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COMMERCIAL INSPECTION

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OCTOBER 19, 2022

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1: INSPECTION DETAILS

Information

Property: Type
Commercial, Office Suite

Year: Built
1991

Number of Levels: Levels
2

Occupied: Occupancy
Occupied, Utilities On, Furnished

Parties Present: Present
The Inspector(s), Seller(s), Tenant(s)

Weather: Conditions
Overcast, Dry

Outside: Air Temperature
63^{0}F

Building 20 Years Old or More

This building is older than 20 years and the inspector considers this while inspecting. It is common to have areas that no longer comply with current code. This is not a new building and cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that buildings of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawl spaces or basements could be years old from a problem that no longer exists. Or it may still need further attention and repair. Determining this can be difficult on an older building. Sometimes in older buildings there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the commercial inspection reveals signs of damage, you should have a pest control company inspect further for activity and possible hidden damage. The commercial inspection does not look for possible manufacturer re-calls on components that could be in this building. Always consider hiring the appropriate expert for any repairs or further inspection.

Occupied Property

Due to personal items including, but not limited to; clothing, furniture, window coverings, towels, hygiene and/or cleaning products, a full evaluation of the cabinets, closets, and walls could not be made. We recommend you carefully inspect these areas prior to the removal of contingencies.

2: ROOF

		IN	NI	NP	D
2.1	ROOF GENERAL	X			
2.2	ROOF COVERINGS				X
2.3	ROOFTOP DECK			X	
2.4	ROOF SHEATHING	X			
2.5	FLASHINGS & ROOF PENETRATIONS	X			
2.6	SKYLIGHTS	X			
2.7	ROOF DRAINAGE SYSTEMS	X			

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Information

Roof Covering Material
Asphalt/Fiberglass Rolled, Silicone Coated Roof System

Roof Sheathing Material
Plywood

Roof Flashing Material
Metal, Partially Visible

Roof Gutter Material
Metal

Skylight Types
Fixed

Roof Covering Observed From
Drone, Walked roof, Other Vantage Points

Limitations

STYLES AND MATERIALS

ROOF UNDERLAYMENT INSPECTION LIMITATION

Due to lack of visibility as a result of the installed roof coverings, we are not able to inspect, evaluate or comment on the condition or installation of the roof underlayment system. Deficiencies with the underlayment can include, but are not limited to: Premature failure, shrinkage, not installed, improper installation or physical damage. As a result of these limitations, we recommend further evaluation by a licensed roofing contractor to determine if latent defects exist.

ROOF GENERAL

ROOF INSPECTION LIMITATIONS

The roof of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during the inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes can not. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

ROOFTOP DECK

FLOOR DRAINS NOT TESTED

Floor drains are not tested for proper function. You should consider having this further evaluated by a licensed plumbing contractor to ensure proper function.

ROOF SHEATHING

ATTIC NOT FULLY ACCESSIBLE

The attic space was not fully accessible. We were not able to access the entire attic space to inspect the roof sheathing, structure and other components. It is advisable to have this area further explored by a licensed roofing contractor prior to the removal of contingencies to determine if latent defects exist.

FLASHINGS & ROOF PENETRATIONS

WATER TEST NOT PERFORMED

Performing a water test on a roof (spraying water onto the roof for a period of time to determine if it leaks) is outside the scope of this standard building inspection. The inspector inspects the roof in accordance with the International Standards of Practice for Inspecting Commercial Properties (ComSOP) set forth by the Inter-National Association of Certified Home Inspectors (InterNACHI) and by the Certified Commercial Property Inspectors Association (CCPIA). Because of this limitation, we strongly urge you to consult a licensed roofing contractor before the removal of contingencies to determine if latent defects exist.

Observations

2.2.1 ROOF COVERINGS

Attention Item

FLAT ROOF - BUBBLING

Bubbling noted at the flat portion of the roof. This can be an indication that the roof is separating from the underlayment or roof deck, and can reduce the life of the roof and lead to leaks. We recommend further evaluation by licensed roofing contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

Recommendation

Contact a qualified roofing professional.

3: EXTERIOR

		IN	NI	NP	D
3.1	EXTERIOR GENERAL INFORMATION	X			
3.2	WALL CLADDING, TRIM AND FLASHING				X
3.3	WINDOWS (Exterior)	X			
3.4	DOORS (Exterior)	X			
3.5	EAVES, SOFFITS AND FASCIAS	X			
3.6	VEGETATION	X			
3.7	DRAINAGE	X			
3.8	HARDSCAPE, WALKWAYS & GRADING	X			
3.9	RETAINING WALLS			X	
3.10	PATIO COVERS & OVERHANGS (ATTACHED)	X			
3.11	TEMPERED GLASS PRESENT AT DOORS AND WINDOWS	X			
3.12	FENCING AND GATES	X			
3.13	IRRIGATION SYSTEMS		X		

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Information

SIDING MATERIAL
Stone Veneer, Stucco

EXTERIOR ENTRY DOORS
STEEL, Aluminum w/Glass

APPURTENANCE
BALCONY

DRIVEWAY
ASPHALT, PARKING LOT

Irrigation Systems
Not Inspected

Additional Detached Structures On Property
None

Ponds, Waterfalls & Fountains
None, Waterfall(s)

Outdoor Kitchens, BBQ & Fireplace
None

TEMPERED GLASS PRESENT AT DOORS AND WINDOWS: Tempered Glass Info

Tempered or toughened glass is a type of safety glass processed by controlled heat or chemical treatments to increase its strength compared with normal glass. Tempering puts the outer surfaces into compression and the interior into tension. Such stresses cause the glass, when broken, to shatter into small granular chunks instead of splintering into jagged shards as ordinary annealed glass does. The granular chunks are less likely to cause injury.

