



PROPERTY INSPECTION REPORT  
COMMERCIAL BUILDING  
123 MAIN STREET  
YOUR CITY, USA

ACME BUILDING CONSULTANTS  
1619 KING STREET  
SANTA CRUZ ,CALIFORNIA 95060  
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CALIFORNIA STATE CONTRACTOR LICENSE NO.846250

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# PROPERTY INSPECTION REPORT

## COMMERCIAL BUILDING

123 MAIN STREET  
YOUR CITY, USA

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INSPECTION DATE:  
MARCH 1<sup>ST</sup> 2020

PREPARED FOR:  
MR. J. SMITH

AGENT:  
MR. D JONES  
YOUR CITY USA  
MY REALTOR.COM

PREPARED BY:  
ACME BUILDING CONSULTANTS  
REPORT# 2020- 1U - 026C

INSPECTOR:  
MICHAEL FREINBERG

THE PROPERTY AT 123 MAIN STREET IN YOUR CITY, CALIFORNIA WAS INSPECTED ON MARCH 1<sup>ST</sup> 2020 BY MICHAEL FREINBERG OF ACME BUILDING CONSULTANTS AS YOU REQUESTED.

OUR REPORT AND RECOMMENDATIONS AS A RESULT OF THAT INSPECTION ARE ENCLOSED. THIS REPORT IS A PROFESSIONAL OPINION BASED ON A VISUAL INSPECTION OF THE ACCESSIBLE COMPONENTS OF THE PROPERTY. THIS REPORT IS VISUAL IN NATURE AND NOT AN EXHAUSTIVE TECHNICAL EVALUATION.

PLEASE UNDERSTAND THAT THERE LIMITATIONS TO THIS INSPECTION. MANY COMPONENTS OF THE PROPERTY AND STRUCTURE ARE NOT VISIBLE DURING THE INSPECTION AND VERY LITTLE HISTORICAL INFORMATION IS PROVIDED IN ADVANCE OF THE INSPECTION. WHILE WE CAN REDUCE THE RISK OF PURCHASING A PROPERTY, WE CANNOT ELIMINATE IT. EVEN THE MOST COMPREHENSIVE INSPECTION CANNOT REVEAL EVERY CONDITION YOU MAY CONSIDER SIGNIFICANT TO OWNERSHIP.

PLEASE REFER TO YOUR COPY OF THE INSPECTION AGREEMENT. IT MORE SPECIFICALLY EXPLAINS THE SCOPE OF THE INSPECTION AND THE LIMIT OF OUR LIABILITY IN PERFORMING THIS INSPECTION. THE STANDARDS OF PRACTICE AND CODE OF ETHICS OF THE AMERICAN SOCIETY OF HOME INSPECTORS (ASHI) PROHIBIT US FROM MAKING ANY REPAIRS OR REFERRING ANY CONTRACTORS. WE ARE NOT ASSOCIATED WITH ANY PARTY TO THE TRANSACTION OF THIS PROPERTY, EXCEPT AS MAY BE DISCLOSED TO YOU.

THE INFORMATION PROVIDED IN THIS REPORT IS SOLELY FOR YOUR USE. THANK YOU FOR SELECTING OUR COMPANY. FEEL FREE TO CONTACT ME WITH ANY QUESTIONS WITH THIS REPORT. MY OFFICE CELL PHONE NUMBER IS 831.420.7606.

SINCERELY,

MICHAEL P. FREINBERG  
ACME BUILDING CONSULTANTS

# REPORT OVERVIEW

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## THE SCOPE OF THE INSPECTION

THE BUILDING IS A COMMERCIAL BUILDING BUILT IN 1977 BASED ON ONLINE INFORMATION. THE BUILDING IS CURRENTLY BEING USED AS A STORE FRONT ALONG THE FRONT SECTION. THE BACK SECTION IS VACANT.

THE ORIGINAL BUILDING WAS USED FOR LIGHT MANUFACTURING BASED ON THE CURRENT OWNER'S DESCRIPTION OF THE PROPERTY. IN THE LATE 1990'S THE BUILDING WAS UPGRADED FOR A PREVIOUS OWNER WHICH ADDED MORE OFFICE SPACE AND A CLEAN WORKING AREA IN THE SECTION LABELED "SIDE B". BASED ON THE FLOOR PLAN MAP SUPPLIED BY THE CURRENT OWNER THE BUILDING CAN BE DIVIDED INTO TWO WORKING AREAS.

