

# Property Inspection Report




2384 San Diego Ave , San Diego , CA 92110  
Inspection prepared for: Rachel Parrott  
Date of Inspection: 11/23/2020 Time: 8:30 AM  
Age of Home: 1972 Size: 6888 Sqft  
Weather: Clear

Inspector: Eric Martinez  
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## Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Grounds		
Page 25 Item: 6	Main gas Valve Condition	6.1. The gas service is off to the structure. The inspector cannot inspect this system. The main gas shut off valve is located at the gas meter. The unit was off and locked. No gas related items were tested. Advise testing before close of escrow.
		
Page 26 Item: 8	Grading	8.4. There is a negative slope/improper storm water drainage at the rear of building and can cause or contribute to water intrusion or deterioration. Recommend further evaluation by a licensed grading and drainage contractor to determine corrections needed at this time.



Page 27 Item: 9

Vegetation Observations

9.1. There are tree branches that are in contact with the roof. Trim trees that are in contact or proximity to home, as branches can abrade roofing or siding and cause damage. Refer to a licensed arborist/tree trimmer for repairs.



Page 27 Item: 10

GFCI

10.1. No Ground Fault Circuit Interrupter (**GFCI**) protection at the exterior electrical outlets was provided in the home at the time of inspection. Although GFCI protection may not have been required at the time the home was built, for safety reasons, consider upgrading the electrical system to include GFCI protection. Caution, conditions poses a potential safety shock hazard. Seek a licensed electrical contractor for further evaluations and repairs.

10.2. The rooftop exterior outlets are not functional and are not GFCI protected.

Page 28 Item: 12

Balcony

12.1. The balcony structure has a rolled cap sheet roofing material that has been improperly nailed onto the structure in various areas. Advise correction and repairs to prevent moisture intrusion.



Page 29 Item: 13 | Patio Enclosure

13.1. Dry rot and termite damage noted on the patio roof structures support columns. Seek a qualified licensed termite contractor for repairs and correction.



Foundation

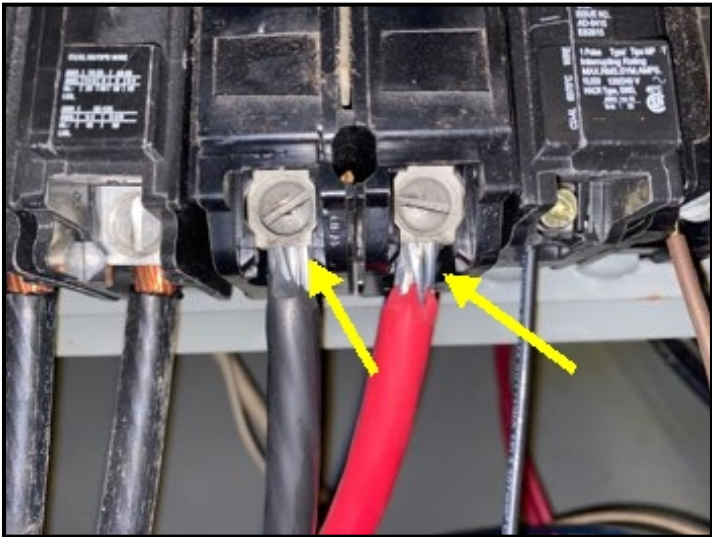
Page 32 Item: 3	Foundation Walls	3.1. There is efflorescence on the concrete foundation CMU block walls which confirms that moisture has penetrated the area and activated minerals that form a white powdery formation of salt crystals. This is a condition that should be monitored, and one that could produce musty odors.
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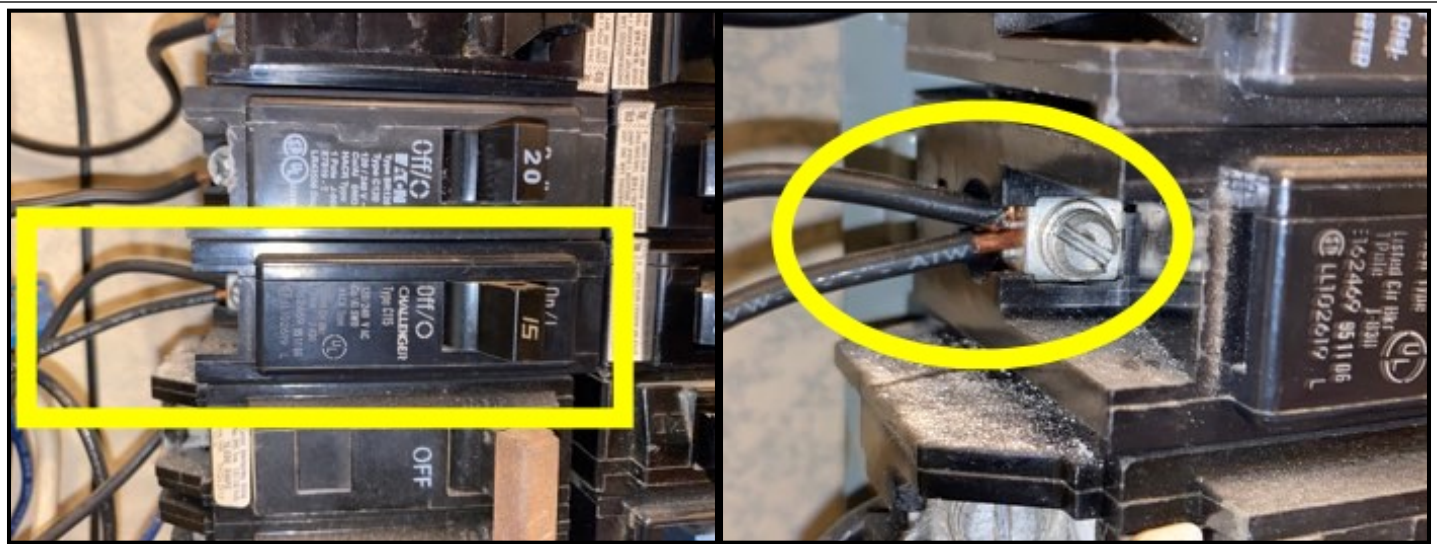


Exterior Components

Page 34 Item: 1	Stucco	<p>1.1. Cracked and chipped stucco observed in various locations. Seek a qualified licensed contractor for further evaluations and repairs.</p> <p>1.2. Large cracks observed on the front facing side of the exterior building walls. These cracks could be a result of property settlement and movement to the foundation. The cracks are large enough where you should consult with a licensed foundation specialist and structural engineer for further deterioration to determine the buildings foundation actual condition.</p>
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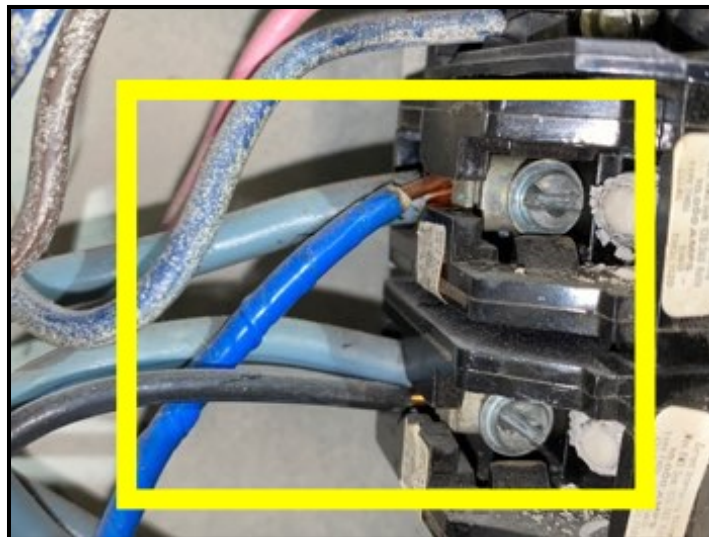


Roof		
Page 36 Item: 1	Roof Condition	1.3. The roof drains and roof needs to be serviced and cleaned of all organic debris and sediment. Seek a qualified licensed roofing contractor for repairs and maintenance.
Electrical		
Page 38 Item: 2	Electrical Panel	2.2. Recommend installing a proper closet around the meter switch board. It is not enclosed in a closet for safety. Seek a licensed contractor for repairs/correction.
Switch Board Panel		
Page 41 Item: 5	Wiring Observations	5.2. Recommend applying Aluminum antioxidant paste on the aluminium strand wiring as needed.
		
Upstairs Panel		
Page 43 Item: 3	Wiring Observations	<p>3.1. A single pole 15 amp breaker was observed to be "double tapped" in the sub panel. This does not meet current standards of practice and poses as a potential safety hazard. Seek a qualified licensed electrical contractor for further evaluations and repairs.</p> <p>3.2. There are neutral and ground wires in the electrical Sub Panel are being shared on the same bus bar. This may be consistent with time of construction but does not appear to meet current standards of practice and may pose a potential safety hazard. Seek a licensed electrical contractor for further evaluations and repairs.</p>



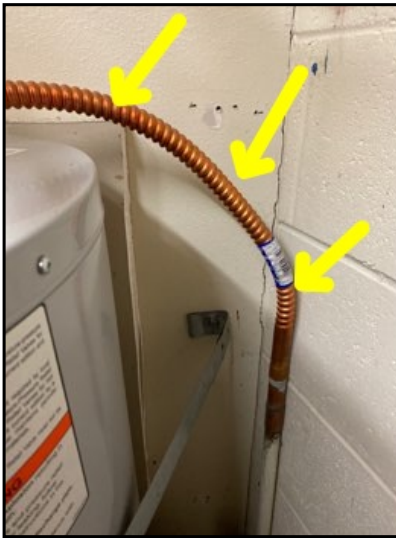
Downstairs Panel

Page 46 Item: 3	Wiring Observations	3.2. Two single pole 20 amp breakers are “double tapped” in the sub panel. This does not meet current standards of practice and poses as a potential safety hazard. Seek a qualified licensed electrical contractor for further evaluations and repairs.
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Water Heater

Page 50 Item: 2	Water Heater Condition	2.1. The water heater could not be fully evaluated or turned on at the time of inspection. The gas meter was shut off to the building. Refer to San Diego Gas and Electric to turn on the gas an re inspect the appliance.
Page 51 Item: 5	TPRV	5.2. CAUTION: The temperature relieve valves discharge pipe appears to be a threaded flexible type which does not meet current standards of practice. This is a potential safety hazard. Seek further evaluations by a licensed plumbing contractor.



Garage

Page 54 Item: 1	Common Observations	1.1. Due to occupants personal items, not all areas were visible. Advise a careful evaluation during final walk-through.
Page 55 Item: 2	Fire Door	2.1. The large door to the lower interior area is not fully self-closing and is required to be, to maintain the necessary firewall separation between a garage and living quarters, and will need to be serviced. Caution potential fire and safety hazard. Refer to a licensed contractor for approved repairs.



Page 57 Item: 6	Garage Door Parts	6.2. The left garage door opener chain is sagging. Seek a licensed garage door specialist for further evaluations and repairs
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Page 58 Item: 8

Electrical

8.1. The outlets should be upgraded to have ground fault protection, which is mandated by current standards and is an important safety feature. Caution, potential safety shock hazard.



HVAC 7

Page 73 Item: 1

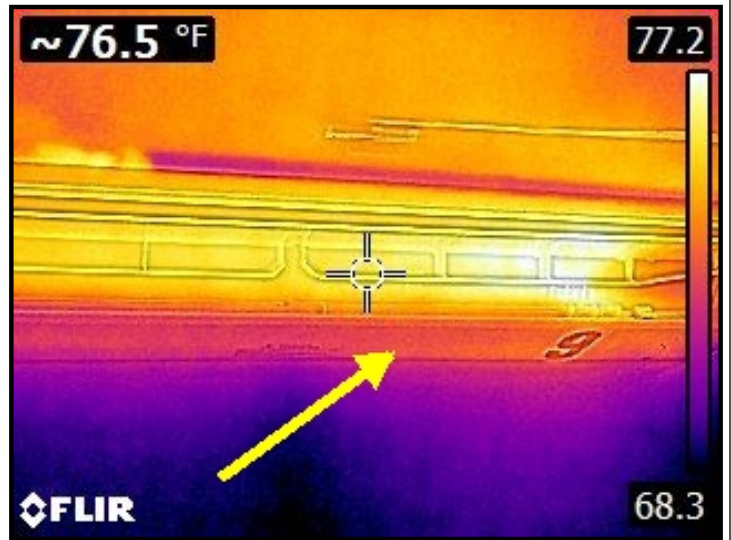
Heat/AC Mini Split

1.1. The number 7 Heat and AC mini split blows air, but heat and cool function did not work at the time of inspection. Seek a licenced HVAC technician for further evaluation and repairs.



HVAC 9

Page 76 Item: 1	Heat/AC Mini Split	1.1. The #9 Heat and AC mini split blows air at the time of inspection, but the heat and cool function did not operate. Seek a licenced HVAC technician for further evaluation and repairs.
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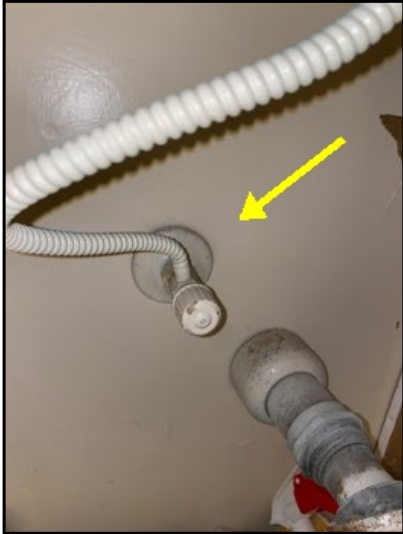

Downstairs Bathroom

Page 79 Item: 2	Sinks	2.1. Right side cold water control handle does not shut off. The water shut off valve has to be turned off.
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Gift Shop Bathroom

Page 81 Item: 2	GFCI	2.1. Bathroom counter top outlets should be upgraded to have ground fault protection, which is mandated by current standards and is an important safety feature. Caution, potential safety shock hazard. Seek a licensed electrical contractor for repairs.
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Page 81 Item: 4	Heating	4.1. Electric wall heating noted in this room. Not functional at the time of inspection. Potential hazard caution seek a qualified contractor to disconnect or remove.
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Page 82 Item: 5	Plumbing	5.2. Older style water shut off valves and/or supply lines noted. Buyer is cautioned that these traps can leak at any time due to corrosion. Seek a qualified licensed plumbing contractor for repairs and replacement.
		