According to the IRC, all glass panels in fixed, sliding, swinging, operable, or bifold doors should have tempered glass or laminated glass installed. Any glass that is within 24 inches of a doorway must be made of tempered glass if the bottom edge of the glass is 60 inches or less above the walking surface. The rule does not apply if the glass is decorative of if the glass opening is smaller than 3 inches.

All glass in any bathroom or wet area such as showers, bathtubs, hot tubs, steam rooms, whirlpools, saunas, spa decks, and swimming pools should be made of tempered glass or safety glass if the bottom edge is less than 60 inches above the walkway or standing surface and within 60 inches of the water.

Any glass in walls adjacent to stairs, landings, and ramps should be made of tempered glass if the glass is within 5 feet of the top or bottom of the stairs and the bottom edge of the glass is 60 inches or less above the walking surface. Glass stair rails and baluster panels must be made of tempered glass.

Any fixed or movable window that is bigger than 9 square feet should be made of tempered glass. This applies if the bottom edge of the glass is less than 18 inches above the floor and the top edge is over 36 inches from the floor.

Limitations

EXTERIOR GENERAL INFORMATION

EXTERIOR LIMITATIONS

The exterior of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that licensed contractors be used in your further inspection or repair issues, as it relates to the comments in this inspection report.

We do not inspect any additional or detached structures and/or buildings or sheds as part of this inspection. We only inspect the main structure/dwelling. Deficiencies may exist with these structures and/or building(s). Our company makes no representation to the condition of these structures or building(s).

We do not have the expertise or the authority to establish property lines, which are determined by surveyors. However, using walls or fences as a boundary, a structure(s) in the rear and/or side yard appears to encroach on what would be the standard 15 foot setback. Therefore we recommend verifying permits and the certificate of occupancy for this building. We do not endorse or approve of any structure built without a permit.

We do not inspect the following systems as part of this inspection as doing so is outside the scope of a standard building inspection: outdoor kitchens; barbeques; fireplaces; ponds; waterfalls; fountains; irrigations systems; detached structures; outbuildings; sheds. We recommend further evaluation by a qualified professional before the removal of contingencies to determine if any latent defects exist.

DRAINAGE

SUBSURFACE DRAINAGE

Subsurface drainage noted at the exterior in one or more locations. We are unable to determine the condition and drainage quality. This inspection is limited to the visible potions accessible at the time of inspection, we cannot view the inside of the pipe. We recommend further evaluation by a licensed landscape contractor to ensure these drains function properly.

IRRIGATION SYSTEMS

SPRINKLER SYSTEM - NOT INSPECTED

Irrigation systems are not inspected as they are outside the scope of a standard commercial inspection.

Observations

3.2.1 WALL CLADDING, TRIM AND FLASHING

Attention Item

STUCCO - MOISTURE DAMAGED

Moisture damaged stucco noted at one or more locations. Unable to determine the exact cause or extent of the issue. Recommend further evaluation by a licensed stucco contractor and any corrections as necessary at this time.

Recommendation

Contact a stucco repair contractor

4: WOOD DECKS & BALCONIES

		IN	NI	NP	D
4.1	DECKS & BALCONIES (ATTACHED)			X	
4.2	PATIO COVERS & OVERHANGS (ATTACHED)			X	

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5: STRUCTURAL COMPONENTS

		IN	NI	NP	D
5.1	STRUCTURAL GENERAL INFORMATION	X			
5.2	WALLS (Structural)	X			
5.3	FOUNDATIONS, CRAWL SPACES AND BASEMENTS	X			
5.4	POSTS, PIERS AND COLUMNS			X	
5.5	FLOORS (Structural)	X			
5.6	CEILINGS (Structural)	X			
5.7	ROOF STRUCTURE AND ATTIC	X			
5.8	PRESENCE OF FOUNDATION BOLTS		X		

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Information

Location of Crawlspace Entrance
None

Method Used to Observe Crawl Space
None

Foundation
Poured concrete

Columns or Piers
None

Wall Structure
Unknown/Not Visible

First Floor Structure
Slab

Subsequent Floor Structure
Unknown/Not Visible

Ceiling Structure
T-Grid

Roof Structure
Steel Trusses

Roof Type
Flat

Limitations

STRUCTURAL GENERAL INFORMATION

STRUCTURAL INSPECTION LIMITATIONS

The structure of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

FOUNDATIONS, CRAWL SPACES AND BASEMENTS

LIMITED INSPECTION - VEGETATION OR OBSTRUCTIONS

Due to floor coverings, vegetation, stored personal items/property, siding and/or other obstructions, not all areas of the foundation were visible. Our review of the building's foundation is limited. You may wish to have this further explored by a licensed foundation contactor and/or a licensed structural engineer to determine if any latent defects exist.

FOUNDATIONS, CRAWL SPACES AND BASEMENTS

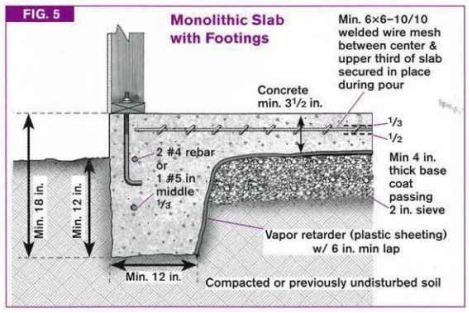
LACK OF RAIN - MOISTURE INTRUSION UNKNOWN

Due to the lack of heavy rain, we are unable to determine if water intrusion can or will occur.

FLOORS (Structural)

FLOOR/FOUNDATION INSPECTION LIMITATIONS

Due to floor coverings, vegetation, siding or other obstructions, not all areas of the foundation were visible. Our review of the building's foundation is limited. You may wish to have this further explored by a licensed foundation contactor and/or a licensed structural engineer to determine if any latent defects exist.



