracks or evidence of distress. Structural walls appear to have performed well to date. Building is reportedly 1968. Internal wall elements are not visible, though structural walls of this era would have reinforcing steel.

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WET BAR & APPLIANCES

SCOPE: Wer bar appliances are inspected for basic / primary function operation and general condition only. Each and every feature / option of appliances is not tested. Actual effectiveness of appliances is not determined. Non-built in appliances are not included as part of this inspection. Appliance Idiosyncrasies could exist which are not detected. Areas such as behind and below cabinets, behind appliances, and inside cabinets which are filled with storage are considered inaccessible areas and are not inspected as part of this inspection/a Home Inspection. Areas behind dishwashers, cabinets, refrigerators... could harbor leaks or damage which the inspector cannot see.

KITCHENETTES & APPLIANCES / WORK SINK STATIONS

8.1 LOCATION(S)
KITCHENETTE(S): 1 at front hall
WAREHOUSE SINK(S): 1 at warehouse near men's restroom

8.2 GARBAGE DISPOSER
Acceptable
Locations: Front hall kitchenette (1).

8.3 CABINETS
Acceptable

8.4 COUNTERS
Acceptable
Type : Formica (Kitchenette). Tile (Warehouse).

8.5 SINKS
Acceptable

8.6 FAUCETS
Acceptable

8.7 PLUMBING LEAKS
None located

8.8 DRAINAGE
Acceptable

8.9 WATER FLOW
Acceptable

8.10 OTHER PLUMBING
Comment
1 open / uncapped plumbing drain pipe exists below warehouse sink. Open piping needs to be capped. (Minor)

8.11 FLOOR
Acceptable
Type : Tile (Kitchenette). Concrete (Warehouse sink).

8.12 WALLS/CEILINGS
Acceptable

8.13 ELECT. OUTLETS
Recommended upgrade
Electrical outlets near warehouse work sink are not GFCI type / protected, as would be required under modern standards. While not retroactively required, addition of GFCI is a recommended safety upgrade.

8.14 LIGHTING
Acceptable

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BATHROOMS

SCOPE : Shower pan leak testing is outside the scope of a home inspection. This is a function and the responsibility of the termite inspector. In the event termite inspection is not performed or pan test is precluded, the home inspection does not assume pan leak test. We recommend a pan leak test be performed on all showers, including pans on slabs.

BATHROOMS

9.1 LOCATION(S)
BATHROOM #1 : Ladies restroom (Front hall)
BATHROOM #2 : Men's restroom (Warehouse area)

9.2 FLOORS
Acceptable
Type : Tile (2).

9.3 WALLS/CEILINGS
Acceptable

9.4 DOORS
Acceptable

9.5 WINDOWS
None

9.6 COUNTERS
None

9.7 CABINETS
None

9.8 MEDICINE CABS.
None

9.9 SHOWER STALLS
None

9.10 SHWR. ENCLOSURES
None

9.11 BATHTUBS
None

9.12 SINKS
Acceptable

9.13 FAUCETS
Acceptable

9.14 TOILETS
Acceptable

9.15 VENT FANS
Comment
Restroom ventilation fan exhaust discharges into building. Restroom moisture exhaust is required to be / should be ducted to exterior.

9.16 ELECT. OUTLETS
Recommended upgrade
Electrical outlets at both restrooms are not GFCI type / protected, as would be required under modern standards. While not retroactively required, addition of GFCI's is a recommended safety upgrade.

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9.17 LIGHTING
Acceptable

9.18 WATER FLOW
Acceptable

9.19 DRAINAGE
Acceptable

9.20 PLUMBING LEAKS
None located

9.21 OTHER
Overview
Restrooms have been well maintained.

INTERIOR ROOMS

SCOPE : Interior inspection is limited to visually and readily accessible areas or components. Furnishings, belongings... may conceal material conditions. In the event property is occupied, we advise a walk through reinspection be performed, prior to close of escrow or when property is vacated. Interior elements are inspected and reported on as accessible. Items such as windows and electrical outlets may be inspected on a representative basis. Each and every outlet, window... may not be inspected / tested. Inspection references general condition of systems as a whole.