Page 82 Item: 7	Sinks	7.1. The bathroom sink stopper was observed missing/inoperable. Seek a licensed plumbing contractor for repairs.
		
Southside Office Bathroom		
Page 84 Item: 3	Counters	3.1. The counter tops appear to be worn and damaged. Seek a licensed contractor for repairs.



Page 85 Item: 5

Plumbing

5.2. The bathrooms waste pipes were observed with signs of corrosion/build up at the fittings. This is susceptible to water leaks and moisture intrusion. Refer to a licensed plumbing contractor for repairs.



Page 86 Item: 6

Showers

6.1. The bathroom shower actively drips when in operation. Seek a licensed plumbing contractor for repairs.

6.2. The shower drain was duct taped over at initial time of inspection. We peeled it back and checked the shower drainage. The shower drained adequately at the time of inspection. Refer to sellers for information pertaining to the taped drain.



Page 87 Item: 7

Sinks

7.1. The bathroom sink stopper was observed missing/inoperable. Seek a licensed plumbing contractor for repairs.



Page 87 Item: 8

Toilets

8.1. Signs of mold like substance observed in the toilet. This could be due to lack of use.



Customer Bathrooms

Page 89 Item: 2

Counters

2.1. The counters should pedestal style sinks so that a person in a wheelchair is capable of sink use. Per commercial standards at least one sink must be capable for a handicapped accessibility. The front cover board of the sink area restricts wheelchair access. Seek a licensed contractor for further evaluations and repairs.



Page 93 Item: 6

Sinks

6.1. One or more sink stopper was observed missing/inoperable. Seek a licensed plumbing contractor for repairs.

6.2. Sink has a slow drain at one or more sink drain line. The sink drain appears to be partially blocked and should be serviced. This may be indicative of hair or debris obstructing the sink drain. Refer to a licensed plumbing contractor for further evaluations and repairs.



Upstairs Interior Areas

Page 96 Item: 1	Observations	1.2. The exit signs should be illuminated for easy spotting.
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Page 99 Item: 4	Smoke Detectors	4.2. Some of the interior smoke detectors appear to be older (10+years old). According to the National Fire Protection Agency, smoke detectors should be replaced every ten years. Recommend replacing all original smoke detectors.
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Southside Office

Page 102 Item: 2	Ceiling Condition	<p>2.1. Acoustic texture, also known as "popcorn", was present at the ceilings. This material was often used from the late 1950s into the 1980s in residential construction. Some of this material installed before the 80's has been known to contain asbestos. It is beyond the scope of this inspection to test for asbestos. The only way to confirm the presence or absence of asbestos is by having a sample of the material tested in a lab. If client has any concerns regarding asbestos materials, an asbestos-testing lab should be consulted for further review.</p> <p>2.2. Evidence of water staining was observed at the second level ceiling in one or more areas. Conditions tested dry with the thermal imaging camera at the time of inspection. Refer to the sellers and sellers disclosure to advise. Monitor conditions.</p> <p>2.3. The ceilings appear to have typical stress fractures. You may wish to have this further evaluated by a qualified expert and repair as needed.</p> <p>2.4. There appeared to be evidence of a repair noted on the ceiling in one or more location.</p>
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Page 104 Item: 3 Doors

3.1. We recommend the doors to swing outward. Being that this building is a commercial property, all doors should swing outward for proper fire egress and escape. Seek a licensed contractor for further evaluations and repairs.



Northside Office Space

Page 105 Item: 1	Observations	1.2. Limited review of the interior during the time of inspection due to a number of personal items blocking access. Advise verifying condition with a qualified professional as needed.
Page 106 Item: 2	Ceiling Condition	<p>2.1. Acoustic texture, also known as "popcorn", was present at the ceilings. This material was often used from the late 1950s into the 1980s in residential construction. Some of this material installed before the 80's has been known to contain asbestos. It is beyond the scope of this inspection to test for asbestos. The only way to confirm the presence or absence of asbestos is by having a sample of the material tested in a lab. If client has any concerns regarding asbestos materials, an asbestos-testing lab should be consulted for further review.</p> <p>2.2. Evidence of water staining was observed at the second level ceiling in one or more areas. Conditions tested dry with the thermal imaging camera at the time of inspection. Refer to the sellers and sellers disclosure to advise. Monitor conditions.</p>



Page 107 Item: 3	Doors	3.2. We recommend the doors to swing outward. Being that this building is a commercial property, all doors should swing outward for proper fire egress and escape. Seek a licensed contractor for further evaluations and repairs.
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Page 108 Item: 4	Electrical	4.1. There are cover panels to the security system wiring that are missing.
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Page 108 Item: 5	Smoke Detectors	5.2. Some of the interior smoke detectors appear to be older (10+years old). According to the National Fire Protection Agency, smoke detectors should be replaced every ten years. Recommend replacing all original smoke detectors.
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Northside Office Kitchen

Page 110 Item: 3	Electrical	3.1. CAUTION: Unprotected wiring noted in one or more areas. This can be a possible safety concern. Recommend correcting advise repair by licensed electrical contractor.
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Page 110 Item: 4	GFCI	4.1. All Counter top outlets should be upgraded to have ground fault protection, which is mandated by current standards and is an important safety feature. Caution, potential safety shock hazard. Seek a licensed electrical contractor for repairs.
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## Inspection Details

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process. Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. This report will focus on safety and function, not current code. **This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.** For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a thorough final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide. **The inspection is performed in accordance with the InterNACHI standards of practice in effect at the time of the inspection.** These standards are available at the link provided <https://www.nachi.org/sop.htm>. Sections & Items highlighted in **BLUE** needs further evaluations and/or repairs by a qualified licensed tradesman. Sections & Items highlighted in **RED** are conditions the inspector considers to be a potential safety hazard and/or items that need immediate attention. Words highlighted in **YELLOW** are construction terminology. Refer to glossary section at the end of the report for definitions.

### 1. Attendance

Client present

### 2. Property Type

Commercial Building - Sheriff Museum

### 3. Occupancy

Occupied - Furnished

## Grounds

# Grounds Continued

## 1. Grounds & Informational Comments

### Observations:

1.1. It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces, and it is particularly important to keep the house walls sealed, which provide the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principal cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows while it was raining that may not have been apparent otherwise. Regardless, there are many styles of windows but only two basic types, single and dual-glazed. Dual-glazed windows are superior, because they provide a thermal as well as an acoustical barrier. However, the hermetic seals on these windows can fail at any time, and cause condensation to form between the panes. If the windows are original to the home they should be closely monitored for condensation. Unfortunately, this is not always apparent, which is why we disclaim an evaluation of hermetic seals. Nevertheless, in accordance with industry standards, we test a representative number of unobstructed windows, and ensure that at least one window in every bedroom is operable and facilitates an emergency exit.

1.2. With the exception of townhomes, condominiums, and residences that are part of a planned urban development, or PUD, we evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this could only be confirmed by a geological evaluation of the soil.

1.3. Most laws regarding accessibility only regulate new construction and remodeling and do not oblige existing building owners to reduce barriers if such reduction is not readily achievable. This report does not cover all of the possible local, state, provincial and federal requirements regarding accessibility or barrier reduction. The information presented within this report was derived from a visual-only inspection of the property and is intended solely as informal guidance, and is not a determination of legal rights or responsibilities.

1.4. It is the client's responsibility to obtain copies of all documents and provide them for the inspector. These documents are most often obtained from the seller or from local government offices. The inspector is not responsible for gathering or paying for copies of appropriate documents to be reviewed unless these tasks are specifically assigned to the inspector in the Scope of Work Agreement. We recommend the client requesting all documents associated with the property for full disclosure prior to the close of sale. Please have the seller provide me copies of as many of the following documents as can be reasonably procured:

accessibility surveys;

appraisals;

building plans;

Certificates of Occupancy;

citations;

deck age records, plans and construction permits;

deck and balcony maintenance, power-washing, painting, treating, repair and modification history;

emergency evacuation plans;

# Grounds Continued

environmental studies;  
evacuation drill records;  
fire-detection test and maintenance records;  
fire-door inspection reports;  
fire-prevention plans;  
fire-extinguisher service records;  
fire records;  
flame-resistant certificates;  
floodplain maps;  
floor plans;  
kitchen grease-cleaning records;  
kitchen post-fire inspections;  
maintenance records;  
manufacturers' installation instructions;  
notices;  
permits;  
power-washing records;  
previous inspection reports;  
proposals;  
rent records;  
repair estimates and/or invoices;  
safety inspection records;  
seller disclosures;  
sprinkler-head replacement records;  
utility bills; and  
warranties.

## 2. Plumbing

Materials: Water is supplied to the property by copper water piping.

Observations:

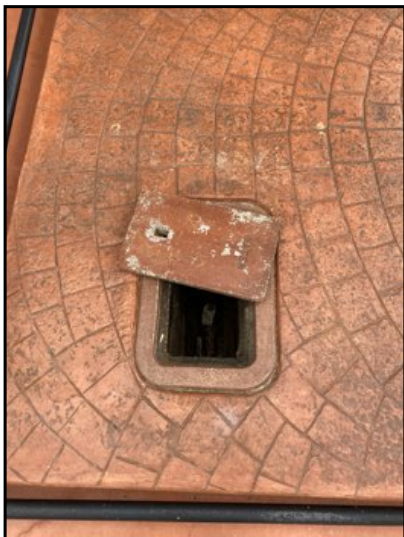
2.1. The main water shut off are located at the front exterior of the home near the street.

2.2. The water shutoff is located at the front exterior side of the building/home.





# Grounds Continued



## 3. Water Pressure

Observations:

3.1. 55 psi



## 4. Pressure Regulator

Observations:

4.1. A functional pressure regulator is in place on the plumbing system.

## 5. Exterior Faucet Condition

Observations:

The hose bibs that were tested are functional.

The hose bibs that we tested are functional, but do not include anti-siphon valves. These valves are relatively inexpensive, are required by current standards. However, we may not have located and tested every hose bib on the property.

# Grounds Continued

## 6. Main gas Valve Condition

Observations:

6.1. The gas service is off to the structure. The inspector cannot inspect this system. The main gas shut off valve is located at the gas meter. The unit was off and locked. No gas related items were tested. Advise testing before close of escrow.



## 7. Driveway and Walkway Condition

Materials:

Concrete walkway/driveway noted.

Observations:

7.1. Driveway in good shape for age and wear. No deficiencies noted.



# Grounds Continued

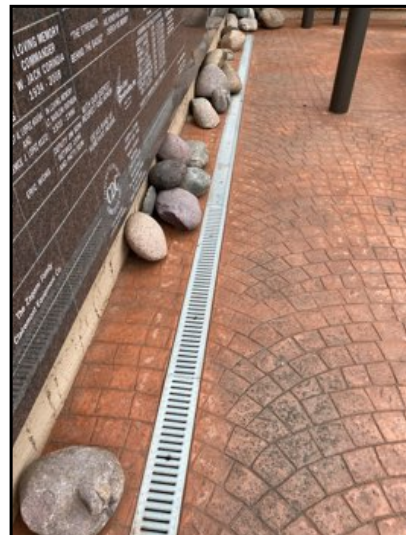
## 8. Grading

8.1. The property is served by area drains that appear to be in acceptable condition. However, because it is impossible to see inside them, the seller should guarantee that the drains are functional, or they should be flushed through to the street before the close of escrow. Surface water carries minerals and silt that is deposited inside the pipes and hardens in the summer months to the consistency of wet concrete, which can impede drainage and require the pipes to be cleared by a roter service.

8.2. Moisture intrusion is a perennial problem, with which you should be aware. It involves a host of interrelated factors, and can be unpredictable, intermittent, or constant. When moisture intrusion is not self evident, it can be inferred by musty odors, peeling paint or plaster, efflorescence, or salt crystal formations, rust on metal components, and wood rot. However, condensation and humidity can produce similar conditions if the temperature in an area is not maintained above the dew point. Regardless, if the interior floors of a residence are at the same elevation or lower than the exterior grade we could not rule out the potential for moisture intrusion and would not endorse any such areas. Nevertheless, if such conditions do exist, or if you or any member of your family suffers from allergies or asthma, you should schedule a specialist inspection.

8.3. Water can be destructive and foster conditions that are deleterious to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. However, we cannot guarantee the condition of any subterranean drainage system, but if a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. The sellers or occupants will obviously have a more intimate knowledge of the site than we could possibly hope to have during our limited visit, however we have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the **cellulose** material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise building materials and produce mold-like substances that can have an adverse affect on health.

8.4. There is a negative slope/improper storm water drainage at the rear of building and can cause or contribute to water intrusion or deterioration. Recommend further evaluation by a licensed grading and drainage contractor to determine corrections needed at this time.

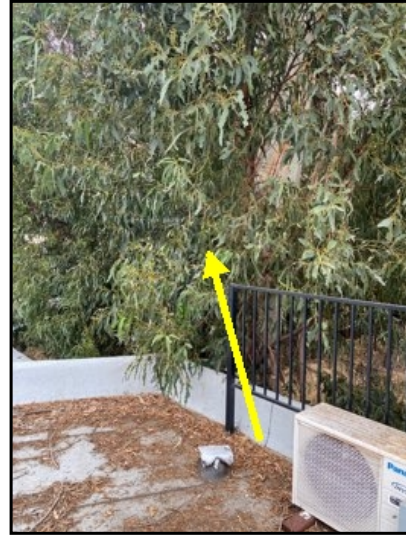
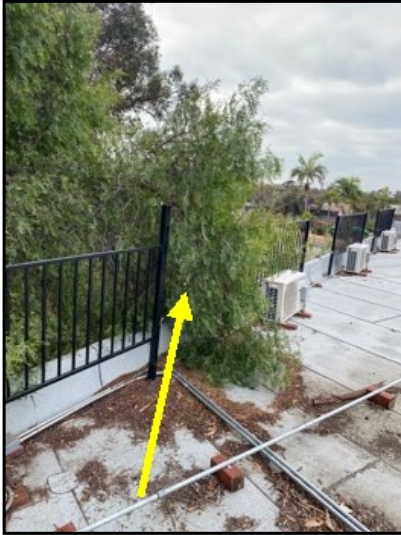


# Grounds Continued

## 9. Vegetation Observations

### Observations:

9.1. There are tree branches that are in contact with the roof. Trim trees that are in contact or proximity to home, as branches can abrade roofing or siding and cause damage. Refer to a licensed arborist/tree trimmer for repairs.