CEILINGS (Structural)

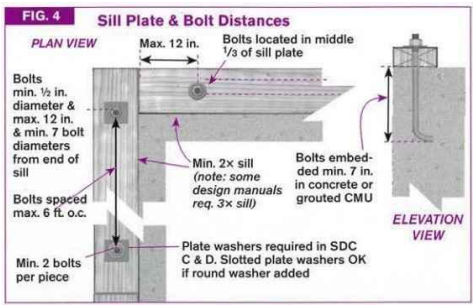
CEILING INSPECTION LIMITATIONS

Most of the walls and ceilings are covered and structural members are not visible. We are unable to see behind these coverings. No obvious problems discovered at the time of the inspection.

PRESENCE OF FOUNDATION BOLTS

BUILDING LIKELY BOLTED - NOT VISIBLE

The building is likely bolted to the foundation. However, drywall was in place at the time of the inspection. Bolts could not be seen because of this. We recommend further evaluation by a licensed foundation contractor to confirm the presence of foundation bolts.



6: HVAC

		IN	NI	NP	D
6.1	HVAC GENERAL	X			
6.2	HEATING EQUIPMENT				X
6.3	AUTOMATIC SAFETY CONTROLS	X			
6.4	FLUES FOR HEATING EQUIPMENT			X	
6.5	NORMAL OPERATING CONTROLS	X			
6.6	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	X			
6.7	DISTRIBUTION SYSTEMS	X			
6.8	COOLING AND AIR HANDLER EQUIPMENT	X			
6.9	NORMAL OPERATING CONTROLS	X			
6.10	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	X			
6.11	SWAMP COOLER			X	

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Information

Number of Heating Systems (Excluding Wood)
Four

Heating Equipment Type
Forced Air, Heat Pump Forced Air (also provides cool air), Package Unit

Heating Equipment Manufacturer
GOODMAN

Heating Equipment Energy Source
Natural gas

Filter Type
Disposable

Ductwork
Partially Visible, Insulated

Number of Air Conditioning Systems
Four

Cooling Equipment Type
Air Conditioner Unit, Heat Pump Forced Air (also provides warm air), Package Unit

Cooling Equipment Manufacturer
GOODMAN

Swamp Cooler
None

AUTOMATIC SAFETY CONTROLS: Type
Electrical Disconnect

NORMAL OPERATING CONTROLS: Type
Thermostat, Programmable, Digital

NORMAL OPERATING CONTROLS: Number of Thermostats
Four

NORMAL OPERATING CONTROLS: Thermostat Location(s)
Downstairs Hallway, Upstairs Hallway

PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM: Type
Supply Register

HEATING EQUIPMENT: Picture of Heater(s)


HEATING EQUIPMENT: Thermal Image Showing Furnace Turned On

Attached is an infrared picture confirming the furnace(s) turned on at the time of inspection. The unit(s) appeared to turn on and produce heat at time of inspection. However, due to the many components that are not visible (like the heat exchanger and the entire length of the flue pipe), our inspection of the system(s) is limited. If you have any concerns, we recommend further evaluation/safety check be performed by a licensed HVAC contractor or the local gas company before the removal of contingencies.

Limitations

HVAC GENERAL

HVAC INSPECTION LIMITATIONS

The heating and cooling system of this building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heating and cooling contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Please note: due to wall or floor coverings, insulation, roof framing or other obstructions, it was not possible to observe the entire HVAC distribution system throughout this entire building. Damage to the ducting can be present in a non-visible location. You may wish to have the HVAC distribution system further explored by a licensed HVAC contractor before the end of your contingency period to determine if any latent defects exist.

We do not inspect the following systems as part of this inspection as doing so is outside the scope of a standard building inspection: window mounted or portable air conditioning units; swamp coolers. We recommend further evaluation by a licensed plumbing contractor before the removal of contingencies to determine if any latent defects exist.

HVAC GENERAL

HVAC DISTRIBUTION SYSTEM LIMITATIONS

Please note: due to wall or floor coverings, insulation, roof framing or other obstructions, it was not possible to observe the entire HVAC distribution system throughout this entire building. Damage to the ducting can be present in a non-visible location. You may wish to have the HVAC distribution system further explored by a licensed HVAC contractor before the end of your contingency period to determine if any latent defects exist.

DISTRIBUTION SYSTEMS

GENERAL HVAC DUCTING LIMITATIONS

Please note: Due to wall and/or floor coverings, insulation, roof framing and/or other obstructions, it was not possible to observe the entire HVAC distribution system throughout this entire building. Damage to the ducting can be present in a non-visible location. You may wish to have the HVAC distribution system further explored by a licensed HVAC contractor before the removal of contingencies to determine if any latent defects exist.

Heating and cooling ducts in an average California leak almost 30 percent. That is why when heating or cooling equipment is replaced, testing the system's ducts for leaks is now required by building officials in many parts of the state. The building you are preparing to buy may have had work performed after October 2005. We recommend you inquire with the sellers and ask to see the duct testing report, or for an explanation as to why such testing was not required. For more information, visit: www.energy.ca.gov/title24/changeout/

COOLING AND AIR HANDLER EQUIPMENT

WINDOW A/C UNITS NOT INSPECTED

Window units are not tested or inspected as they are outside the scope of a standard building inspection. This is in accordance with the International Standards of Practice set forth by the International Association of Certified Home Inspectors (InterNACHI) and the Certified Commercial Property Inspectors Association (CCPIA). We advise to ask the seller to demonstrate its operation to determine if any latent defects exist.