THERE ARE FIVE BATHROOMS - TWO ON EACH END OF THE STRUCTURE, THREE KITCHENETTE AREAS AND A BACK GARAGE SPACE WITH A LARGE ROLL UP METAL DOOR FOR SHIPPING AND RECEIVING.

THIS REPORT IS BASED UPON A VISUAL INSPECTION OF THE STRUCTURE. IT IS PERFORMED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" OF THE ASHI AND CREIA. ONLY A REPRESENTATIVE SAMPLE OF BUILDING COMPONENTS WERE VIEWED IN THOSE AREAS THAT WERE READILY ACCESSIBLE DURING THE TIME OF INSPECTION. IT IS NOT TECHNICALLY EXHAUSTIVE OR ALL ENCOMPASSING. NO DESTRUCTIVE TESTING OR DISMANTLING OF BUILDING COMPONENTS WAS PERFORMED.

BECAUSE THE FACILITY WAS IN USE AT THE TIME OF THE INSPECTION SOME OF THE AREAS WERE IN FULL USE WHICH LIMITED ACCESS FOR VIEWING.

THE INSPECTOR SHALL NOT BE HELD RESPONSIBLE OR LIABLE FOR ANY REPAIRS OR REPLACEMENTS WITH REGARD TO THIS PROPERTY, SYSTEMS, COMPONENTS, OR THE CONTENTS THEREIN. ACME BUILDING CONSULTANTS IS NEITHER A GUARANTOR NOR INSURER. NOT ALL IMPROVEMENTS WILL BE IDENTIFIED DURING THIS INSPECTION.

THE INSPECTION AND RELATED REPORT DO NOT ADDRESS AND ARE NOT INTENDED TO ADDRESS CODE AND/OR REGULATION COMPLIANCE, MOLD, MILDEW, INDOOR AIR QUALITY, ASBESTOS, RADON GAS, LEAD PAINT, UREA FORMALDEHYDE, SOILS CONTAMINATION AND ANY OTHER INDOOR OR OUTDOOR SUBSTANCES. THE CLIENT IS URGED TO CONTACT A COMPETENT SPECIALIST IF INFORMATION, IDENTIFICATION OR TESTING OF THE ABOVE IS DESIRED.

IT IS OUR GOAL TO PUT A PROPERTY OWNER/PURCHASER AND MANAGER IN A KNOWLEDGEABLE POSITION BY BECOMING FAMILIAR WITH THE BUILDING'S SYSTEMS AND CONDITION THROUGH THE USE OF THIS REPORT. NOT ALL IMPROVEMENTS WILL BE IDENTIFIED DURING THIS INSPECTION; UNEXPECTED REPAIRS SHOULD STILL BE ANTICIPATED. THE ACCEPTANCE OF THIS REPORT BY THE CLIENT ACKNOWLEDGES THE CLIENT'S AGREEMENT TO ALL OF THE TERMS AND CONDITIONS OF THE INSPECTION CONTRACT. THIS INSPECTION SHOULD NOT BE CONSIDERED A GUARANTEE OR WARRANTY OF ANY KIND.

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PLEASE REFER TO THE PRE-INSPECTION CONTRACT FOR A FULL EXPLANATION OF THE SCOPE OF INSPECTION. THE PRE INSPECTION AGREEMENT WAS SIGNED BY THE BUYERS AGENT AT THE DATE

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OF THE INSPECTION. THE INSPECTION WAS REQUESTED BY THE BUYERS AGENT.

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## THE BUILDING IN PERSPECTIVE

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AS WITH ALL BUILDINGS, ONGOING MAINTENANCE IS REQUIRED AND IMPROVEMENTS TO THE SYSTEMS OF THE STRUCTURE WILL BE NEEDED OVER TIME. THE IMPROVEMENTS THAT ARE RECOMMENDED IN THIS REPORT ARE NOT CONSIDERED UNUSUAL FOR A STRUCTURE OF THIS AGE AND LOCATION PLEASE REMEMBER THAT THERE IS NO SUCH THING AS A PERFECT BUILDING.