INTERIOR ROOMS / OFFICES

10.1 ROOMS INSPECTED
Entry
Offices x 3
Front hall

10.2 FLOORS
Acceptable
Type: Tile at entry & front hall. Carpeting at 3 offices.
Note: See exceptions below.

Comment
Evidence of water intrusion exists at front east office. Carpeting at S/E portion of room has water staining. See drainage comments on Exterior and Grounds page pertaining to this.

10.3 WALLS/CEILINGS
Information
Acoustic spray ceilings which exist are not tested for asbestos. Older acoustic spray ceilings may contain asbestos. Be aware, and handle accordingly if ever removed, handled... (Front entry, 3 offices & hall.) A Phase 1 environmental inspection is reportedly scheduled. Refer to environmental inspector for evaluation.

10.4 EXTERIOR DOORS
Acceptable

10.5 INTERIOR DOORS
Acceptable

10.6 CLOSET DOORS
Acceptable

10.7 WINDOWS
Acceptable

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10.8 ELECT. OUTLETS
Acceptable (as accessible)

10.9 LIGHTING
Acceptable

LAUNDRY FACILITY(S)

SCOPE : Laundry hook ups are subject to visual inspection only. Hook ups are not physically tested, unless otherwise noted below. Clothes dryer vent ducts require periodic cleaning. Lint restricted exhaust ducting can impede performance of dryers and pose a fire hazard. A duct cleaning / maintenance regimen is recommended. Determining whether duct cleaning is needed is not determined as part of this inspection.

LAUNDRY FACILITY

11.1 INFORMATION
LOCATION : None

WAREHOUSE

PARKING FACILITY

12.1 INFORMATION
TYPE : Single open warehouse
GARAGE DOOR TYPE(S) : Metal roll up
GARAGE DOOR OPENER(S) : Yes

12.2 SLAB/FOOTINGS
Comment
Minor moisture seepage is evident along base of exterior wall at east side of warehouse. Moisture from exterior planter is evidently infiltrating base of wall. Waterproofing base of wall on exterior where soil meets building and applying Dri-lock waterproofing base of wall ion interior is recommended to prevent seepage. If electrical is to be installed along base of wall (as indicated), steps should be taken to prevent seepage and provide insulator between electrical and wall.


Seepage base east wall

12.3 FRAMING
Comment
Evidence of effects of roof leakage exists along east most edge of warehouse ceiling. Roof leakage aside, areas of ledger board connects to building side wall have dark appearance which may have a mold component or wood decay. Areas noted were observed from ground level. The areas should be accessed for closer inspection to

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determine if any mold or wood decay conditions exist. A Phase 1 environmental inspection is reportedly scheduled. Refer to environmental inspector for evaluation. Termite inspector should evaluate for wood decay.


Stains / discoloration from roof leakage

12.4 WALLS/CEILING
Comment
Combustibles come in contact with water heater and gas space heater vent piping through ceilings. Combustibles should be trimmed back from vents to prevent contact.

12.5 VEHICLE DOORS
Acceptable

12.6 GARAGE OPENERS
Acceptable
Type : Motorized roll up door operator.

12.7 EXTERIOR DOORS
Redirect
See comment on Exterior & Grounds page pertaining to exterior / exit doors.

12.8 ELECT. OUTLETS
Comment
Electrical outlets had no power at left wall directly inside waterhouse overhead door.

12.9 LIGHTING
Acceptable

12.10 VENTILATION
Comment
Warehouse has no significant means of ventilation. A mechanical ventilation system is recommended and may be required depending on intended use of building. A carbon monoxide activated ventilation system is recommended if vehicles are to be operated within building. Suitable mechanical ventilation system should be investigated.

12.11 OTHER
Comment
Access stairs to storage platform above west office area has been eliminated. Storage area has no means of access. Guardrail has been eliminated (missing) where stairs were removed.

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EXTERIOR & GROUNDS

BUILDING EXTERIOR

13.1 INFORMATION
SIDING TYPE(S): Stucco. Brick.
WINDOW TYPE(S): Metal frame single pane.

13.2 STUCCO
Acceptable
Note: Building exterior walls are stucco applied over CMU masonry block walls.

13.3 BRICK / STONE
Acceptable

13.4 EXTERIOR DOORS
Acceptable

13.5 WINDOWS
Acceptable

13.6 SECURITY GATES / BARS
Acceptable
Note: Security gates and rear exit doors. No security bars exist at building front windows. The of the front and rear security gates are locked with keypad locks. Gates should remain unlocked during business hours or when building is occupied.