Observations

6.2.1 HEATING EQUIPMENT

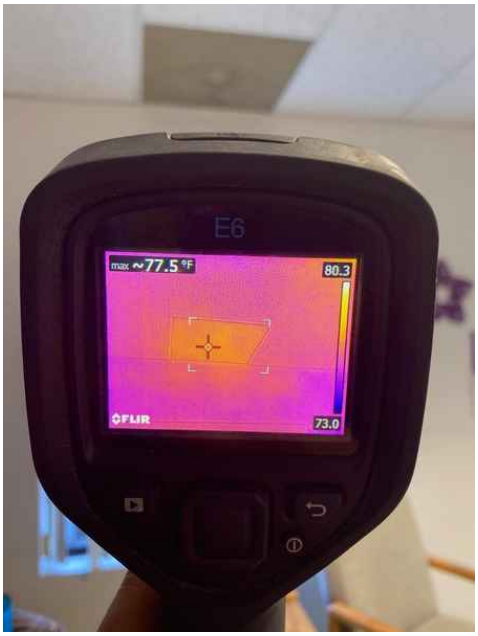
Attention Item

HEAT PUMP - INOPERABLE IN HEAT MODE

The heat pump system did not appear to be functional in heat mode. Recommend further evaluation by a licensed HVAC contractor before the removal of contingencies to determine repairs necessary at this time to ensure proper function.

Recommendation

Contact a qualified heating and cooling contractor



7: PLUMBING SYSTEM

		IN	NI	NP	D
7.1	PLUMBING GENERAL	X			
7.2	Back-flow Prevention Device	X			
7.3	PLUMBING WATER SUPPLY AND DISTRUBUTION SYSTEM	X			
7.4	FIXTURES AND CONNECTED DEVICES	X			
7.5	TUB/SHOWER FIXTURES			X	
7.6	CORRECT PLUMBING AT FIXTURES - (Hot on Left/Cold on Right)	X			
7.7	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	X			
7.8	WATER HEATERS, CONTROLS, FLUES AND VENTS				X
7.9	TEMPERATURE AND PRESSURE RELIEF VALVE	X			
7.10	WATER HEATER STRAPPING AND BRACING	X			
7.11	RECIRCULATING PUMPS			X	
7.12	MAIN WATER SHUT-OFF DEVICE (Describe Location)	X			
7.13	PRESSURE REGULATOR	X			
7.14	GAS STORAGE AND DISTRIBUTION SYSTEMS (Interior Fuel Storage, Piping, Venting, Supports, Leaks)	X			
7.15	MAIN GAS SHUT OFF VALVE (Describe Location)	X			

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Information

Water Source
Public

Water Pressure
Adequate

Number of Water Heaters
One

Manufacturer
A.O. Smith

Gas Distribution Piping
Partially Visible, Rigid Iron Pipe

Solar Water Heater
None

Steam Shower
None

Plumbing Supply
Partially Visible, Copper

Washer Drain Size
None

Water Heater Fuel Source
Natural Gas

Capacity
40 Gallons

Water Filter/Softner
None

Sewer Ejection Pump
None

Back-flow Prevention Device: Location
South, Right Side of Building

Plumbing Distribution
Partially Visible, Copper

Plumbing Waste
Partially Visible, ABS

Water Heater Flue Pipe Material
Double Wall Metal

Year Water Heater Was Made
2019

Fire Sprinklers
Not Inspected

Sump Pump
None

WATER HEATERS, CONTROLS, FLUES AND VENTS: Picture of Water Heater(s)

Picture of water heater(s).

MAIN WATER SHUT-OFF DEVICE (Describe Location): Main Water Shut-Off Location

Rear of the Building

GAS STORAGE AND DISTRIBUTION SYSTEMS (Interior Fuel Storage, Piping, Venting, Supports, Leaks): Fuel Storage System Location

None Found

MAIN GAS SHUT OFF VALVE (Describe Location): Main Gas Shut-Off Location

Left side of building

PLUMBING GENERAL: Plumbing Overview

Waste pipes are equally varied and are comprised of older ones, such as those made of clay, or others that are made of a material like cardboard coated with tar, and modern plastic ones referred to as ABS. Typically, the condition of these pipes is directly related to their age. ABS pipes, for instance, are virtually impervious to deterioration. However, some ABS pipes are alleged to have manufacturing defects. Regardless, inasmuch as most drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur at some point in the life of any system, but blockages in the waste lines, and particularly in a main sewer line, can be costly, and it would be prudent to have the main sewer line video scanned. This would also confirm that the house is connected to the public sewer system, which is important because such systems should be evaluated by a specialist before the removal of contingencies.

PLUMBING GENERAL: Completed Building - Plumbing Concealed

A majority of the plumbing supply, distribution, drain, waste, and vent systems were concealed behind the wall and floor coverings, buried in the slab, routed through the attic below the insulation or in inaccessible sections of the attic or crawl space and were not visible at the time of the inspection. Our inspection of the plumbing system is non-intrusive and non-destructive and only included the visibly accessible components of the plumbing system. Please be advised: **THIS INSPECTION OF THE PLUMBING SYSTEM IS NOT A WARRANTY OR GUARANTEE THAT LEAKS OR BLOCKAGES WILL NOT OCCUR ANYWHERE IN THE PLUMBING SYSTEM AT ANY POINT IN TIME AFTER THIS COMMERCIAL INSPECTION HAS BEEN COMPLETED.** We are informing you now that you should purchase an insurance policy and warranty that covers the plumbing system in the event problems develop in this system. **John Robinson's Inspection Group is not and will not be responsible for concealed defects and will be held harmless should any develop in this building.**

PLUMBING DRAIN, WASTE AND VENT SYSTEMS: General Drain/Waste Pipes

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 removal of contingencies. 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 rooter service, most of which are relatively inexpensive.

WATER HEATERS, CONTROLS, FLUES AND VENTS: Thermal Image of Hot Water

Thermal image(s) showing the water heater(s) producing hot water at the time of the inspection.

Limitations

PLUMBING GENERAL

PLUMBING INSPECTION LIMITATIONS

The plumbing in the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain lines for example cannot be checked for leaks or the ability to handle the volume during a drain cycle. Older buildings with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fail under heavy use. If the water is turned off or not used for periods of time (like a vacant building waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that licensed contractors be used in your further inspection or for repair issues as it relates to the comments in this inspection report.