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## IMPROVEMENT RECOMMENDATIONS

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FOLLOWING EACH SECTION OF THIS REPORT IS A SYNOPSIS OF THE RECOMMENDATIONS THAT SHOULD BE CONSIDERED FOR THE BUILDING'S BENEFIT. OTHER SIGNIFICANT IMPROVEMENTS, OUTSIDE THE SCOPE OF THIS INSPECTION, MAY ALSO BE NECESSARY. FOR MORE INFORMATION ABOUT THE CHANGES TO THIS STRUCTURE REFER TO THE APPROVED SET OF BUILDING PLANS AND THE INFORMATION THAT THE BUILDING DEPARTMENT OF THE CITY OF CAPITOLA HAS ON FILE. PLEASE REFER TO THE BODY OF THIS REPORT FOR FURTHER DETAILS AND OTHER RECOMMENDATIONS.

IT IS ALWAYS ADVISED TO HIRE A PERSON WHO IS SPECIFIC TO THE TRADE WHICH WILL REQUIRE A REPAIR, UPGRADE AND/OR SERVICE. HVAC CONTRACTOR FOR HEATING, PLUMBER CONTRACTOR FOR PLUMBING, ELECTRICAL CONTRACTOR FOR ELECTRICAL REPAIRS, ROOFING CONTRACTOR FOR SERVICE AND ROOFING MAINTENANCE, PAINTING CONTRACTOR WHO HAS WORKED ON THIS TYPE OF EXTERIOR SIDING AND IMPROVEMENTS AND A CARPENTER/CONTRACTOR FOR GENERAL REPAIRS.

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## WEATHER CONDITIONS

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OVERCAST SKIES PREVAILED AT THE TIME OF INSPECTION. THE ESTIMATED OUTSIDE TEMPERATURE WAS 52 DEGREES. COOL AND DAMP WEATHER CONDITIONS SKIES HAD BEEN EXPERIENCED IN THE DAYS LEADING UP TO THE INSPECTION. PLEASE NOTE, THE STATE OF CALIFORNIA HAS ALSO HAD LONG AND DRY SUMMER. THIS WEATHER MAY HAVE EFFECTS ON THE STRUCTURE.

ALL ROOF SURFACES SHOULD BE KEPT CLEAN AND DOWNSPOUT DRAINAGE SHOULD BE MONITORED TO MAKE SURE THERE IS NO UNDERMINING OF THE PROPERTY DURING THE PEAK OF THE RAINY SEASON.

AT THE TIME OF THE INSPECTION THERE WAS NO WOOD-BORING INSECT AND PEST REPORT AVAILABLE.

## SUMMARY

THE BUILDING IS A COMMERCIAL BUILDING BUILT IN 1977 BASED ON ONLINE INFORMATION. THE BUILDING IS CURRENTLY BEING USED AS A STORE FRONT ALONG THE FRONT SECTION. THE BACK SECTION IS VACANT.

THE ORIGINAL BUILDING WAS USED FOR LIGHT MANUFACTURING BASED ON THE CURRENT OWNERS DESCRIPTION OF THE PROPERTY. IN THE LATE 1990'S THE BUILDING WAS UPGRADED FOR A PREVIOUS OWNER WHICH ADDED MORE OFFICE SPACE AND A CLEAN WORKING AREA IN THE SECTION LABELED "SIDE B". BASE ON THE FLOOR PLAN MAP SUPPLIED BY THE CURRENT OWNER THE BUILDING CAN BE DIVIDED INTO TWO WORKING AREAS.

THERE ARE FIVE BATHROOMS- TWO ON EACH END OF THE STRUCTURE, THREE KITCHENETTE AREAS AND A BACK GARAGE SPACE WITH A LARGE ROLL UP METAL DOOR FOR SHIPPING AND RECEIVING.

THERE ARE TYPICAL REPAIR AND MAINTENANCE NEEDS FOR THIS PROPERTY.

WHEN DESCRIBING ITEMS ON THE EXTERIOR OR INTERIOR DIRECTIONS ARE BASED UPON FACING THE FRONT DOOR FROM THE EXTERIOR. ( THE DOOR FOR THE RETAIL SPACE )

## GENERAL INFORMATION

COMMENTS: IT IS ALWAYS ADVISED FOR BUYER OR SELLER TO CONTACT A LICENSED CONTRACTOR SPECIFIC TO THE TRADE TO SERVICE OR REPAIR THE ISSUES OUTLINED IN THIS INSPECTION REPORT.