## 10. GFCI

### Observations:

10.1. No Ground Fault Circuit Interrupter (**GFCI**) protection at the exterior electrical outlets was provided in the home at the time of inspection. Although GFCI protection may not have been required at the time the home was built, for safety reasons, consider upgrading the electrical system to include GFCI protection. Caution, conditions poses a potential safety shock hazard. Seek a licensed electrical contractor for further evaluations and repairs.

10.2. The rooftop exterior outlets are not functional and are not GFCI protected.

# Grounds Continued



## 11. Stairs & Handrail

Observations:

11.1. Appeared functional at time of inspection.

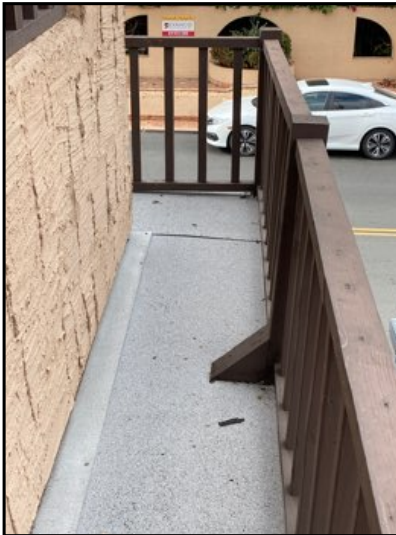


## 12. Balcony

Observations:

12.1. The balcony structure has a rolled cap sheet roofing material that has been improperly nailed onto the structure in various areas. Advise correction and repairs to prevent moisture intrusion.

# Grounds Continued



## 13. Patio Enclosure

### Observations:

13.1. Dry rot and termite damage noted on the patio roof structures support columns. Seek a qualified licensed termite contractor for repairs and correction.

# Grounds Continued



# Grounds Continued



# Foundation



# Foundation Continued

## 1. Slab Foundation

### Observations:

1.1. This building has a slab foundation. Such foundations vary considerably from older ones that have no moisture barrier under them and no reinforcing steel within them to newer ones that have both. Our inspection of slab foundations conforms to industry standards, which is that of a generalist and not a specialist. We check the visible portion of the stem walls on the outside for any evidence of significant cracks or structural deformation, but we do not move furniture or lift carpeting and padding to look for cracks or moisture penetration, and we do not use any of the specialized devices that are used to establish relative elevations and confirm differential movement. Significantly, many slabs are built or move out of level, but the average person may not become aware of this until there is a difference of more than one inch in twenty feet, which most authorities regard as being tolerable.

Many slabs are found to contain cracks when the carpet and padding are removed, including some that contour the edge and can be quite wide. They typically result from shrinkage and usually have little structural significance. However, there is no absolute standard for evaluating cracks, and those that are less than 1/4" and which exhibit no significant vertical or horizontal displacement are generally not regarded as being significant. Although they typically do result from common shrinkage, they can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, adverse soil conditions, and poor drainage, and if they are not sealed they can allow moisture to enter a residence, and particularly if the residence is surcharged by a hill or even a slope, or if downspouts discharge adjacent to the slab. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert, and we would be happy to refer one.

1.2. We evaluated the slab foundation on the exterior, by examining the stem walls that project above the footing at the base of the house walls. The interior portions of the slab, which is also known as the slab floor, have little structural significance and, inasmuch as they are covered and not visually accessible, it is beyond the scope of our inspection.

1.3. Concrete slab not visible due to floor coverings.

## 2. Foundation Perimeter

### Observations:

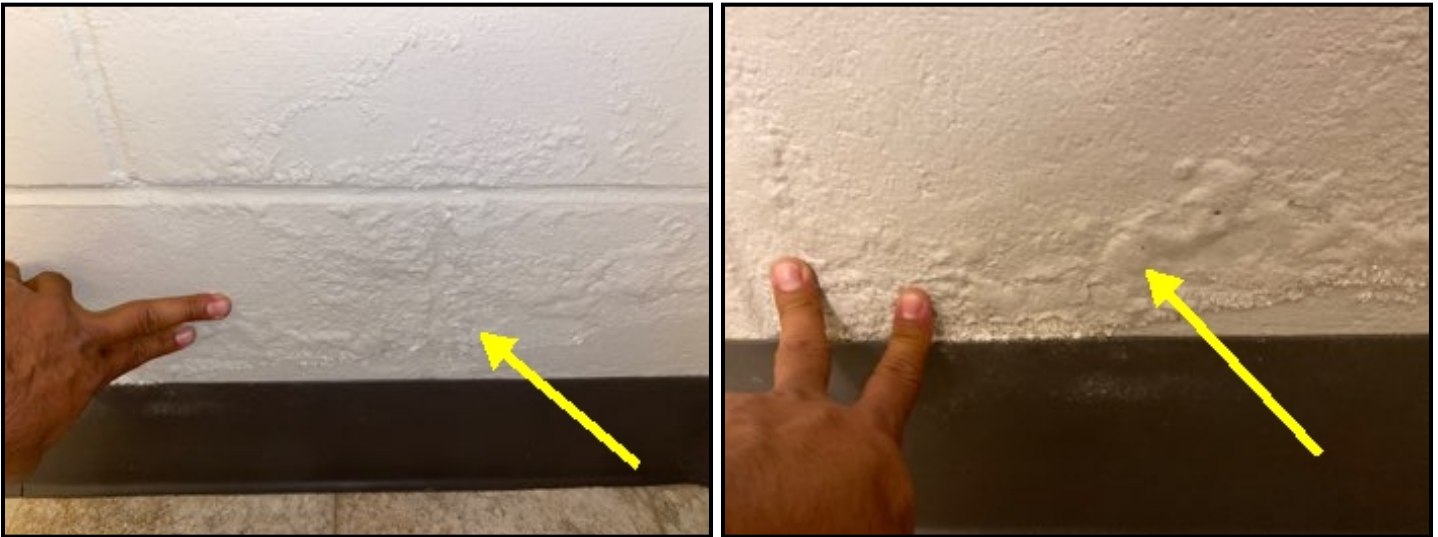
2.1. There are areas around the property that impede the inspectors full view of the concrete stem wall due to stucco, exterior decking, exterior paving and/or grading and vegetation covering the slab. Monitor conditions.

## 3. Foundation Walls

### Observations:

3.1. There is efflorescence on the concrete foundation CMU block walls which confirms that moisture has penetrated the area and activated minerals that form a white powdery formation of salt crystals. This is a condition that should be monitored, and one that could produce musty odors.

# Foundation Continued



## 4. Foundation Plumbing

### Observations:

4.1. We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the close of escrow. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house, or the cost of roofer service, most of which are relatively inexpensive.

# Exterior Components

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

## 1. Stucco

### Observations:

1.1. Cracked and chipped stucco observed in various locations. Seek a qualified licensed contractor for further evaluations and repairs.

1.2. Large cracks observed on the front facing side of the exterior building walls. These cracks could be a result of property settlement and movement to the foundation. The cracks are large enough where you should consult with a licensed foundation specialist and structural engineer for further deterioration to determine the buildings foundation actual condition.

# Exterior Components Continued



# Exterior Components Continued



## Roof

### 1. Roof Condition

We evaluated the roof and its components from walking on its surface.

#### Materials:

The roof is an asphalt roof. There are a wide variety of composition roofs, which are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. The commonest of these roofs are warranted by manufacturers to last from seventeen to twenty years, and are typically guaranteed against leaks by the installer for three to five years. The actual life of the roof will vary, depending on a number of interrelated factors besides the quality of the material and the method of installation. However, the first indication of significant wear is apparent when the granules begin to separate and leave pockmarks or dark spots. This is referred to as primary decomposition, which means that the roof is in decline, and therefore susceptible to leakage. This does not mean that the roof needs to be replaced, but that it should be monitored more regularly and serviced when necessary. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage.

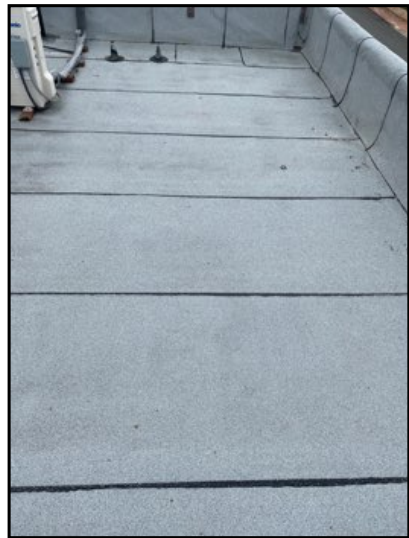
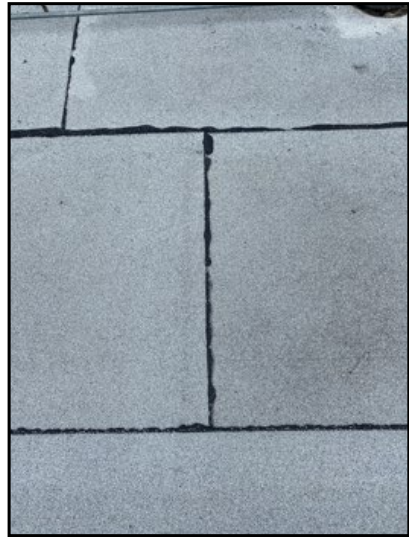
#### Observations:

1.1. The roof is in acceptable condition, but this is not a guarantee against leaks. For a guarantee, you would need to have a roofing company perform a water-test and issue a roof certification.

1.2. The roof drainage is served by roof drains that appear to be in acceptable condition. However, because it is impossible to see inside them, the seller should guarantee that the drains are functional, or they should be flushed through before the close of escrow. Surface water carries minerals and silt that is deposited inside the pipes and hardens in the summer months to the consistency of wet concrete, which can impede drainage and require the pipes to be cleared.

**1.3. The roof drains and roof needs to be serviced and cleaned of all organic debris and sediment. Seek a qualified licensed roofing contractor for repairs and maintenance.**

# Roof Continued



# Roof Continued



# Electrical

This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the property, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician.

## 1. General Comments

National safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. They should not be located inside clothe closets, where they might be concealed and could impede an emergency disconnect. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, we attempt to test every one that is unobstructed, but if a residence is furnished we will obviously not be able to test each one.

## 2. Electrical Panel

Observations:

2.1. The main panel/meter switch board appears to be in good visual condition.

2.2. Recommend installing a proper closet around the meter switch board. It is not enclosed in a closet for safety. Seek a licensed contractor for repairs/correction.

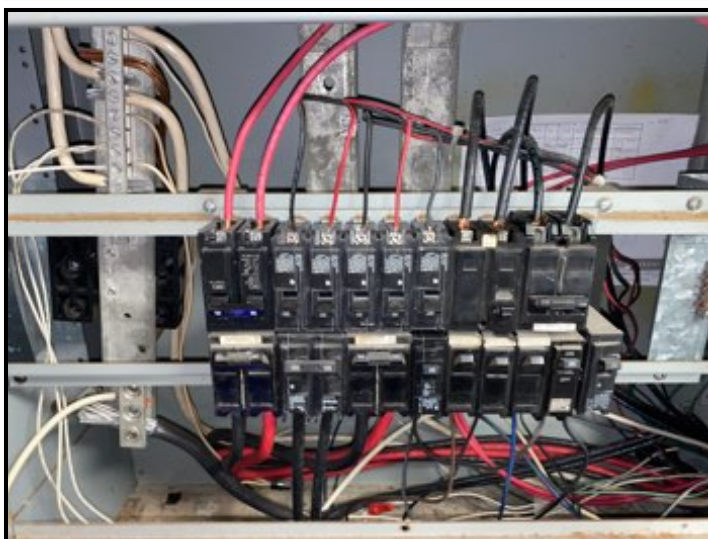


# Switch Board Panel

## 1. Electrical Panel

Observations:

1.1. The main panel appears to be in good visual condition.



## 2. Main Amp Breaker/Main Disc

Observations:

2.1. 400 AMP 120/240 1 phase 3 wire



# Switch Board Panel Continued



## 3. Cable Feeds

### Observations:

3.1. The main conductor lines are underground, or part of a lateral service entrance. This is characteristic of modern electrical services but, inasmuch as the service lines are underground and cannot be seen, they are not evaluated as part of our service.