We do not inspect the following systems as part of this inspection as doing so is outside the scope of a standard commercial inspection: private wells; septic systems; determining if a building is on public or a private sewer system; water filter/softeners; bidets; determining if fixtures are low-flow, or have been converted for use with propane; hot water recirculating pumps; solar water heaters; sump and sewer ejection pumps; steam showers; back-flow prevention valves. We recommend further evaluation by a licensed plumbing contractor before the removal of contingencies to determine if any latent defects exist.

PLUMBING WATER SUPPLY AND DISTRUBUTION SYSTEM

GENERAL PLUMBING LIMITATIONS

Please note: Due to wall coverings, insulation, HVAC ductwork, buried lines or other obstructions, it was not possible to observe the entire water supply and distribution system throughout this entire building. Damage to the piping can be present in a non-visible location. You may wish to have the water supply and distribution system further explored by a licensed plumbing contractor before the removal of contingencies to determine if any latent defects exist.

FIXTURES AND CONNECTED DEVICES

LOW FLOW AT FIXTURES - NOT DETERMINED

Please be advised that determining if a plumbing fixtures flow is low/inadequate is outside the scope of this standard commercial inspection. We recommend consulting with a licensed plumbing contractor or the property owner to determine if any plumbing fixtures you are concerned with are low flow.

PLUMBING DRAIN, WASTE AND VENT SYSTEMS

PUBLIC OR PRIVATE SEWER

Determining if a building is on public or a private sewer system is outside the scope of this inspection. Recommend asking the sellers, checking city/county records and/or have this further evaluated by a licensed plumbing contractor.

PLUMBING DRAIN, WASTE AND VENT SYSTEMS

SEPTIC - NOT INSPECTED

This inspection does not access or inspect any septic tanks, or determine their location. For a detailed inspection, you should contact a septic pumping company or a licensed plumbing contractor and have the tank inspected.

GAS STORAGE AND DISTRIBUTION SYSTEMS (Interior Fuel Storage, Piping, Venting, Supports, Leaks)

GENERAL GAS SUPPLY AND DISTRIBUTION LIMITATIONS

Please note: due to wall coverings, insulation, HVAC ductwork, buried lines and/or other obstructions, it was not possible to observe the entire gas supply and distribution system throughout this entire building. Damage to the piping can be present in a non-visible location. You may wish to have the gas supply and distribution system further explored by a licensed plumbing contractor before the removal of contingencies to determine if any latent defects exist.

Observations

7.8.1 WATER HEATERS, CONTROLS, FLUES AND VENTS

Attention Item

PLUMBING - CORROSION AT WATER SUPPLY LINES

Rust and/or corrosion noted at the water supply pipes at the water heater. This appeared to be indicative of past or ongoing leaks. We recommend further evaluation by licensed plumbing contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

Recommendation

Contact a qualified plumbing contractor.

8: ELECTRICAL SYSTEM

		IN	NI	NP	D
8.1	ELECTRICAL GENERAL	X			
8.2	OVERHEAD SERVICE ENTRANCE CONDUCTORS				X
8.3	MAIN AND DISTRIBUTION PANELS	X			
8.4	LOCATION OF MAIN AND DISTRIBUTION PANELS	X			
8.5	SYSTEM GROUNDING AND GROUNDING EQUIPMENT	X			
8.6	OVERCURRENT DEVICES (Circuit Breakers, Fuses) AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	X			
8.7	BRANCH CIRCUIT CONDUCTORS	X			
8.8	FIXTURES AND CONNECTED DEVICES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	X			
8.9	EXTERIOR LIGHTING	X			
8.10	POLARITY AND GROUNDING OF RECEPTACLES	X			
8.11	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS) RECEPTACLES	X			
8.12	OPERATION OF AFCI (ARC FAULT CIRCUIT INTERRUPTERS)	X			
8.13	SMOKE DETECTORS	X			
8.14	CARBON MONOXIDE DETECTORS (Describe number and location)			X	
8.15	CABLE AND TELEPHONE ENTRANCE		X		
8.16	SECURITY SYSTEMS		X		

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Information

Number of Electrical Panels
Three

Panel Type
Main and Sub Panel(s)

Panel Manufacturer
SIEMENS

Overcurrent Protection Type
Circuit Breakers

Panel Capacity
200 AMP

Service Conductors
Overhead Service

Branch Wire 15 and 20 Amp
Partially Visible, Copper

Wiring Methods
Partially Visible, Armor Clad, Conduit, Romex

Exterior Lighting Control
Motion Sensor, Standard Switched

Solar
None

Generator
None

Security System
Not Inspected

LOCATION OF MAIN AND DISTRIBUTION PANELS: Main Panel Location
Rear of the Building

LOCATION OF MAIN AND DISTRIBUTION PANELS: Sub Panel Location
Hallway

SMOKE DETECTORS: Smoke Detector General Information

We recommend replacing all smoke detectors upon moving into the building if necessary. Smoke detectors that are 10 years old or older may have a failure rate as high as 30%, and smoke detectors that are 15 years old or older may have a failure rate as high as 50% according to the National FIre Protection Association www.nfpa.org. We also recommend that a smoke alarm be installed in each bedroom, and at least one on each level outside of bedrooms.

Limitations

ELECTRICAL GENERAL

ELECTRICAL INSPECTION LIMITATIONS

The electrical system of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair and further evaluation recommendation items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

We do not inspect the following systems as part of this inspection as doing so is outside the scope of a standard commercial inspection: antennas, solar panels and ancillary equipment; intercoms; security systems; generators and back up power systems; cable, television, and data systems; buried/not visible service entry wires; sensor lights; inaccessible systems and components; determining the age of equipment; code compliance. We recommend further evaluation by a qualified professional before the removal of contingencies to determine if any latent defects exist.