READING THIS ACME REPORT, CONTRACTING FOR AN HVAC INSPECTION, HAVING AN ARBORIST INSPECT THE LARGE TREES IN THE BACK, A ROOFING CONTRACTOR TO CLEAN AND SERVICE THE ROOFING MEMBRANE AND A WOOD - BORING INSECT AND PEST REPORT ( IF REQUESTED ) WILL HELP GIVE THE BUYER A GOOD OVERVIEW OF THIS PROPERTY.

# GROUNDS & GRADE

## DESCRIPTION, OBSERVATIONS & RECOMMENDATIONS

|                                |  |
|--------------------------------|--|
| DRIVEWAY:                      | BLACKTOP, WITH A CONCRETE CULVERT AND DRAIN IN THE FRONT OF THE PROPERTY                           |
| PERIMETER WALKWAYS:            | CONCRETE AND BLACKTOP AND EARTH ALONG THE FRONT, SIDES AND BACK AND BLACKTOP                       |
| PUBLIC SIDEWALK:               | NONE   |
| RETAINING WALLS:               | FRONT GARDEN CONCRETE BLOCK SECTION, LOW SET   |
| FENCES:                        | SECTIONS OF CHAIN LINK ALONG THE BACK SIDE   |
| GATES:                         | PAINTED STEEL FOR THE LEFT SIDE NEIGHBORS  |
| MARKED PARKING PLACES:         | TWO HANDICAPPED SPACES, APPROXIMATELY TWENTY FIVE REGULAR SPOTS, FRONT AND BACK SIDE               |
| PARKING CURBS:                 | YES, CONCRETE - SOME DAMAGED   |
| BACK WALKWAY:                  | BLACKTOP   |
| FRONT LANDING:                 | CONCRETE AND BLACKTOP IN FRONT OF THE EGRESS DOORS   |
| LOT GRADE TOPOGRAPHY:          | SLIGHT SLOPE FROM THE BACK TOWARD THE FRONT STREET, NEXT TO THE HIGHWAY                            |
| SLOPE WITHIN 10" OF STRUCTURE: | MINOR SLOPE AWAY FROM STRUCTURE, THERE IS A SLIGHT MOUND OF EARTH ON THE LEFT SIDE OF THE BUILDING |
| LANDSCAPING:                   | SHRUBBERY, TREES AND DROUGHT RESISTANT PLANTS  |
| IRRIGATION SYSTEM:             | YES, NOT PART OF THIS INSPECTION   |
| EXTERIOR LIGHTING:             | WALL MOUNTED FIXTURES ON THE FRONT AND RIGHT SIDE  |
| SECURED AREAS:                 | BACK RIGHT, CHAINLINK WITH GATE AND WOOD FRAMED ROOF   |
| SECURED AREA FOR GARBAGE:      | GARBAGE AREA, DAMAGED  |
| OUTBUILDING:                   | NONE   |

## PUBLIC SIDEWALK, DRIVEWAY AND PARKING LOT

COMMENTS: THERE IS NO PUBLIC CONCRETE SIDEWALKS AROUND THE PERIMETER OF THE PROPERTY.

THE DRIVEWAY ALONG THE FRONT AND BACK RIGHT SIDE IS BLACKTOP WITH A CONCRETE CHANNEL DRAIN WHICH EMPTIES INTO A DRIVEWAY RAIN WATER DRAIN AT THE FRONT OF THE BUILDING. AT THE TIME OF THE INSPECTION THERE WAS A SLIGHT AMOUNT OF STANDING RAIN WATER IN THE BACK PARKING AREA CHANNEL DRAIN.

THE BLACKTOP PARKING AREA HAS A PERIMETER OF CONCRETE CURB WHICH ACTS AS PARKING CURBS, SOME SECTIONS OF THE CONCRETE PERIMETER CURBS SHOW SIGNS OF TREE ROOT DAMAGE. THERE ARE TWO EGRESS DRIVEWAY CURBS TO ACCESS THE PARKING AREA OF THIS BUILDING.

ALONG THE BACK SIDE OF THE BUILDING IS A PAINTED METAL GATE WHICH IS PART OF THE NEIGHBORING PROPERTY. THE DRIVEWAY ALONG THE BACK OF THE BUILDING IS BLACKTOP. AT THE TIME OF THE INSPECTION THIS SECTION OF THE BACK BLACKTOP HAD LIMITED ACCESS FOR VIEWING DUE TO THE NEIGHBORS' TRUCKS AND STORED ITEMS. THE BUYERS SHOULD FIND OUT IF THERE IS A PROPERTY EASEMENT ALONG THIS SIDE OF THE BUILDING FOR FUTURE BUILDING SERVICE NEEDS.