13.7 LIGHTING
Acceptable
Note: Building exterior lighting consists of 3 lights at / near front entry only. Building exterior lighting is minimal.

13.8 ELECT. OUTLETS
None

13.9 HOSE BIBBS
Acceptable
Location(s): Front of building (1).

GROUNDS

13.10 DRIVEWAY(S)
Comment
Asphalt driveway parking area has minor desiccation cracks. Cracks are noted, though raise no concern beyond appearance. See comments / exceptions below pertaining to drainage.

13.11 PORCHES/STEPS
Acceptable

13.12 DRAINAGE - YARD
Comment
Driveway has 1 drain at front west corner. Driveway has poor drainage adjoining front of building. 2 planters at front have no means of drainage and collect water. There is evidence water intrusion occurs at warehouse overhead door. Visible evidence of water intrusion exists that office which directly adjoins overhead door. Drainage improvement is needed directly along front of building.

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Planters pond water


Water enters warehouse door into office

ROOF COVERINGS

SCOPE: The roof covering(s) and related components are inspected to determine their patent present general condition.The inspector will make every effort to report evidence of leakage, though leaks and/or their sources are often latent. Identification of leaks may be difficult if not impossible under dry weather conditions and may evade detection. We recommend inquiring with seller for history of roof leaks, if any. Many Home Warranty policies offer optional roof leak coverage, which should be considered. The inspector / inspection company makes no warrantees, guarantees or representations, expressed or implied that roof does not or will not be subject to future leakage.

ROOF INFORMATION & CONDITIONS

14.1 INFORMATION
ROOF AREA 2: All roof areas
ROOF MATERIAL: Composition roll.
ROOF TYPE: Flat
ROOF LAYERS: Unknown
ROOF AGE: 12 years+
AVG. LIFE: 15 year type

14.2 ROOF CONDITIONS
Comment
a. Roofing material is a roll type composition on flat surface. Roofing material is a 15 year type. Roofing material is estimated to be 12 years+ and are. Material is aging and showing wear. There is evidence leaks have occurred and have been repaired. Roof is nearing the end of it's service life. Roofs require periodic maintenance known as a "tune up". A tune up is presently needed. A tune up is recommended / needed in the interim to replacement.
b. Roof perimeter has an elevated parapet wall. Parapet walls require a coping flashing which caps top of parapet. Do you coping flashing is not installed which can, has and may be allow leakage around roof perimeter. Perimeter coping flashing needs to be installed. (Priority)
c. All roofs require periodic maintenance, particularly flat roofs. As a maintenance regimen, roof should be periodically inspected for separations at lap joints, flashings..., and re-sealed with mastic as needed. Surface coatings are available such as Sno-Roof or other brand elastomeric type surface coatings or siliconized coatings. Coatings noted can significantly extend useful life of roof and help avert chance of undue leakage. Surface coating are suggested, particularly as flat roof materials age and is expressly recommended due to age and condition of roofing material.

14.3 RAIN GUTTERS
Comment
Roof drainage: Roof is pitched well for drainage. Roof has only one drain at front west corner. No overflow drain(s) exist. Due to single drain only, drain needs to be monitored and maintained clear of debris. Addition of supplemental overflow drains is recommended.

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14.4 OTHER

Comment

Gas piping across roof to heating systems is under strapped / under supported. Piping is required to be and should be strapped/ supported at max. 6' intervals and within 12" of piping termination.

14.5 PHOTOS






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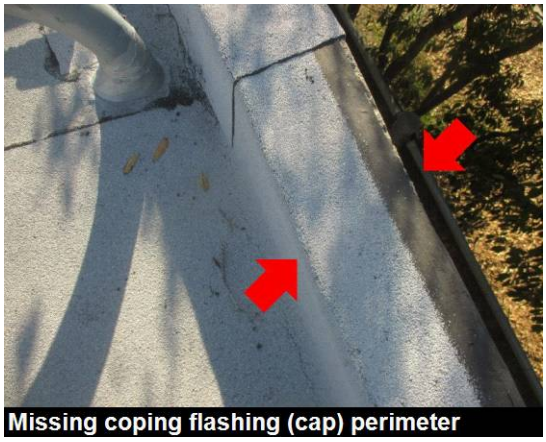
Missing coping flashing (cap) perimeter


Missing coping flashing entire perimeter

UTILITY SHUT OFFS & POINTS OF INTEREST

NOTE: The following lists locations of utility shut offs and certain systems, controls.... List is compiled by the inspector as a courtesy at the discretion of the inspector and may not include every possible control.