BRANCH CIRCUIT CONDUCTORS

ADDITIONAL ELECTRICAL INSPECTION LIMITATIONS

Please note: Due to wall coverings, insulation, HVAC ductwork or other obstructions, it was not possible to observe the branch circuit wiring throughout the entire building. Damage to the insulation or wiring itself can be present in a non-visible location. You should consider having the branch circuit wiring further explored by a licensed electrical contractor before the removal of contingencies to determine if any latent defects exist.

EXTERIOR LIGHTING

DAYLIGHT - LIMITED VISIBILITY

Due to sunlight and the position of one or more lights, we were unable to determine their operation. We recommend asking the sellers to demonstrate that the lights are functional. If you have concerns we recommend that you have the exterior lights evaluated by a licensed electrical contractor before the removal of contingencies to determine if any latent defects exist.

EXTERIOR LIGHTING

SENSOR LIGHTS - NOT TESTED

Testing sensor lights is beyond the scope of this standard commercial inspection. Recommend asking the seller to demonstrate operation/function and/or have further evaluated by a qualified professional, if necessary, at this time, to ensure proper function.

EXTERIOR LIGHTING

LANDSCAPE LIGHTING - NOT TESTED

Testing landscape lights is beyond the scope of this standard commercial inspection. We recommend asking the sellers to demonstrate that all exterior landscape lighting is functional. If any part is not functional, we recommend further evaluation by licensed electrical contractor before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

CABLE AND TELEPHONE ENTRANCE

CABLE TELEVISION DATA WIRES - NOT INSPECTED

We do not inspect or evaluate cable, television, or data wires as part of this building inspection. We advise consulting a qualified professional for further evaluation to determine if latent defects exist.

SECURITY SYSTEMS

SECURITY SYSTEM - NOT INSPECTED

One or more security systems were noted during the time of inspection. We do not inspect or evaluate this equipment as part of this commercial inspection. We advise consulting a qualified professional for further evaluation to determine if latent defects exist.

Observations

8.2.1 OVERHEAD SERVICE ENTRANCE CONDUCTORS

Safety Hazard

SERVICE DROP - VEHICLE BOLLARD RECOMMENDED

The electrical service drop is located in an area that makes it vulnerable to being hit and damaged by a vehicle. You may wish to view this for yourself. For your safety we recommend having a vehicle Ballard installed by a qualified professional to protect the service drop from impact damage

Recommendation

Contact a qualified professional.

9: FIREPLACES

		IN	NI	NP	D
9.1	FIREPLACE GENERAL			X	
9.2	GAS FIREPLACES			X	
9.3	CHIMNEYS & FLUES			X	
9.4	SOLID FUEL HEATING DEVICES			X	

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Limitations

FIREPLACE GENERAL

FIREPLACE SYSTEM LIMITATIONS

The fireplace and chimney systems in this building were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed fireplace contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

CHIMNEYS & FLUES

CHIMNEY LINER - NOT INSPECTED

The liner was not fully inspected inspected by our company. Also, black powder dust is expected and should be cleaned from the inner walls of the liner in order to properly inspect for cracks or loose sections. It is recommended to have a licensed chimney sweep clean and inspect for safety.

10: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	D
10.1	ATTIC, INSULATION & VENTILATION GENERAL	X			
10.2	ATTICS	X			
10.3	INSULATION IN ATTIC				X
10.4	INSULATION UNDER FLOOR SYSTEM	X			
10.5	WALL INSULATION	X			
10.6	VAPOR RETARDERS (ON GROUND IN CRAWL SPACE OR BASEMENT)	X			
10.7	VENTILATION OF ATTIC AND FOUNDATION AREAS	X			
10.8	VENTING SYSTEMS (Kitchens, Bathrooms and Laundry)	X			
10.9	VENTILATION FANS AND THERMOSTATIC CONTROLS	X			

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Information

Attic Info
Not Accessible, No Light in Attic, No Storage

Method Used to Observe Attic
Not Accessible

Attic Insulation
Batt, Fiberglass

Approximate Depth of Attic Insulation
9-10 inches

Wall Insulation
Unknown/Not Visible

Floor System Insulation
Unknown/Not Visible

Ventilation
None Found

Exhaust Fans
Fan

Dryer Power Source
None

Dryer Vent
None

Limitations

ATTIC, INSULATION & VENTILATION GENERAL

INSULATION AND VENTILATION INSPECTION LIMITATIONS

The insulation and ventilation of the building was inspected and reported on with the above information (styles and materials). While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that licensed contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

ATTICS

ATTIC ACCESS LIMITED

Due to the structure of the roof/framing, insulation and/or forced air handling components, some areas of the attic were not visible and could not be fully inspected. We cannot report on systems and components within this space.

Observations

10.3.1 INSULATION IN ATTIC

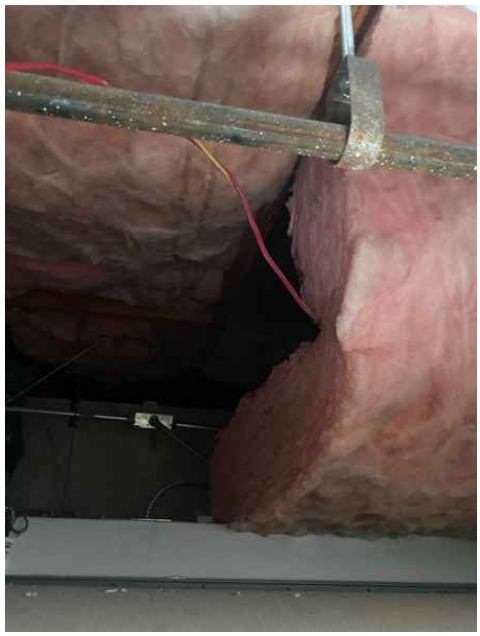
Observation Item

DISPLACED INSULATION

Displaced insulation noted in the attic space(s). Recommend corrections by a licensed insulation contractor to improve the insulation efficiency of the building.