ALONG THE FRONT AND BACK OF THE BUILDING ARE 25 MARKED PARKING SPACES ALONG WITH 2 ADA MARKED PARKING SPACES.

## SIDEWALKS AND WALKWAYS

COMMENTS: THE FRONT AND BACK WALKWAYS ARE THE BLACKTOP PARKING AND DRIVEWAY AREAS.

## FENCES

COMMENTS: ALONG THE BACK RIGHT SIDE IS A CHAIN LINK FENCE WITH PRIVACY DIVIDERS SET INTO THE LINKING.

## OUTBUILDING

COMMENTS: SECURED TO THE BACK RIGHT OF THE BUILDING IS A CHAIN LINK SEALED AREA WHICH HOUSES THE LARGE AIR COMPRESSOR. THE SHED IS BUILT ON A CONCRETE PAD WITH A WOOD OVERHEAD. THE PERIMETER FENCING IS CHAIN LINK WITH PRIVACY SLATS. THERE IS A LOCKED GATE TO ACCESS THESE UNITS INSIDE. THE COMPRESSOR AND ITS UTILITIES ARE NOT PART OF THIS INSPECTION.

## LANDSCAPING

COMMENTS: ALONG THE SIDE YARDS ARE OLDER DROUGHT RESISTANT PLANTS AND GROUND COVER. THERE ARE SEVERAL LARGE TREES AROUND THE PROPERTY. SOME OF THE TREES HAVE DAMAGED THE BLACKTOP FROM TREE ROOT GROWTH. AROUND THE FRONT TREE IS A LOW SET CONCRETE BLOCK RETAINING WALL WHICH ALSO HAS BEEN DAMAGED BY TREE ROOT GROWTH. ALONG THE FRONT LEFT SIDE THE SOIL HEIGHT OVER TIME HAS SLIGHTLY DRIFTED TOWARD THE BASE OF THE STRUCTURE. THIS AREA SHOULD BE CLEARED BACK AT THE TIME OF THE NEXT EXTERIOR PAINTING.



THERE IS A DRIP IRRIGATION SYSTEM IN PLACE WHICH SHOULD BE SERVICED AS IT APPEARS THAT THE SYSTEM IS DAMAGED. SECURED TO THE UPPER MID FRONT OF THE BUILDING IS A WOOD ARBOR.

#### GARBAGE AREA

COMMENTS: LOCATED IN THE BACK RIGHT AT THE OUTER EDGE OF THE PROPERTY IS A CONCRETE BLACK THREE WALLED GARBAGE AREA. AT THE TIME OF THE INSPECTION THE GARBAGE AREA WAS FULL OF BROKEN UP STORED ITEMS AND THE SET OF GATES WERE MISSING.

# RECOMMENDATIONS:

- THE DRIVEWAY DRAIN SHOULD BE CLEANED AND FLUSHED. ALL OF THESE DRAINS SHOULD BE CLEANED ONCE A YEAR AT THE BEGINNING OF THE WET SEASON.
- AT THE BASE OF THE DRIVEWAY ENTRANCE CURB THERE WAS AN AREA OF STANDING RAIN WATER. THIS AREA SHOULD BE REPAIRED WHEN THE BLACKTOP DRIVEWAY PARKING AREA IS REFINISHED TO HELP DRAIN RAIN WATER.
- THERE ARE CRACKS AND CHIPS IN THE BLACKTOP PARKING AREA ALONG WITH AREAS OF TREE ROOT DAMAGE. IT IS RECOMMENDED THAT PRIOR TO RESEALING THE BLACKTOP SURFACES THE DRIVEWAY PARKING AREA BE REPAIRED OF ALL CRACKS, CHIPS AND DAMAGED SPOTS FROM THE TREE ROOT GROWTH.
- THE LARGE TREES AROUND THE PROPERTY SHOULD BE TRIMMED BACK FROM OVERHANGING THE DRIVEWAY ALONG WITH CUTTING BACK THE EXTENDED ROOT GROWTH UNDER THE BLACKTOP SURFACES.
- PRIOR TO REPAIRING AND RESURFACING THE BLACKTOP SURFACES THE CONCRETE CURBS SHOULD BE RESET AND REPAIRED.
- PRIOR TO REPAIRING AND RESURFACING THE BLACKTOP SURFACES THE CONCRETE CHANNEL DRAIN IN THE BACK SHOULD BE CLEANED AND THE DOWN HILL GRADE BE CHECKED TO MAKE SURE THIS AREA DOES NOT COLLECT RAIN WATER. IF SO THIS ONE SECTION OF CONCRETE CHANNEL DRAIN SHOULD BE ADJUSTED.
- ONCE THE DRIVEWAY AND PARKING AREA HAS BEEN REPAIRED AND RESEALED NEW PARKING LINES SHOULD BE REPAINTED.