## 4. Breakers

### Observations:

4.1. All of the circuit breakers appeared serviceable.



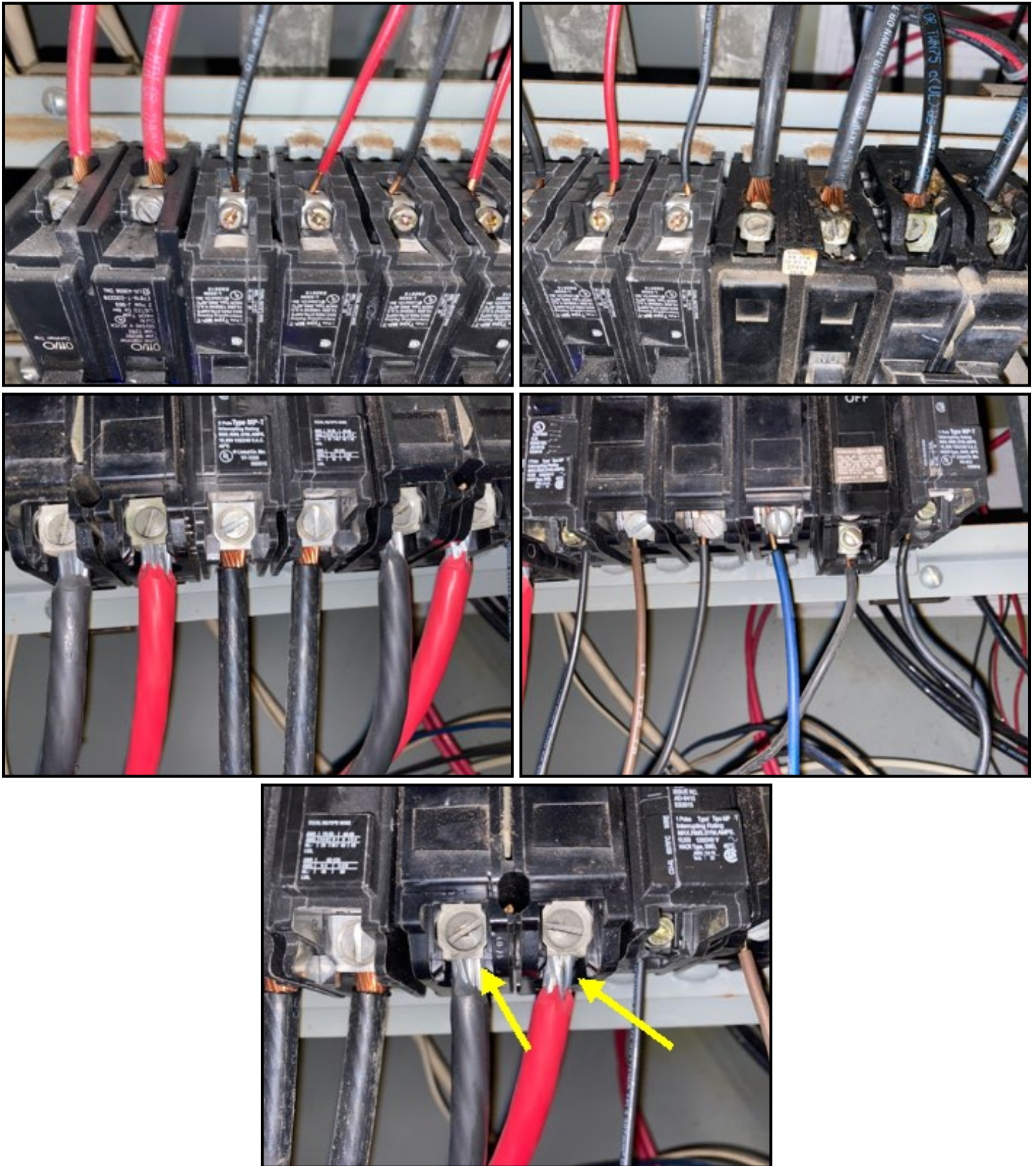
## 5. Wiring Observations

### Observations:

5.1. The visible portions of the wiring has no visible deficiencies.

5.2. Recommend applying Aluminum antioxidant paste on the aluminium strand wiring as needed.

# Switch Board Panel Continued



# Switch Board Panel Continued

## 6. Grounding

Observations:

6.1. The panel ground appears to be correct.



# Upstairs Panel

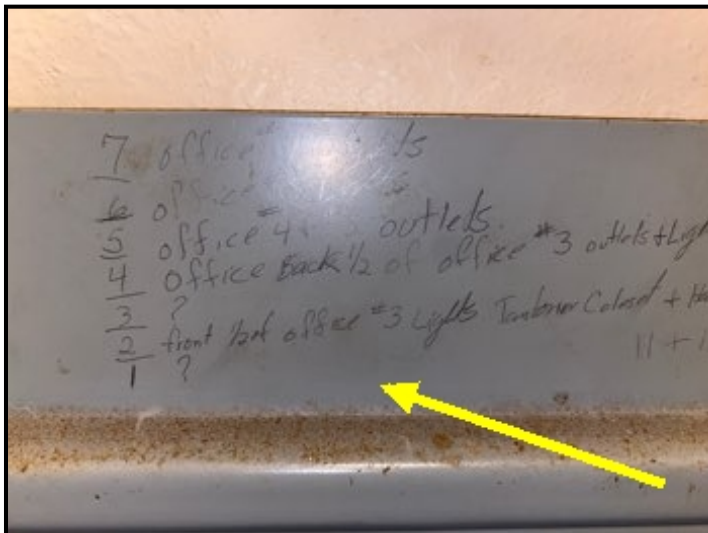
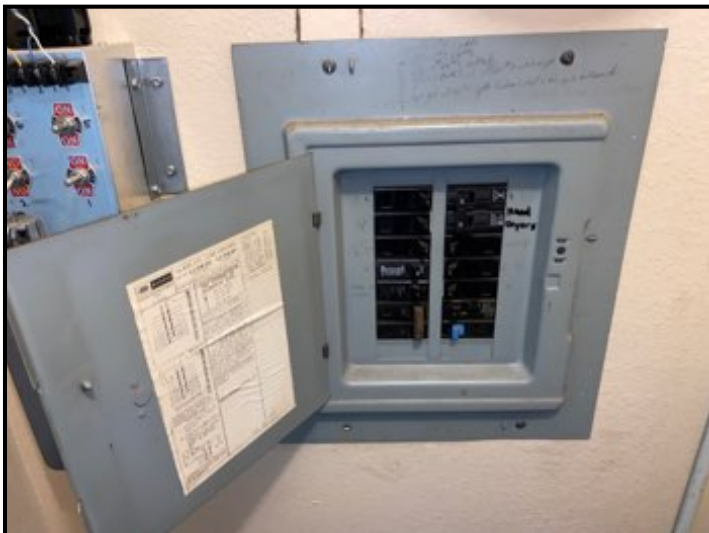
## 1. Electrical Panel

Location:

The sub panel is located at the upstairs hallway washroom/cleaning supply closet.

Observations:

1.1. The sub panel appears to be in good visual condition.



# Upstairs Panel Continued



## 2. Breakers

Observations:

2.1. All of the circuit breakers appeared serviceable.



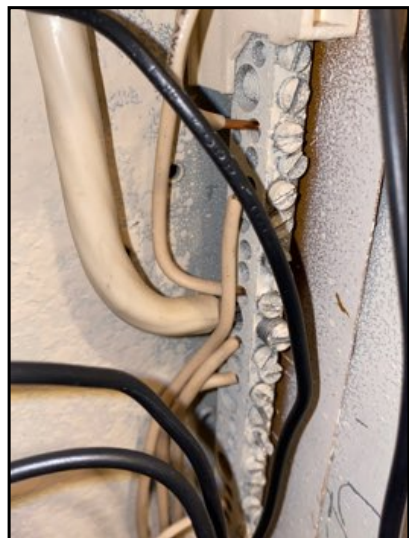
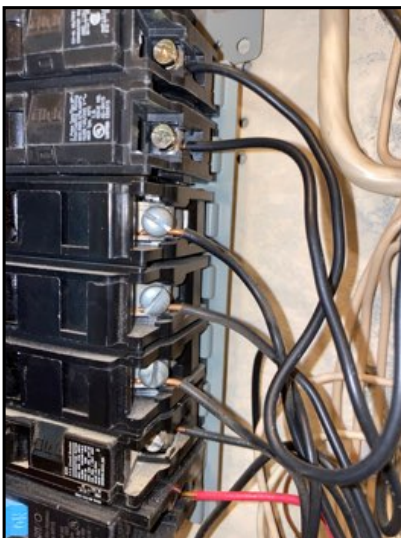
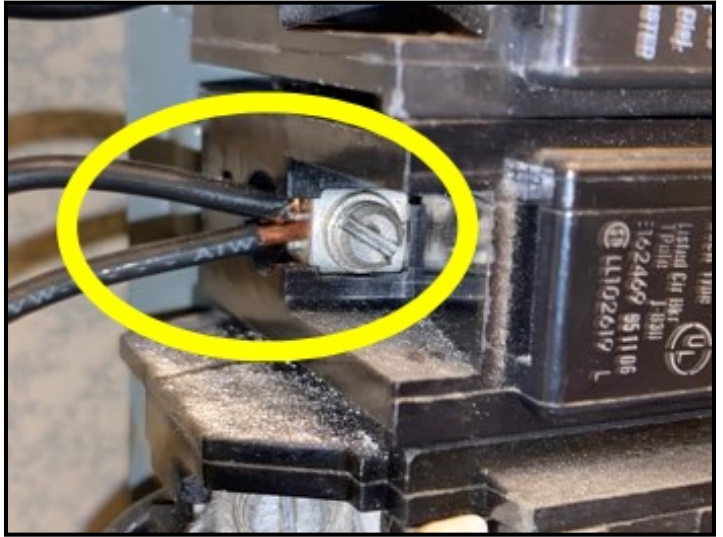
## 3. Wiring Observations

Observations:

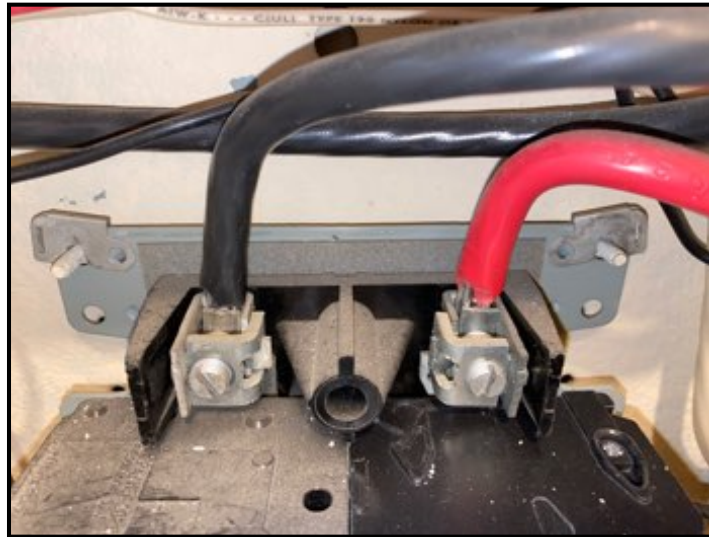
3.1. A single pole 15 amp breaker was observed to be "double tapped" in the sub panel. This does not meet current standards of practice and poses as a potential safety hazard. Seek a qualified licensed electrical contractor for further evaluations and repairs.

3.2. There are neutral and ground wires in the electrical Sub Panel are being shared on the same bus bar. This may be consistent with time of construction but does not appear to meet current standards of practice and may pose a potential safety hazard. Seek a licensed electrical contractor for further evaluations and repairs.

# Upstairs Panel Continued



# Upstairs Panel Continued

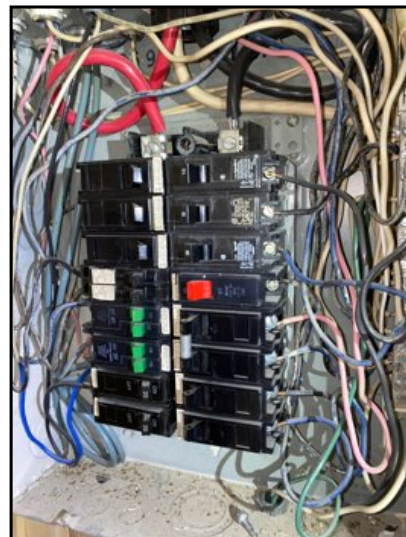


# Downstairs Panel

## 1. Electrical Panel

Observations:

1.1. The sub panel appears to be in good visual condition.



## 2. Breakers

Observations:

2.1. All of the circuit breakers appeared serviceable.

# Downstairs Panel Continued



## 3. Wiring Observations

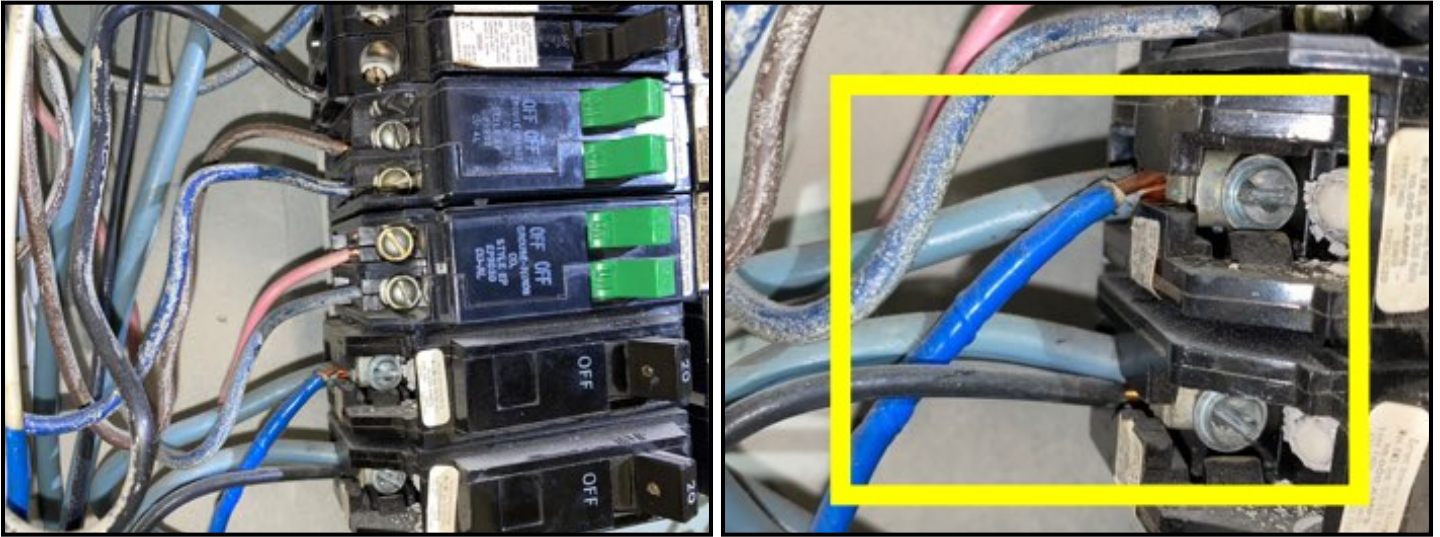
Observations:

3.1. The visible portions of the wiring has no visible deficiencies.

3.2. Two single pole 20 amp breakers are "double tapped" in the sub panel. This does not meet current standards of practice and poses as a potential safety hazard. Seek a qualified licensed electrical contractor for further evaluations and repairs.