Recommendation

Contact a handyman or DIY project



11: INTERIORS

		IN	NI	NP	D
11.1	INTERIOR GENERAL	X			
11.2	CEILINGS				X
11.3	WALLS	X			
11.4	FLOOR COVERINGS	X			
11.5	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	X			
11.6	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	X			
11.7	TUB/SHOWER ENCLOSURES			X	
11.8	DOORS (REPRESENTATIVE NUMBER)	X			
11.9	WINDOWS (REPRESENTATIVE NUMBER)	X			
11.10	FIREWALLS	X			
11.11	ELEVATORS & ESCALATORS			X	

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Information

Ceiling Materials
Sheetrock, Suspended Ceiling Panels

Wall Materials
Sheetrock

Floor Coverings
Carpet, Tile

Interior Doors
Hollow Core

Cabinetry
Wood

Countertops
Laminate

Windows
Aluminum, Single Pane

Elevator
None

Limitations

INTERIOR GENERAL

INTERIOR INSPECTION LIMITATIONS

The interior of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Please note: Determining if damage, the presence of organic growths, moisture or wood rot behind walls, floors and ceiling coverings is beyond the scope of this inspection. If you are concerned or believe that these conditions may exist in a non-visible or concealed area, we recommend that you have this building further examined by a qualified contractor or environmental hygienist.

We do not inspect the following systems as part of this inspection as doing so is outside the scope of a standard building inspection: elevators; chair lifts. We recommend further evaluation by a qualified professional before the removal of contingencies to determine if any latent defects exist.

WINDOWS (REPRESENTATIVE NUMBER)

WINDOW COVERING NOT INSPECTED

Window coverings are not inspected. This is outside the scope of this commercial inspection. Recommend a qualified professional to further evaluate.

Observations

11.2.1 CEILINGS

Attention Item

WATER STAINING - POSSIBLE PAST ROOF LEAK

Moisture stain(s) noted on the ceiling(s). This could be indicative of a previous roof leak(s). The area appeared dry at the time of the inspection. Recommend further evaluation by a licensed roofing contractor and/or restoration contractor to determine if repairs are necessary at this time. **Please note:** Determining if damage exists behind any surface is beyond the scope of this standard commercial inspection.

Recommendation

Contact a qualified roofing professional.

12: LIFE SAFETY

		IN	NI	NP	D
12.1	Fire Access Roads	X			
12.2	Fire Hydrant Clearance	X			
12.3	Hinged Shower Doors			X	
12.4	Storage of Flammable and Combustable Materials			X	
12.5	No Smoking Signs	X			
12.6	Fire Alarm Systems	X			
12.7	Portable Fire Extinguishers				X
12.8	Commercial Cooking Appliances			X	
12.9	Sprinkler System			X	
12.10	Emergency Lighting Systems	X			
12.11	Exit Signs, Doors, Stairwells and Handrails				X

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Observations

12.7.1 Portable Fire Extinguishers

Attention Item

EXTINGUISHER - ANNUAL INSPECTION PAST DUE

One or more portable fire extinguishers appeared to be delinquent on annual inspections as noted on the inspection card attached to the extinguisher. We recommend further evaluation by a qualified professional before the removal of contingencies to determine what repairs are needed at this time and to determine if any latent defects exist.

Recommendation

Contact a qualified professional.

12.11.1 Exit Signs, Doors, Stairwells and Handrails

Attention Item

EXIT SIGN - MISSING

One or more exit signs was noted missing at the time of inspection. We recommend further evaluation by a qualified professional before the removal of contingency is to determine what repairs are needed at this time.

Recommendation

Contact a qualified professional.

13: COOKING AREA

		IN	NI	NP	D
13.1	GENERAL INFORMATION			X	

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Information

GENERAL INFORMATION: Built-in Appliance Overview

The home inspector shall observe and operate the **basic** functions of the following kitchen appliances: Permanently installed dishwasher (through its normal cycle), range, cooktop, and permanently installed oven, trash compactor, garbage disposal, ventilation equipment or range hood and permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function or thermostats for calibration or automatic operation; Non built-in appliances like clothes washing and drying machines or refrigeration units. The home inspector is not required to operate: Appliances in use; or any appliance that is shut down or otherwise inoperable.

Limitations

GENERAL INFORMATION

APPLIANCES - NOT MOVED

Our company cannot inspect behind or beneath built-in appliances. We cannot move them to see behind or beneath them. We cannot see through any appliance or building materials. Damage that may include, but is not limited to; moisture damage, wood destroying organism damage, mold or other environmental hazards to the floor and/or wall behind the built-in appliances can be present and not reported on because of this limitation. You may wish to ask the sellers to disclose any known defects that may exist behind or below the built-in appliances in this home. You may also wish to have them moved to view these areas for yourself before the removal of contingencies.

GENERAL INFORMATION

BUILT-IN APPLIANCE INSPECTION LIMITATIONS

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that licensed contractors or qualified professionals be used in your further inspection or repair issues as it relates to the comments in this inspection report.

We do not the following systems as part of this inspection as doing so is outside the scope of a standard home inspection: refrigerators; washers and dryers; trash compactors; central vacuums; instant hot water dispensers; wine coolers; icemakers. We recommend further evaluation by a qualified professional before the removal of contingencies to determine if any latent defects exist.