- ALONG THE LEFT STREET SIDE OF THE PROPERTY A SECTION OF THE CONCRETE CURB WAS REMOVED TO SERVICE AN UNDERGROUND PIPE. A GOOD IMPROVEMENT WOULD BE TO REPLACE THE MISSING CONCRETE CURB SECTION.



- THE WOOD ARBOR SECURED TO THE UPPER FRONT SIDE OF THE BUILDING SHOULD BE CLEANED AND TREATED WITH AN EXTERIOR GRADE WOOD OIL AT THE TIME OF THE NEXT EXTERIOR PAINTING.



- THE CONCRETE BLOCK GARDEN RETAINING WALL AROUND THE FRONT TREE SHOULD BE ADJUSTED SO IT IS LEVEL. SECTIONS OF THE PROUD TREE ROOT GROWTH WILL NEED TO BE CUT BACK. THE SECOND OPTION WOULD BE TO REMOVE THE CONCRETE BLOCKS.



- THE DRIP IRRIGATION SYSTEM SHOULD BE SERVICED AND REPAIRED AS NEEDED. DAMAGED TUBING CAN BE NOTED ON THE FRONT LEFT SIDE OF THE BUILDING.



- THE BASE OF THE FRONT LEFT SIGNS SHOW SIGNS OF RUST DAMAGE. THESE AREAS SHOULD BE REPAIRED AS NEEDED.



- THE CONCRETE PAD IN FRONT OF THE PG&E GREEN ELECTRICAL BOX LABELED 9135 HAS CRACKED AND SETTLED. THE OWNER SHOULD CONTACT PG&E TO SEE IF THEY WILL REPAIR THIS CONCRETE SERVICE PAD.



- IT IS RECOMMENDED THAT THE IVY GROWTH ALONG THE FRONT LEFT SIDE BE CUT BACK AND ANY AREAS OF IVY ROOTS ON THE EXTERIOR SIDE OF THE BUILDING SHOULD BE CLEANED OFF.



- THERE IS A SLIGHT SAG IN THE BACK RIGHT CHAIN LINK FENCE WHICH SHOULD BE TIGHTENED UP.



- THE BACK GARBAGE AREA SHOULD BE CLEANED OUT OF THE OLD DAMAGED BUILDING SUPPLIES AND A SET OF GATES SHOULD BE RE INSTALLED TO SECURE THIS AREA.



- THE COMPRESSOR SEALED AREA ON THE BACK RIGHT SIDE OF THE STRUCTURE SHOULD BE CLEANED OUT OF THE LEAF BUILD UP AND THE ROOFING SYSTEM REPLACED DUE TO MOISTURE DAMAGE TO THE PLYWOOD AND WOOD FRAMEWORK.