## Downstairs Panel Continued



## Roof Top Panel

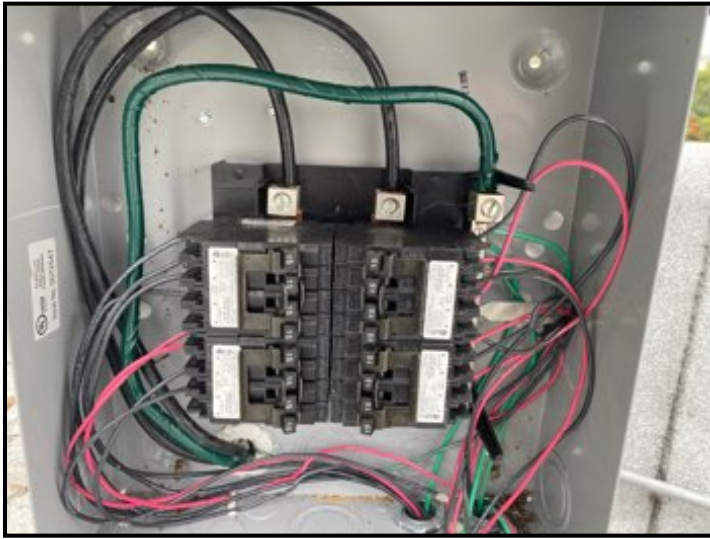
### 1. Electrical Panel

#### Observations:

- 1.1. The sub panel appears to be in good visual condition.



# Roof Top Panel Continued



**Roof Load Center**

Model: 21 Enclosure: Type 3R  
Number: N008NR Type 3R  
N008NRU Type 3R

Rating: 125 Amps Max. See Rating of Main Breaker if used.  
Main Breaker requires L340245 Hold-Down Kit.  
250/480 Volts - 1 Phase 3 Wire  
Rating limited to 150A when subject to New York City Elec. Code  
Bulletin No. 124.

For installation by a qualified person in accordance with all local electrical codes and/or the National Electrical Code®.

Diagram indicates maximum number of breaker poles.

To reset breakers with tripped handle position between ON and OFF, move handle to OFF then to ON.

**Suitable For Use As Service Equipment**  
when not more than six main disconnecting means are provided and when not used as a lighting and appliance branch circuit panel (see Article 408.14 of the National Electrical Code®) or when used with integral main breaker. When used as service equipment, apply "Service Disconnect" label(s) to front next to appropriate breaker handle(s).

ACCESSORIES		CONDUIT RATES	
DESCRIPTION	QTY	TRADE SIZE	CAE NO.
GROUNDING BUS	1	3/4"	1000000
FLUSH PLATE	1	1 1/2"	1000000
SOFT TOUCH	1	1 1/2"	1000000
OR BRANCH NEUT	1	1 1/2"	1000000
TERMINALS	1	1 1/2"	1000000
TERMINAL KIT	1	1 1/2"	1000000
SCHEMATIC	1	1 1/2"	1000000

**SHORT CIRCUIT CURRENT RATING**  
This equipment has a maximum short circuit current rating of 100,000 Amperes RMS symmetrical, 150,000VA. The actual rating is determined by the branch breakers installed in this cabinet and the number of breakers. If any installed branch breaker is not a listed branch breaker, the actual rating is determined by the branch breaker installed, or listed in the panel's listing. Any other type of branch breaker installed in this cabinet is not listed in the panel's listing. Use of any other type of branch breaker in this cabinet is not recommended.

Branch Breaker	Number of Breakers	Short Circuit Current Rating (SCCR)
100 Amp, 1 Pole	1	100,000
100 Amp, 2 Pole	1	100,000
100 Amp, 3 Pole	1	100,000
100 Amp, 4 Pole	1	100,000
100 Amp, 1 Pole	2	100,000
100 Amp, 2 Pole	2	100,000
100 Amp, 3 Pole	2	100,000
100 Amp, 4 Pole	2	100,000
100 Amp, 1 Pole	3	100,000
100 Amp, 2 Pole	3	100,000
100 Amp, 3 Pole	3	100,000
100 Amp, 4 Pole	3	100,000
100 Amp, 1 Pole	4	100,000
100 Amp, 2 Pole	4	100,000
100 Amp, 3 Pole	4	100,000
100 Amp, 4 Pole	4	100,000

Rating limited to 150A when subject to New York City Elec. Code Bulletin No. 124.

For installation by a qualified person in accordance with all local electrical codes and/or the National Electrical Code®.

Diagram indicates maximum number of breaker poles.

To reset breakers with tripped handle position between ON and OFF, move handle to OFF then to ON.

**Suitable For Use As Service Equipment**  
when not more than six main disconnecting means are provided and when not used as a lighting and appliance branch circuit panel (see Article 408.14 of the National Electrical Code®) or when used with integral main breaker. When used as service equipment, apply "Service Disconnect" label(s) to front next to appropriate breaker handle(s).

**SHORT CIRCUIT CURRENT RATING**  
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Branch Breaker	Number of Breakers	Short Circuit Current Rating (SCCR)
100 Amp, 1 Pole	1	100,000
100 Amp, 2 Pole	1	100,000
100 Amp, 3 Pole	1	100,000
100 Amp, 4 Pole	1	100,000
100 Amp, 1 Pole	2	100,000
100 Amp, 2 Pole	2	100,000
100 Amp, 3 Pole	2	100,000
100 Amp, 4 Pole	2	100,000
100 Amp, 1 Pole	3	100,000
100 Amp, 2 Pole	3	100,000
100 Amp, 3 Pole	3	100,000
100 Amp, 4 Pole	3	100,000
100 Amp, 1 Pole	4	100,000
100 Amp, 2 Pole	4	100,000
100 Amp, 3 Pole	4	100,000
100 Amp, 4 Pole	4	100,000



# Roof Top Panel Continued



# Water Heater

## 1. General Comments

1.1. There are a wide variety of residential water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of much water softening systems. The water temperature should be set at a minimum of 110 degrees Fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with either a pressure/temperature relief valve and discharge pipe plumbed to the exterior, or a Watts 210 gas shut-off valve.



# Water Heater Continued

## 2. Water Heater Condition

Heater Type:

Gas

Age-2019

Location:

The heater is located in the hallway in a closet/enclosure.

Observations:

2.1. The water heater could not be fully evaluated or turned on at the time of inspection. The gas meter was shut off to the building. Refer to San Diego Gas and Electric to turn on the gas and reinspect the appliance.



## 3. Number Of Gallons

Observations:

3.1. 40 Gallons

## 4. Venting

Observations:

4.1. Appears functional during the time of inspection.

# Water Heater Continued



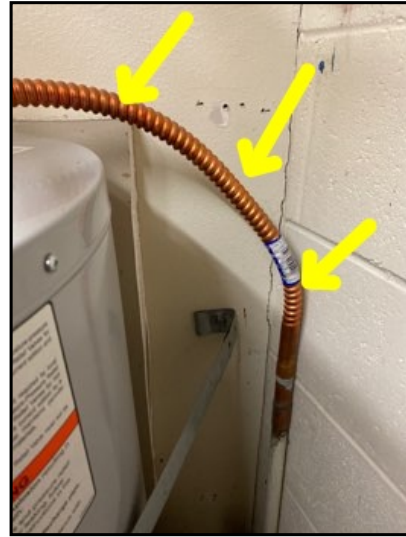
## 5. TPRV

### Observations:

5.1. The gas water heater temperature relieve valve is present and in satisfactory condition.

5.2. **CAUTION:** The temperature relieve valves discharge pipe appears to be a threaded flexible type which does not meet current standards of practice. This is a potential safety hazard. Seek further evaluations by a licensed plumbing contractor.

# Water Heater Continued



## 6. Strapping

Observations:

6.1. The water heater appears to have the approved / correct seismic strapping at the top and bottom 1/3 section of water heater tank.



## 7. Gas Valve

Observations:

7.1. Appears functional.

# Water Heater Continued



## 8. Plumbing

Materials:

Copper water lines noted.

Observations:

8.1. The water heaters water shut off valve appears functional.



# Water Heater Continued



## 9. Overflow Condition

Observations:

9.1. Appears to be in satisfactory condition -- no concerns.

## 10. Heater Enclosure

Observations:

10.1. The water heater enclosure is functional.

# Garage

## 1. Common Observations

Observations:

1.1. Due to occupants personal items, not all areas were visible. Advise a careful evaluation during final walk-through.

# Garage Continued



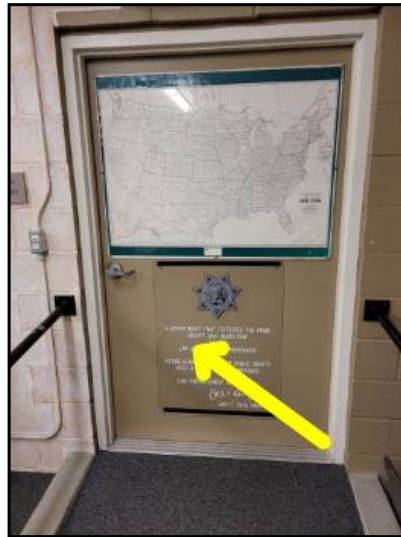
## 2. Fire Door

### Observations:

2.1. The large door to the lower interior area is not fully self-closing and is required to be, to maintain the necessary firewall separation between a garage and living quarters, and will need to be serviced. Caution potential fire and safety hazard. Refer to a licensed contractor for approved repairs.



# Garage Continued



## 3. Garage Opener Status

Observations:

3.1. The garage door opener and its components were functional at the time of inspection.

3.2. Light bulbs are blown on both garage door openers.



## 4. Garage Door's Reverse Status

Observations:

4.1. Both garage vehicle door auto-reverse impact features were functional at the time of inspection.

4.2. Both eye beam systems present and operating.

# Garage Continued

## 5. Garage Door Condition

Materials: Two - single 7', wood panel, sectional roll-up doors. Original equipment

Observations:

5.1. The garage doors are in acceptable condition at time of inspection.



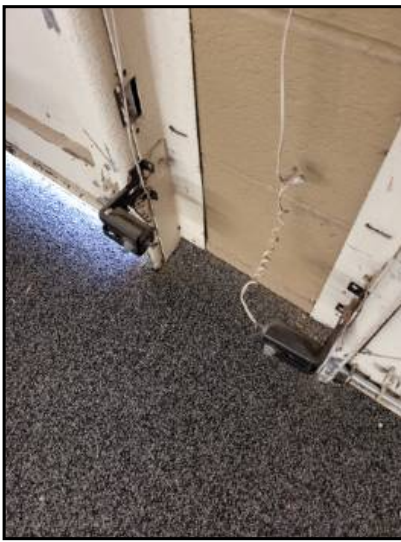
## 6. Garage Door Parts

Observations:

6.1. The garage door and opener appeared functional during the inspection.

6.2. The left garage door opener chain is sagging. Seek a licensed garage door specialist for further evaluations and repairs

# Garage Continued



## 7. Ventilation

### Observations:

7.1. There are no ventilation ports to vent exhaust fumes. Therefore, vehicle engines should not be left running with the garage door closed or carbon monoxide poisoning could result.

## 8. Electrical

### Observations:

8.1. The outlets should be upgraded to have ground fault protection, which is mandated by current standards and is an important safety feature. Caution, potential safety shock hazard.

## Garage Continued



## Indoor Health/Safety

### 1. Informational Comments

We do not test for mold or measure indoor air quality, which the Consumer Product safety Commission ranks fifth among potential contaminants. Regardless, a person's health is a truly personal responsibility, and inasmuch as we not inspect for mold or test for other environmental contaminants we recommend that you schedule an inspection by an environmental hygienist before the close of escrow. And this would be imperative if you or any member of your family suffers from allergies or asthma, and could require the sanitizing of air ducts and other concealed areas.

Note: Mold cannot exist without moisture. Therefore, any moisture whatsoever, whether it be from inadequate grading and drainage, a leaking roof, window, or door, or moisture from a faulty exhaust vent, a condensate pipe, an evaporator coil, or a component of a plumbing system should be serviced immediately, or the potential for mold infestation will remain.

## Tile Roof

# Tile Roof Continued

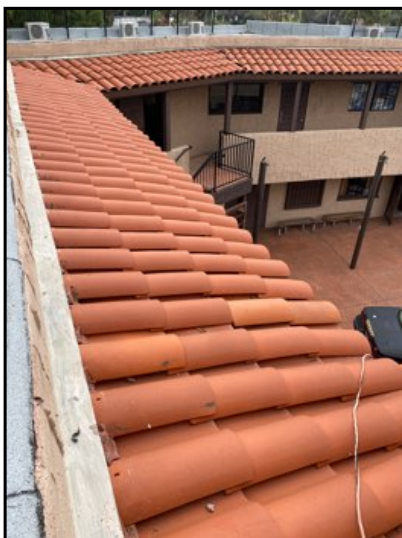
## 1. Roof Condition

### Materials:

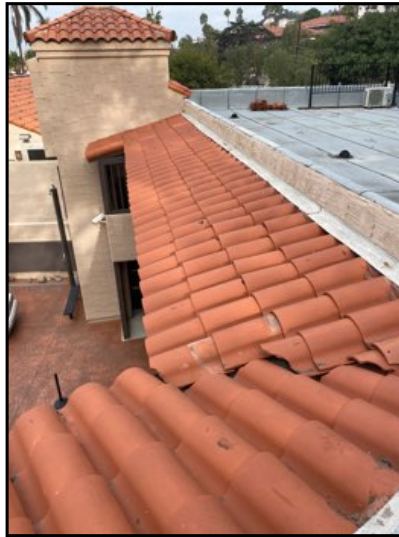
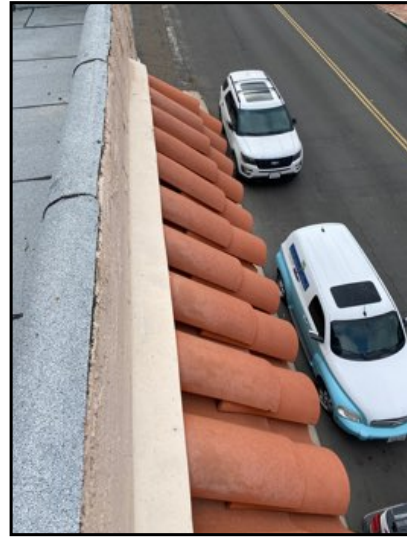
Concrete & Clay tile roofs are among the most expensive and durable of all roofs, and are warranted by the manufacturer to last for forty years or more, but are usually only guaranteed against leaks by the installer from three to five years. Like other pitched roofs, they are not designed to be waterproof, only water resistant, and are dependant on the integrity of the waterproof membrane beneath them, which cannot be seen without removing the tiles, but which can be split by movement, deteriorated through time, or by ultra-violet contamination. Significantly, although there is some leeway in installation specifications, the type and quality of membranes that are installed can vary from one installer to another, and leaks do occur. The majority of leaks result when a roof has not been well maintained or kept clean, and we recommend servicing them annually.