STANDARDS OF PRACTICE

Wood Decks & Balconies
I. The inspector should inspect:
A. with the unaided eye, for deck and balcony members that are noticeably out of level or out of plumb;
B. for visible decay;
C. for paint failure and buckling;
D. for nail pullout (nail pop);
E. for fastener rust, iron stain and corrosion;
F. and verify that flashing was installed on the deck-side of the ledger board;
G. for vertical members (posts) that have exposed end-grains;
H. for obvious trip hazards;
I. for non-graspable handrails;
J. railings for height less than the 36-inch minimum*;
K. guardrails and infill for openings that exceed the 4-inch maximum*;
L. open-tread stairs for openings that exceed the 4⅜-inch maximum*;
M. the triangular area between guardrails and stairways for openings that exceed the 6-inch maximum*;
N. built-up and multi-ply beam spans for butt joints;
O. for notches in the middle-third of solid-sawn wood spans;
P. for large splits longer than the depths of their solid-sawn wood members;
Q. for building egresses blocked, covered or hindered by deck construction; and
R. for the possibility of wetting from gutters, downspouts or sprinklers.

*See https://www.nachi.org/stairways.htm for formal standards (compliance verification in entirety not required).

II. The inspector is not required to:

A. discover insect infestation or damage.
B. inspect, determine or test the tightness or adequacy of fasteners.
C. determine lumber grade.
D. measure moisture content.
E. inspect for or determine bending strength.
F. inspect for or determine shear stress.
G. determine lag screw or bolt shear values.
H. calculate loads.
I. determine proper spans or inspect for deflections.
J. discover decay hidden by paint.
K. verify that flashing has been coated to prevent corrosion.
L. determine that post-to-footing attachments exist.
M. dig below grade or remove soil around posts.
N. crawl under any deck with less than 3 feet of headroom, or remove deck skirting to acquire access.
O. determine proper footing depth or frostline.
P. verify proper footing size.
Q. perform pick tests.
R. perform or provide any architectural or engineering service.
S. use a level or plumb bob.
T. use a moisture meter.
U. predict service-life expectancy.
V. verify compliance with permits, codes or formal standards.
W. inspect for disabled persons' accessibility barriers.
X. determine if a deck blocks, covers or hinders septic tank or plumbing access.
Y. determine easement-encroachment compliance.

Life Safety
I. The inspector should:
A. inspect fire access roads and report on any obstructions or overhead wires lower than 13 feet and 6 inches;
B. inspect the address or street number to determine whether it is visible from the street, with numbers in contrast to their background;
C. inspect to determine whether a 3-foot clear space exists around the circumference of fire hydrants;
D. verify that hinged shower doors open outward from the shower and have safety glass-conformance stickers or indicators;
E. inspect to determine whether the storage of flammable and combustible materials is orderly, separated from heaters by distance or shielding so that ignition cannot occur, and not stored in exits, boiler rooms, mechanical rooms or electrical equipment rooms;
F. inspect to determine whether a "No Smoking" sign is posted in areas where flammable or combustible material is stored, dispensed or used;

G. inspect for the presence of fire alarm systems;
H. inspect for alarm panel accessibility;
I. inspect for the presence of portable extinguishers, and determine whether they are located in conspicuous and readily available locations immediately available for use, and not obstructed or obscured from view;
J. inspect to determine whether a portable fire extinguisher is stored within a 30-foot travel distance of commercial-type cooking equipment that uses cooking oil or animal fat;
K. inspect to determine whether manual-actuation devices for commercial cooking appliances exist near the means of egress from the cooking area, 42 to 48 inches above the floor and 10 and 20 feet away, and clearly identifying the hazards protected;
L. inspect to determine whether the maximum travel distance to a fire extinguisher is 75 feet;
M. inspect for the presence of sprinkler systems, and determine if they were ever painted other than at the factory;
N. inspect for the presence of emergency lighting systems;
O. inspect for exit signs at all exits, and inspect for independent power sources, such as batteries;
P. inspect for the presence of directional signs where an exit location is not obvious;
Q. inspect for the presence of signs over lockable exit doors stating: "This Door Must Remain Unlocked During Business Hours";
R. inspect for penetrations in any walls or ceilings that separate the exit corridors or stairwells from the rest of the building;
S. inspect for fire-separation doors that appear to have been blocked or wedged open, or that do not automatically close and latch;
T. inspect exit stairwell handrails;
U. inspect for exit trip hazards;
V. inspect for the presence of at least two exits to the outside, or one exit that has a maximum travel distance of 75 feet;
W. inspect exit doorways to determine that they are less than 32 inches in clear width;
X. inspect to determine whether the exit doors were locked from the inside, chained, bolted, barred, latched or otherwise rendered unusable at the time of the inspection;
Y. inspect to determine whether the exit doors swing open in the direction of egress travel; and
Z. inspect the storage to determine if it is potentially obstructing access to fire hydrants, fire extinguishers, alarm panels or electric panelboards, or if it is obstructing aisles, corridors, stairways or exit doors, or if it is within 18 inches of sprinkler heads, or if it is within 3 feet of heat-generating appliances or electrical panelboards.

II. The inspector is not required to:

A. test alarm systems, or determine if alarms systems have been tested.
B. inspect or test heat detectors, fire-suppression systems, or sprinkler systems.
C. determine the combustibility or flammability of materials in storage.
D. determine the adequate number of fire extinguishers needed, or their ratings.
E. test or inspect fire extinguishers, their pressure, or for the presence of extinguisher inspection tags or tamper seals.
F. inspect or test fire pumps or fire department connections.
G. inspect or test cooking equipment suppression systems.
H. determine the operational time of emergency lighting or exit signs.
I. inspect for proper occupant load signs.
J. determine fire ratings of walls, ceilings, doors, etc.
K. inspect, test or determine the adequacy of fire escapes or ladders.
L. inspect fire department lock boxes or keys.
M. determine the flame resistance of curtains or draperies.
N. inspect parking or outdoor lighting.
O. inspect for unauthorized entry or crime issues.
P. inspect or test security systems.
Q. inspect for pet or livestock safety issues.
R. inspect for unsafe candle use or decoration hazards.
S. inspect or test emergency generators.
T. test kitchen equipment, appliances or hoods.
U. verify that elevator keys exist, or that they work properly.