# EXTERIOR COMPONENTS

## DESCRIPTION, OBSERVATIONS & RECOMMENDATIONS

|                                   |   |
|-----------------------------------|---|
| WALL SIDING:                      | TILT UP STEEL REINFORCED CONCRETE PANELS WITH CAULKED SEAMS   |
| SOFFIT AND FASCIA:                | FRONT LEFT AND FRONT HAVE SECTIONS OF PAINTED PLYWOOD   |
| EXTERIOR ENTRY STAIRS:            | NONE  |
| FRONT EXTERIOR LANDING            | CONCRETE, PADS AND BLACKTOP   |
| FRONT EXTERIOR RAILINGS:          | NONE  |
| FRONT EXTERIOR ENTRY DOOR & TRIM: | THE FRONT LEFT HAS A SET OF ALUMINUM CASEMENT DOORS WITH SINGLE PANED GLASS PANELS  |
| EXTERIOR ENTRY LIGHTING:          | SEVERAL WALL MOUNTED LIGHT FIXTURES ON THE FRONT AND BACK RIGHT SIDE OF THE BUILDING  |
| DOORS TO REAR ELEVATION:          | MID FRONT HAS A SET OF ALUMINUM CASEMENT DOORS WITH SINGLE PANED WIRE GLASS PANELS, THE FRONT RIGHT DOOR IS A SINGLE CASEMENT ALUMINUM DOOR WITH SINGLE PANED WIRE GLASS PANEL, ON THE RIGHT SIDE IS A PAINTED METAL CASEMENT DOOR AND THE GARAGE SHIPPING AREA HAS A ROLL UP METAL DOOR WITH STEEL SIDE TRIM |
| INTERIOR LANDING:                 | TILE  |
| UPSTAIRS PATIOS;                  | INTERIOR BACK SET OF STAIRS ARE PAINTED WOOD FRAMEWORK WITH HANDRAILS WHICH HAVE RETURNS AT THE ENDS OF THE RAILS   |
| EXTERIOR WINDOWS AND FRAMES:      | SINGLE PANED GLASS PANELS FIXED SET IN ALUMINUM FRAMEWORK.  |

### EXTERIOR WALL SURFACES & WALL SIDING

COMMENTS: THE ORIGINAL EXTERIOR SIDING IS MADE UP OF CONCRETE STEEL REINFORCED PANELS WHICH ARE SECURED IN PLACE AT THE BASE ONTO THE CONCRETE SLAB AND AT THE UPPER ENDS WITH THE CROSS WOOD FRAMEWORK SET WITH STEEL PLATES AND BOLTS. AT EACH WALL PANEL SEAM IS A CAULKED FILLER.

THERE IS A SLIGHT WAVE IN THE EXTERIOR SIDING WHICH IS TYPICAL OF THIS MATERIAL. THERE ARE CRACKS AND CHIPS IN THE CONCRETE SIDING WHICH SHOULD BE REPAIRED PRIOR TO THE NEXT EXTERIOR PAINTING. ALL LOCATIONS WHERE PIPES AND WIRES ENTER OR EXIT THE EXTERIOR SIDING SHOULD BE SEALED WITH CAULK. THESE AREAS CAN BE NOTED IN THE FRONT

LEFT AND AT THE EXIT POINT FOR THE SUMP PUMP ON THE FRONT RIGHT SIDE, UNDER THE WOOD DECKING.

THE EXTERIOR SIDING IS IN OVERALL SERVICEABLE TO GOOD CONDITION WITH SOME AREAS IN NEED OF REPAIR, CLEANING AND THEN REPAINTING. THE BUYER SHOULD CONTACT A PAINTING CONTRACTOR TO PRICE OUT THIS PROJECT.

### SOFFIT & FASCIA

COMMENTS: THE SOFFIT AND FASCIA IS TYPICAL FOR THIS TYPE OF CONSTRUCTION. ALL SURFACES ARE IN SERVICEABLE TO GOOD CONDITION. THEY ARE MADE UP OF PAINTED UPPER SECTIONS OF THE CONCRETE WALLS WHICH ARE CAPPED WITH A PAINTED COMPOSITE ROLLED MEMBRANE. THE FRONT LEFT SIDE HAS A PAINTED PLYWOOD SOFFIT.

### FRONT ELEVATION EXTERIOR ENTRY DOOR & TRIM (EXTERIOR VIEW)

COMMENTS: ALONG THE FRONT OF THE BUILDING ARE THREE SETS OF ALUMINUM CASEMENT DOORS. TWO OF THE DOOR SETS ARE DOUBLE DOORS AND THE FAR RIGHT SIDE DOOR IS A SINGLE CASEMENT TYPE. THIS DOOR HAS AN OUTWARD SWING. ON THE BACK RIGHT DOOR ACCESSING THE GARAGE/SHIPPING AREA IS A PAINTED STEEL DOOR WHICH AT ONE TIME WAS DAMAGED FROM A PERSON TRYING TO PRY THE DOOR OPEN FROM THE EXTERIOR. THIS IS ALSO AN OUTWARD SWING TYPE DOOR.

IT IS IMPORTANT TO KEEP THE WEATHER STRIPPING ON THE DOORS IN GOOD CONDITION. OVER TIME THE WEATHER STRIPPING CAN WEAR OUT AND SHOULD BE REPLACED. WHEN THE EXTERIOR IS REPAINTED THE PAINTERS SHOULD REPAINT THE TOP AND BOTTOM EDGE OF THE WOOD DOORS TO KEEP THEM WEATHER TIGHT.