### Observations:

1.1. The roof is in acceptable condition, but this is not a guarantee against leaks. For a guarantee, you would need to have a roofing company perform a water-test and issue a roof certification.



# Tile Roof Continued



## HVAC 1

### 1. Heat/AC Mini Split

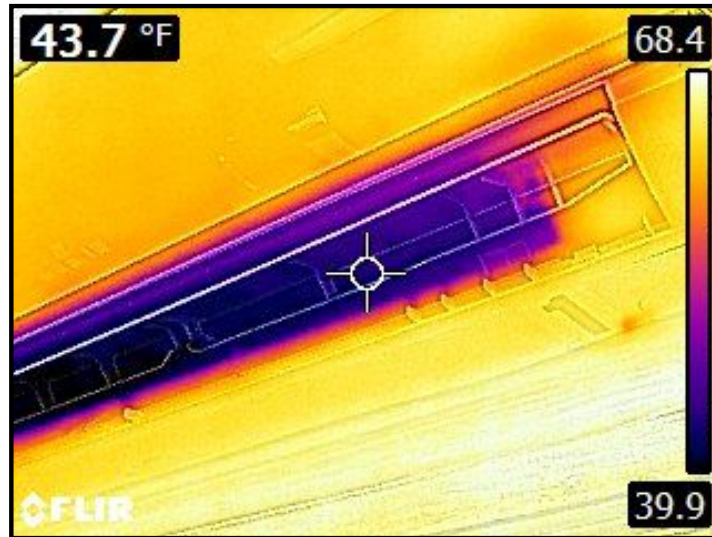
Observations:

1.1. Heat and AC Mini Split was functional at the time of inspection.

# HVAC 1 Continued



1. Good



## 2. Thermostats

### Observations:

2.1. There are 2 main control thermostat remotes. One is located in the southside upstairs office and one in the northside office. Both are functional at the time of inspection.

# HVAC 1 Continued



Located in break room



Located in private office

## 3. AC Compress Condition

Compressor Type: Electric • Age-2018

Location: The compressor is located on the roof.

Observations:

3.1. Appeared functional at the time of inspection.





# HVAC 1 Continued



## 4. Refrigerant Lines

Observations:

4.1. The visible portion of the refrigerant lines appeared to be in acceptable condition.



# HVAC 2

## 1. Heat/AC Mini Split

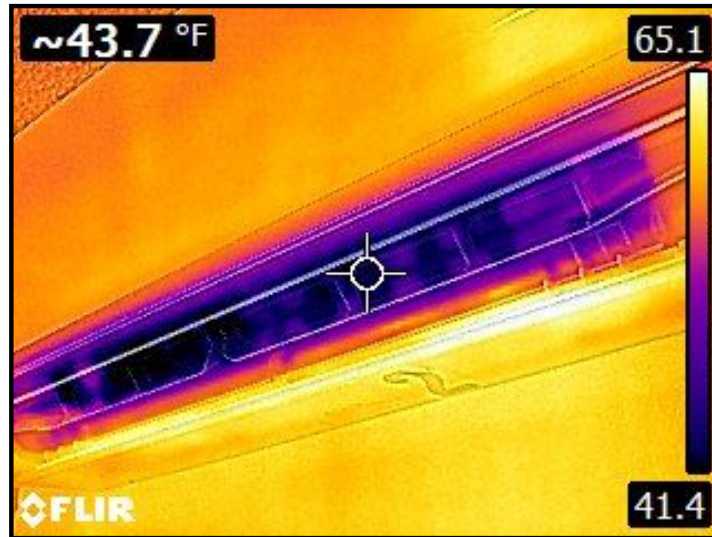
Observations:

1.1. Heat and AC Mini Split was functional at the time of inspection.

# HVAC 2 Continued



2. Good



## 2. AC Compress Condition

Compressor Type: Electric

Location: The compressor is located on the roof.

Observations:

2.1. Appeared functional at the time of inspection.

# HVAC 2 Continued



# HVAC 3

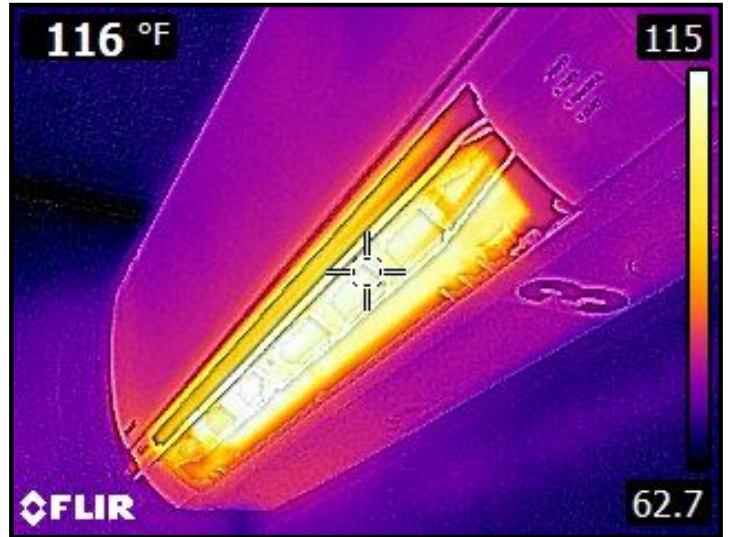
## 1. Heat/AC Mini Split

Observations:

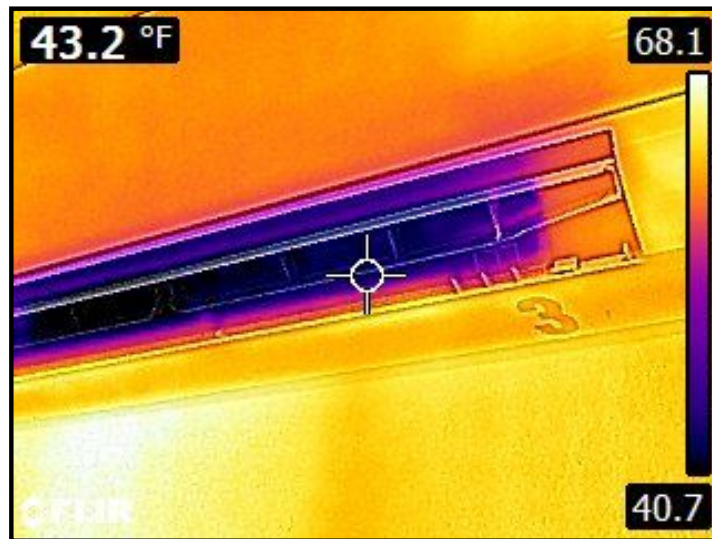
1.1. Heat and AC Mini Split was functional at the time of inspection.



3. Good



# HVAC 3 Continued



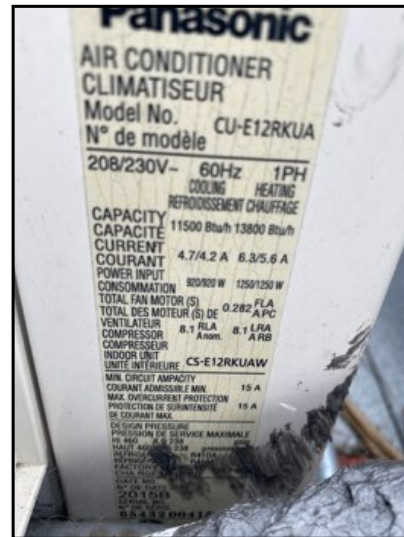
## 2. AC Compress Condition

Compressor Type: Electric • Age-2015

Location: The compressor is located on the roof.

Observations:

2.1. Appeared functional at the time of inspection.



# HVAC 3 Continued



# HVAC 4

## 1. Heat/AC Mini Split

Observations:

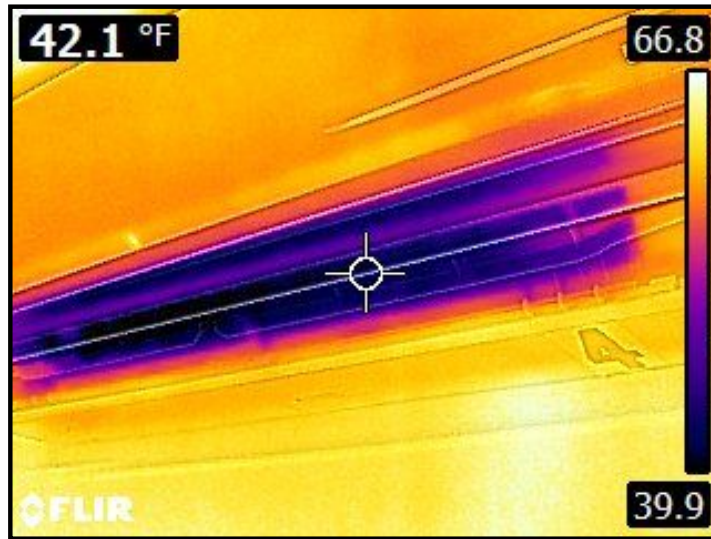
1.1. Heat and AC Mini Split was functional at the time of inspection.



4. Good



# HVAC 4 Continued



## 2. AC Compress Condition

Compressor Type: Electric • Age-2017

Location: The compressor is located on the roof.

Observations:

2.1. Appeared functional at the time of inspection.



# HVAC 4 Continued



# HVAC 5

## 1. Heat/AC Mini Split

Observations:

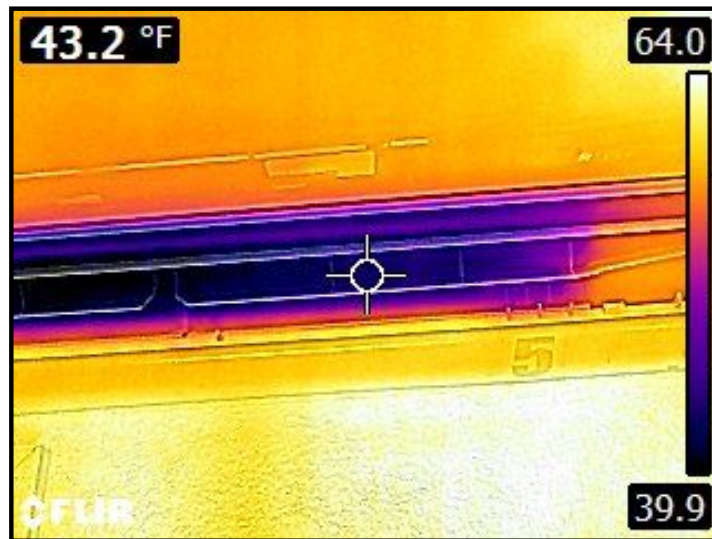
1.1. Heat and AC Mini Split was functional at the time of inspection.



5. Good



# HVAC 5 Continued



## 2. AC Compress Condition

Compressor Type: Electric • Age-2016

Location: The compressor is located on the roof.

Observations:

2.1. Appeared functional at the time of inspection.



# HVAC 6

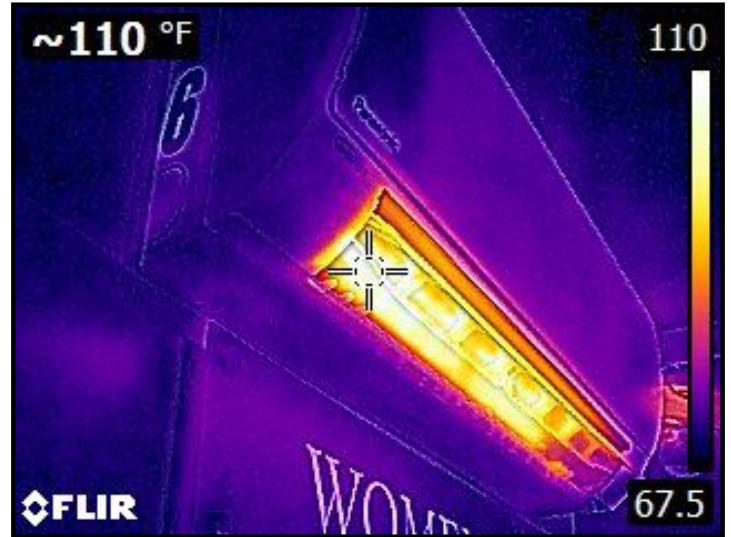
## 1. Heat/AC Mini Split

Observations:

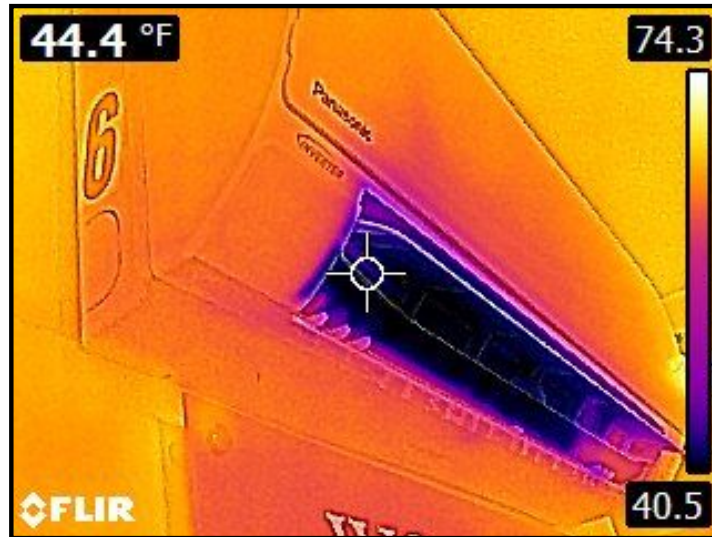
1.1. Heat and AC Mini Split was functional at the time of inspection.



# HVAC 6 Continued



6. Good



## 2. AC Compress Condition

Compressor Type: Electric • Age-2016

Location: The compressor is located on the roof.