UTILITY SHUT OFFS

15.1 MAIN ELECT. SHUT
Rear interior wall of warehouse.

15.2 MAIN ELECTRICAL PANEL
Rear interior wall of warehouse

15.3 ELECT. SUB PANELS
Rear interior wall of warehouse (1). Front hall (1). Front of warehouse near men's restroom (1).

15.4 WATER
Front of building

15.5 GAS
Front of building

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ADDITIONAL NOTES & CONCLUSION

SCOPE : State of California and various counties or cities have adopted time of sale retrofit requirements. State of California requires smoke detectors and water heater earthquake strapping be installed. Individual City or County re-sale retrofit requirements however vary widely. The list below is provided as a courtesy only and believed to be up to date, however requirements should be verified with the respective building department or escrow officer. This is not a retrofit certification. Retrofit certificate should obtained by a licensed retrofitter, particularly if required in this locale. Seismic gas shut off valves require a building permit. Presence of a gas shut off valve will be noted below if required, however permit is not verified. Seismic gas shut off valve installation standards have changed over time. Older seismic valves without permits could require replacement if no permit exists. This would not be reflected herein. Other re-sale requirements may exist. The list below is not meant to be all inclusive and only addresses items noted below.

OTHER SYSTEMS

16.1 EXCLUSIONS
Not Inspected
The following other items or systems were noted, though are/were not inspected as part of this inspection. See seller (if applicable) to verify and demonstrate operability, or independently verify operability of system(s):

1. Telephone & television systems.

RE-SALE RETROFIT REQUIREMENTS

16.2 .
ITEMS BELOW MARKED "NO" MUST BE CORRECTED PRIOR TO CLOSE OF ESCROW:

Water conservation devices installed : n/a

Seismic gas shut off valve installed : n/a

Water heater earthquake strapping : No*

Sliding glass door safety glass / film : n/a

Smoke detectors installed : n/a

Carbon monoxide detectors : n/a

16.3 SEISMIC STRAPPING
Comment
Water heater' earthquake strapping does not meet current installation standards. Upgrading of strapping is required, prior to close of escrow. (Both water heaters)

16.4 EARTHQUAKE VALVE
Recommended upgrade
No seismic gas shut off valve (earthquake actuated automatic gas shut off) exists at gas meter. While not a requirement / retroactive requirement in this locale, addition is a prudent safety upgrade.

ADDITIONAL COMMENTS & CONCLUSION

16.5 INSPECTOR PREPARING REPORT
If there are any questions concerning report or further explanation of items listed is needed, please call our office at 818 882 5334. Thank You.

Jack C. Gironda
Master Inspector (CREIA #0022)

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ADDITIONAL INFORMATION

16.6 .

HOME WARRANTEES

Home warranty policies are available which provide limited warranty coverage of items/ systems such as appliances, mechanical systems (HVAC, water heaters...), plumbing and electrical. Obtaining and annually renewing a Home Warranty policy is recommended and prudent. A home inspection is performed without warranty.

NOTE REGARDING ENVIRONMENTAL CONDITIONS (MOLD...)

This report does not cover and specifically excludes inspection for environmental conditions, such as but not limited to toxic molds, lead, asbestos and radon... We recommend independent inspection by an appropriate specialists if this is a concern, and mold inspection expressly if any stains or leaks are reported herein. Mold is often not readily apparent or visible to the naked eye. Lead, asbestos and radon as examples are not visible to the naked eye.

STANDARDS OF PRACTICE

This inspection and report has been performed in accordance with the California Real Estate Inspection Association (CREIA) Standards of Practice which is incorporated herein, and available upon request. There are specific and general limitations and exclusions to a Home Inspection as defined in our contract, the Business & Professions Code, and the CREIA Standards of Practice. Please make no assumptions regarding the scope of the home inspection. The inspector/company reserves the right to exceed these standards at the discretion of the inspector, though is limited to that or those items listed and does not constitute a breach of the Standards. Remaining limitations remain in effect.

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