Observations:

2.1. Appeared functional at the time of inspection.

# HVAC 6 Continued



# HVAC 7

## 1. Heat/AC Mini Split

Observations:

1.1. The number 7 Heat and AC mini split blows air, but heat and cool function did not work at the time of inspection. Seek a licenced HVAC technician for further evaluation and repairs.



## 2. AC Compress Condition

Compressor Type: Electric • Manufacture date not visible

Location: The compressor is located on the roof.

Observations:

2.1. Appeared functional at the time of inspection.

# HVAC 7 Continued



# HVAC 8

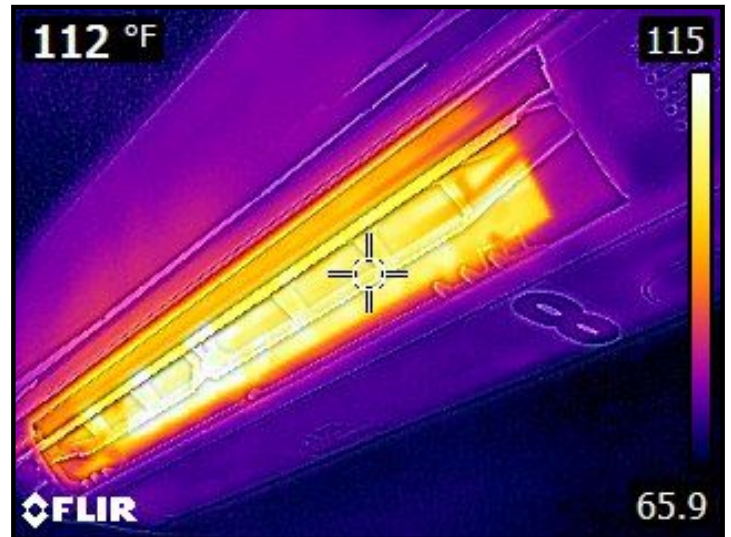
## 1. Heat/AC Mini Split

Observations:

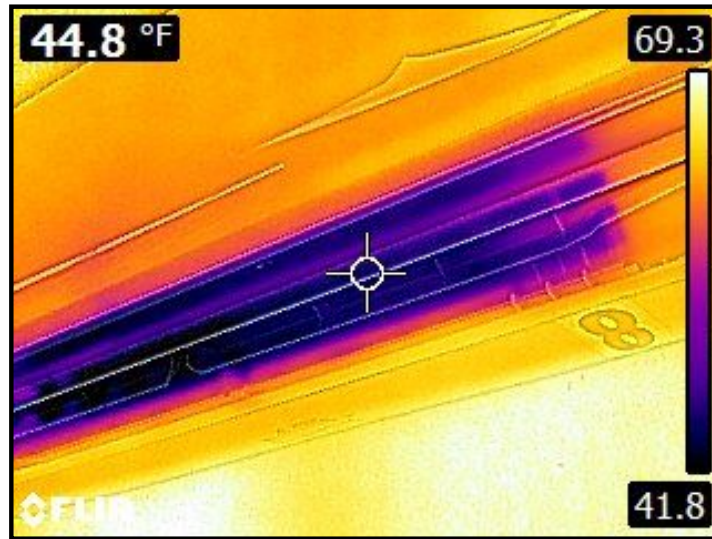
1.1. Heat and AC Mini Split was functional at the time of inspection.



8. Good



# HVAC 8 Continued



## 2. AC Compress Condition

Compressor Type: Electric • Manufacture date not visible.

Location: The compressor is located on the roof.

Observations:

2.1. Appeared functional at the time of inspection.

## 3. Condensate Drain Pipe

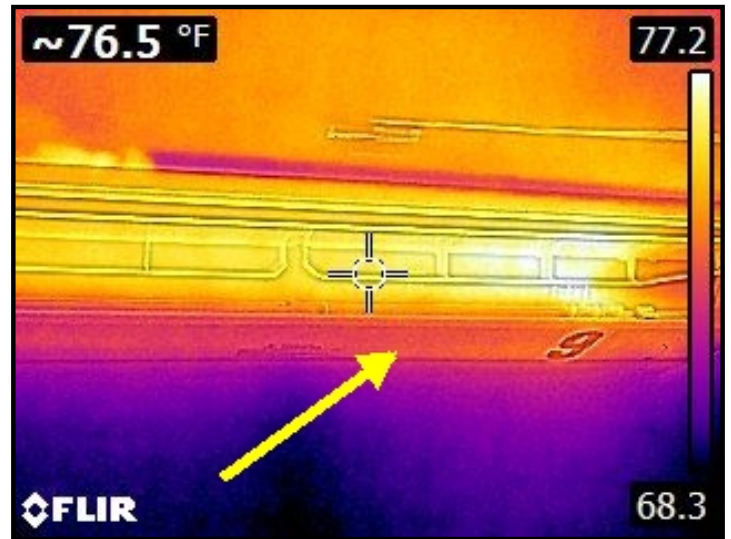
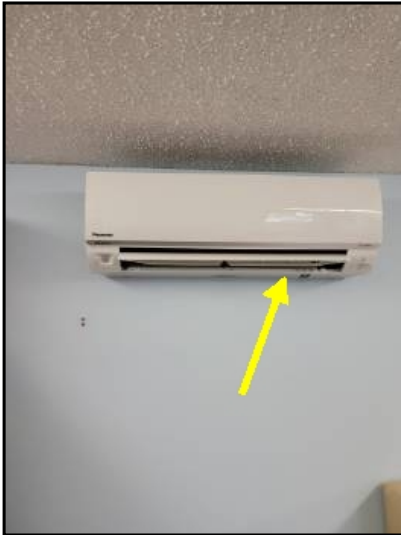


# HVAC 9

## 1. Heat/AC Mini Split

Observations:

1.1. The #9 Heat and AC mini split blows air at the time of inspection, but the heat and cool function did not operate. Seek a licensed HVAC technician for further evaluation and repairs.



## 2. AC Compress Condition

Compressor Type: Electric • Manufacture date not visible

Location: The compressor is located on the roof.

Observations:

2.1. Appeared functional at the time of inspection.



# HVAC 9 Continued



# HVAC 10

## 1. Heat/AC Mini Split

Observations:

1.1. Heat and AC Mini Split was functional at the time of inspection.



10. Good



# HVAC 10 Continued



## 2. AC Compress Condition

Compressor Type: Electric • Manufacture date not visible

Location: The compressor is located on the roof.

Observations:

2.1. Appeared functional at the time of inspection.



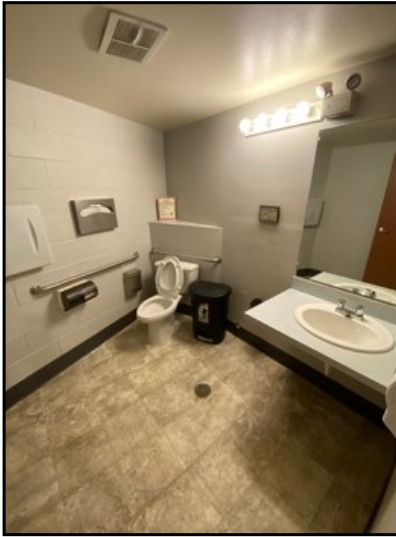
# Downstairs Bathroom

## 1. General Condition/Observations

Observations:

1.1. The general condition of the bathroom floor, walls, ceiling, windows, outlets etc, are functional and in satisfactory condition.

# Downstairs Bathroom Continued



## 2. Sinks

Observations:

2.1. Right side cold water control handle does not shut off. The water shut off valve has to be turned off.



## 3. Toilets

Observations:

3.1. Toilets are functional and in good visual condition.



# Downstairs Bathroom Continued



# Gift Shop Bathroom

## 1. General Condition/Observations

Observations:

1.1. The general condition of the bathroom floor, walls, ceiling, windows, outlets etc, are functional and in satisfactory condition.



## 2. GFCI

Observations:

2.1. Bathroom counter top outlets should be upgraded to have ground fault protection, which is mandated by current standards and is an important safety feature. Caution, potential safety shock hazard. Seek a licensed electrical contractor for repairs.

# Gift Shop Bathroom Continued



## 3. Exhaust Fan

Observations:

3.1. The bathroom exhaust fan operated when tested at the time of inspection.



## 4. Heating

Observations:

4.1. Electric wall heating noted in this room. Not functional at the time of inspection. Potential hazard caution seek a qualified contractor to disconnect or remove.

## 5. Plumbing

Observations:

5.1. The sink drain P- trap and drain are functional.

5.2. Older style water shut off valves and/or supply lines noted. Buyer is cautioned that these traps can leak at any time due to corrosion. Seek a qualified licensed plumbing contractor for repairs and replacement.

# Gift Shop Bathroom Continued



## 6. Showers

Observations:

6.1. The bathroom showers was functional.



## 7. Sinks

Observations:

7.1. The bathroom sink stopper was observed missing/inoperable. Seek a licensed plumbing contractor for repairs.

# Gift Shop Bathroom Continued



## 8. Toilets

Observations:

8.1. Toilets are functional and in good visual condition.



# Southside Office Bathroom

## 1. General Condition/Observations

Observations:

1.1. The general condition of the bathroom floor, walls, ceiling, windows, outlets etc, are functional and in satisfactory condition.

# Southside Office Bathroom Continued



## 2. Cabinets

Observations:

2.1. Appeared functional and in satisfactory condition, at time of inspection.



## 3. Counters

Observations:

3.1. The counter tops appear to be worn and damaged. Seek a licensed contractor for repairs.

# Southside Office Bathroom Continued



## 4. Exhaust Fan

Observations:

4.1. The bathroom exhaust fan operated when tested at the time of inspection.

## 5. Plumbing

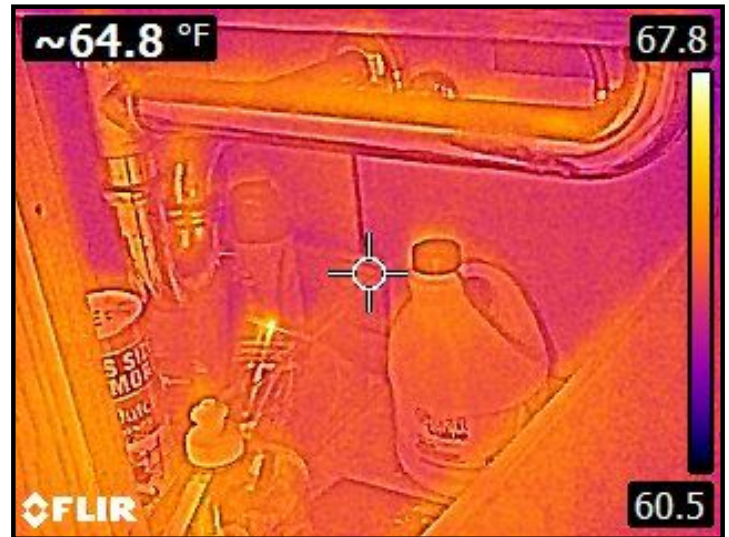
Observations:

5.1. The sink drain P- trap and drain are functional.

5.2. The bathrooms waste pipes were observed with signs of corrosion/build up at the fittings. This is susceptible to water leaks and moisture intrusion. Refer to a licensed plumbing contractor for repairs.



# Southside Office Bathroom Continued



## 6. Showers

### Observations:

6.1. The bathroom shower actively drips when in operation. Seek a licensed plumbing contractor for repairs.

6.2. The shower drain was duct taped over at initial time of inspection. We peeled it back and checked the shower drainage. The shower drained adequately at the time of inspection. Refer to sellers for information pertaining to the taped drain.



# Southside Office Bathroom Continued



## 7. Sinks

Observations:

7.1. The bathroom sink stopper was observed missing/inoperable. Seek a licensed plumbing contractor for repairs.



## 8. Toilets

Observations:

8.1. Signs of mold like substance observed in the toilet. This could be due to lack of use.



# Southside Office Bathroom Continued

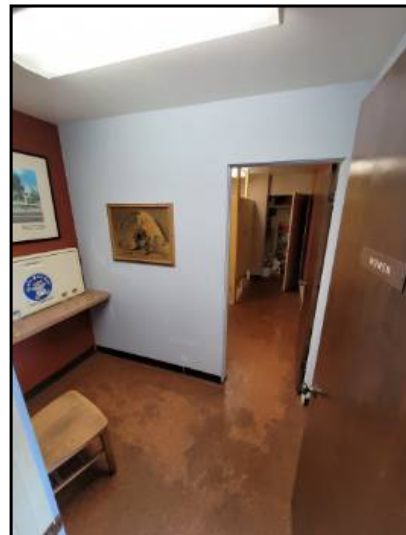


## Customer Bathrooms

### 1. General Condition/Observations

Observations:

1.1. The general condition of the bathroom floor, walls, ceiling, windows, outlets etc, are functional and in satisfactory condition.



# Customer Bathrooms Continued



## 2. Counters

### Observations:

2.1. The counters should pedestal style sinks so that a person in a wheelchair is capable of sink use. Per commercial standards at least one sink must be capable for a handicapped accessibility. The front cover board of the sink area restricts wheelchair access. Seek a licensed contractor for further evaluations and repairs.

# Customer Bathrooms Continued



## 3. Exhaust Fan

Observations:

3.1. The bathroom exhaust fans operated when tested at the time of inspection.



## 4. Floor Condition

Observations:

4.1. The bathroom floors have no significant defects.

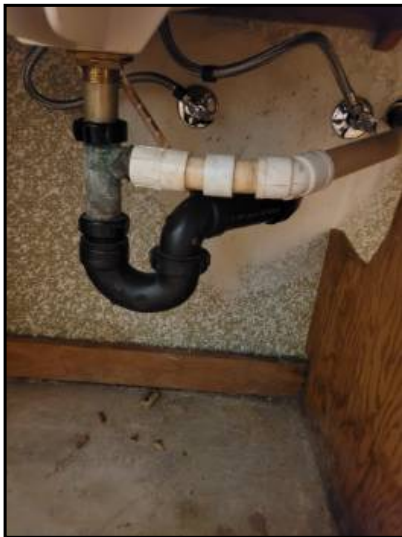
# Customer Bathrooms Continued



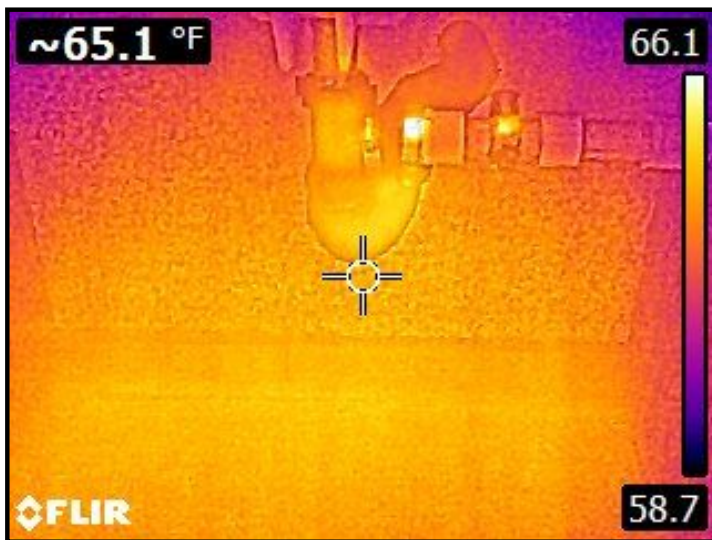
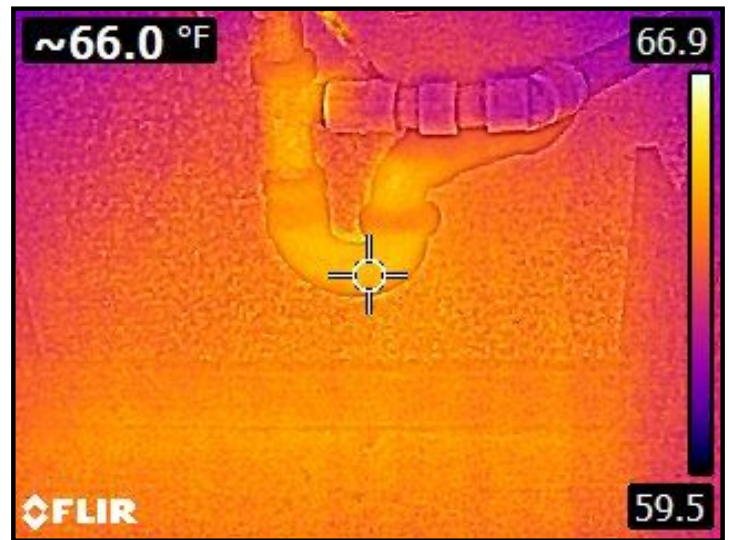
## 5. Plumbing

Observations:

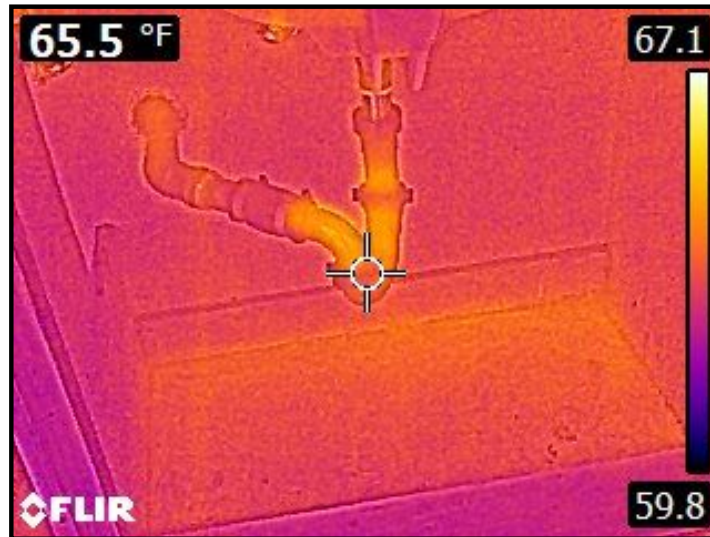
5.1. The sink drain P- trap and drain are functional.



# Customer Bathrooms Continued



# Customer Bathrooms Continued



## 6. Sinks

### Observations:

6.1. One or more sink stopper was observed missing/inoperable. Seek a licensed plumbing contractor for repairs.

6.2. Sink has a slow drain at one or more sink drain line. The sink drain appears to be partially blocked and should be serviced. This may be indicative of hair or debris obstructing the sink drain. Refer to a licensed plumbing contractor for further evaluations and repairs.



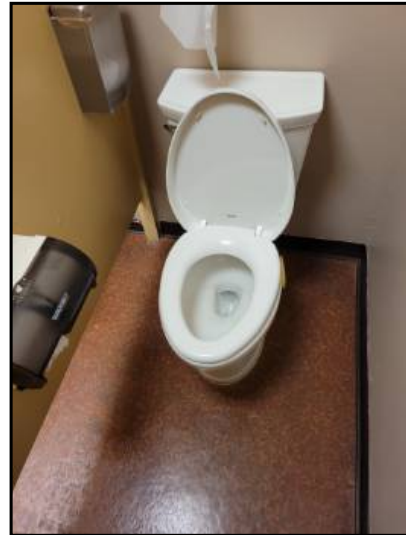
# Customer Bathrooms Continued



## 7. Toilets

Observations:

7.1. Toilets are functional and in good visual condition.



# Customer Bathrooms Continued



## Downstairs Interior

### 1. Observations

#### Observations:

1.1. The general condition of the interior floor, walls, ceiling, windows, outlets are functional and in satisfactory condition.

1.2. Limited review of the interior during the time of inspection due to a number of personal items blocking access. Advise verifying condition with a qualified professional as needed.





# Downstairs Interior Continued



# Upstairs Interior Areas

## 1. Observations

Observations:

1.1. The general condition of the interior floor, walls, ceiling, windows, outlets are functional and in satisfactory condition.

1.2. The exit signs should be illuminated for easy spotting.



# Upstairs Interior Areas Continued



# Upstairs Interior Areas Continued



## 2. Doors

Observations:

2.1. The main entry door was functional.

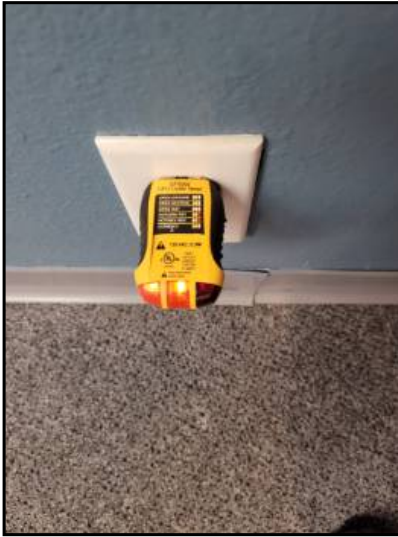


## 3. Electrical

Observations:

3.1. The outlets that were tested are functional.

# Upstairs Interior Areas Continued



## 4. Smoke Detectors

Observations:

4.1. Smoke detector is present during time of inspection.

4.2. Some of the interior smoke detectors appear to be older (10+years old). According to the National Fire Protection Agency, smoke detectors should be replaced every ten years. Recommend replacing all original smoke detectors.



# Upstairs Interior Areas Continued



## Gift Shop

### 1. Observations

#### Observations:

1.1. The general condition of the interior floor, walls, ceiling, windows, outlets are functional and in satisfactory condition.

1.2. Limited review of the interior during the time of inspection due to a number of personal items blocking access. Advise verifying condition with a qualified professional as needed.



# Gift Shop Continued



# Southside Office

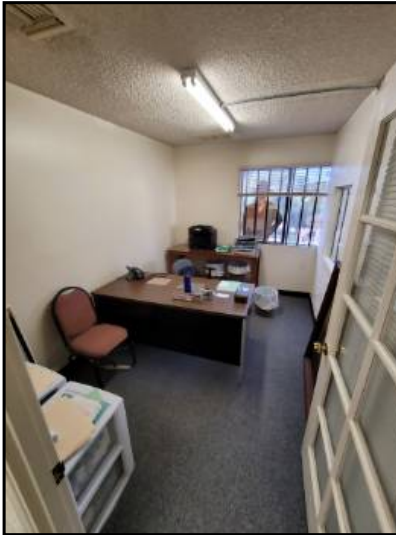
## 1. Observations

Observations:

1.1. The general condition of the interior floor, walls, ceiling, windows, outlets are functional and in satisfactory condition.



# Southside Office Continued



## 2. Ceiling Condition

### Type

There are drywall ceilings noted.

### Observations:

2.1. Acoustic texture, also known as "popcorn", was present at the ceilings. This material was often used from the late 1950s into the 1980s in residential construction. Some of this material installed before the 80's has been known to contain asbestos. It is beyond the scope of this inspection to test for asbestos. The only way to confirm the presence or absence of asbestos is by having a sample of the material tested in a lab. If client has any concerns regarding asbestos materials, an asbestos-testing lab should be consulted for further review.

2.2. Evidence of water staining was observed at the second level ceiling in one or more areas. Conditions tested dry with the thermal imaging camera at the time of inspection. Refer to the sellers and sellers disclosure to advise. Monitor conditions.

2.3. The ceilings appear to have typical stress fractures. You may wish to have this further evaluated by a qualified expert and repair as needed.

2.4. There appeared to be evidence of a repair noted on the ceiling in one or more location.

# Southside Office Continued



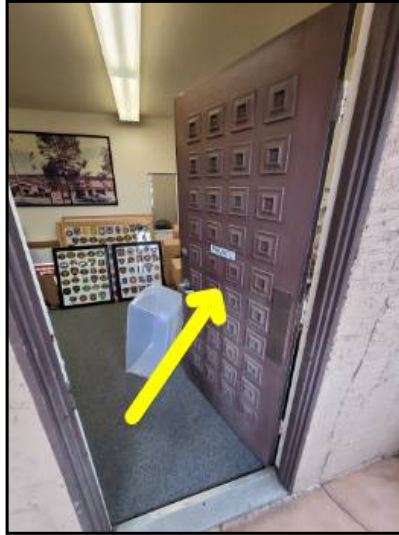


# Southside Office Continued

## 3. Doors

### Observations:

3.1. We recommend the doors to swing outward. Being that this building is a commercial property, all doors should swing outward for proper fire egress and escape. Seek a licensed contractor for further evaluations and repairs.



## 4. Window Condition

### Observations:

4.1. Glass in homes and buildings built prior to 1977 is likely to be standard plate glass and NOT safety glass. Today, safety glass is required in locations where it is likely to incur impact such as at sliding glass doors, swinging doors, adjacent to swinging doors, at landings, and windows with a bottom edge within 18 inches from the floor. Standard glass has been responsible for numerous injuries and even death. You should upgrade all glass subject to human impact with safety glass.



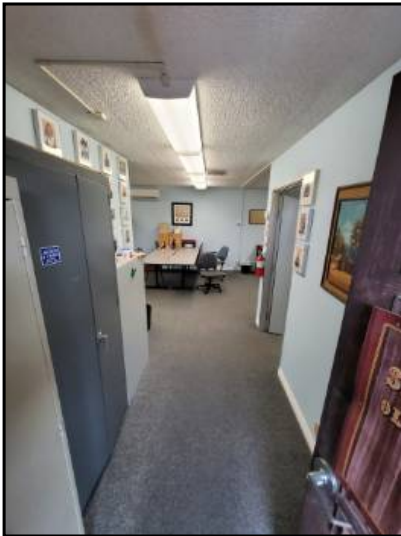
# Northside Office Space

## 1. Observations

### Observations:

1.1. The general condition of the interior floor, walls, ceiling, windows, outlets are functional and in satisfactory condition.

1.2. Limited review of the interior during the time of inspection due to a number of personal items blocking access. Advise verifying condition with a qualified professional as needed.



# Northside Office Space Continued



## 2. Ceiling Condition

### Observations:

2.1. Acoustic texture, also known as "popcorn", was present at the ceilings. This material was often used from the late 1950s into the 1980s in residential construction. Some of this material installed before the 80's has been known to contain asbestos. It is beyond the scope of this inspection to test for asbestos. The only way to confirm the presence or absence of asbestos is by having a sample of the material tested in a lab. If client has any concerns regarding asbestos materials, an asbestos-testing lab should be consulted for further review.

2.2. Evidence of water staining was observed at the second level ceiling in one or more areas. Conditions tested dry with the thermal imaging camera at the time of inspection. Refer to the sellers and sellers disclosure to advise. Monitor conditions.



# Northside Office Space Continued



## 3. Doors

Observations:

3.1. One or more doors did not open at the time of inspection.

3.2. We recommend the doors to swing outward. Being that this building is a commercial property, all doors should swing outward for proper fire egress and escape. Seek a licensed contractor for further evaluations and repairs.

# Northside Office Space Continued



Could not test

## 4. Electrical

Observations:

4.1. There are cover panels to the security system wiring that are missing.



## 5. Smoke Detectors

Observations:

5.1. Smoke detector is present during time of inspection.

5.2. Some of the interior smoke detectors appear to be older (10+years old). According to the National Fire Protection Agency, smoke detectors should be replaced every ten years. Recommend replacing all original smoke detectors.

# Northside Office Space Continued



## Northside Office Kitchen

### 1. Kitchen Observations

Observations:

1.1. The general condition of the kitchen floors, walls, ceiling, windows, functional and in satisfactory condition.



### 2. Counters

Observations:

2.1. The kitchen counter tops are in acceptable condition.

# Northside Office Kitchen Continued



## 3. Electrical

### Observations:

3.1. CAUTION: Unprotected wiring noted in one or more areas. This can be a possible safety concern. Recommend correcting advise repair by licensed electrical contractor.



## 4. GFCI

### Observations:

4.1. All Counter top outlets should be upgraded to have ground fault protection, which is mandated by current standards and is an important safety feature. Caution, potential safety shock hazard. Seek a licensed electrical contractor for repairs.

# Northside Office Kitchen Continued



## 5. Sinks

Observations:

5.1. The kitchen sink valves and connector were functional at the time of inspection.



## 6. Plumbing

Observations:

6.1. The sink drain P- trap and drain are functional.



# Northside Office Kitchen Continued



## Glossary

Term	Definition
Cellulose	Cellulose insulation: Ground-up newspaper that is treated with fire-retardant.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.