### EXTERIOR WINDOWS, FRAMES & TRIM (EXTERIOR VIEW)

COMMENTS: THE EXTERIOR WINDOWS ARE SINGLE PANED GLASS PANELS FIXED IN PLACE SET IN ALUMINUM FRAMEWORK. THE FRONT ALUMINUM FRAMEWORK HAS BEEN DAMAGED BY GRAFFITI AND MINERAL DEPOSITS OF OVER SPRAY WATER FROM THE DRIP IRRIGATION SYSTEM. THESE AREAS SHOULD BE CLEANED OFF.

### EXTERIOR ENTRY LIGHTING (FRONT ELEVATION)

COMMENTS: THE EXTERIOR LIGHT SYSTEM ARE THE WALL MOUNTED SAFETY LIGHTS ON THE FRONT AND BACK RIGHT SIDE OF THE STRUCTURE.

### DOORS TO REAR EXTERIOR

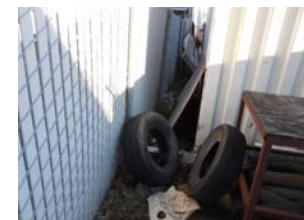
COMMENTS: THE DOORS TO ACCESS THE GARAGE SHIPPING AREA IS THE PAINTED METAL CASEMENT DOOR WITH AN OUTWARD SWING AND THE BACK PAINTED METAL ROLL UP DOOR WITH STEEL SIDE RAILS. THIS DOOR HAS AN ELECTRIC MOTOR MANUFACTURED BY WAY DAULTON. IT IS A CHAIN DRIVE TO THE SIDE SPROCKET OF THE ROLL UP DOOR. THE ELECTRIC CONTROLS ARE LOCATED ON THE RIGHT INSIDE OF THE DOOR AND ARE IN WORKING ORDER. THERE IS ALSO A HAND DRIVE CHAIN WHICH IS ALSO IN WORKING ORDER. AT THE BOTTOM EDGE OF THE DOOR IS A RUBBER RAIN GASKET WHICH SHOULD BE KEPT CLEAN.

### LOT GRADING/TOPOGRAPHY

COMMENTS: THIS INSPECTION DOES NOT INCLUDE GEOLOGICAL CONDITIONS OR SITE STABILITY INFORMATION.

## RECOMMENDATIONS:

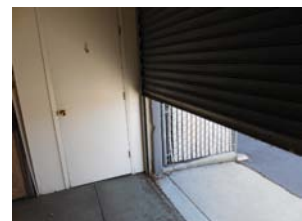
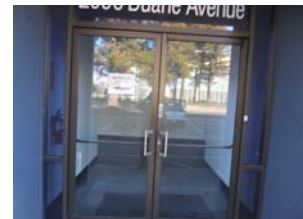
- THERE IS SOIL-TO-CONCRETE/SIDING CONTACT AROUND THE PERIMETER OF THE BUILDING. IT IS RECOMMENDED THAT THE SOIL LEVEL AROUND THE PERIMETER OF THE BUILDING BE CLEARED TO HELP PREVENT MOISTURE INTRUSION INTO THE EXTERIOR SUB STRUCTURE WHICH CAN DAMAGE THE EXTERIOR SIDING. THIS CAN BE NOTED ALONG THE LEFT FRONT EXTERIOR SIDE WALL.
- IT IS RECOMMENDED THAT ANY PLANTS WHICH ARE RUBBING AGAINST THE EXTERIOR SIDING BE TRIMMED BACK. THIS WILL HELP KEEP MOISTURE AWAY FROM THE SIDING.
- ANY HOLES IN THE EXTERIOR SIDING SHOULD BE SEALED TO HELP PREVENT SMALL ANIMALS FROM GAINING ACCESS INTO THE STRUCTURE. THERE IS AN AREA AROUND THE GAS PIPES WHICH ENTER THE FRONT LEFT AND AT THE BACK RIGHT BY THE SUMP PUMP FOR THE WASTE WATER SYSTEM. ALSO ON THE BACK LEFT WALL THERE IS AN OLD WALL FITTING WHICH SHOULD BE REMOVED AND THEN THE HOLE FILLED WITH EXTERIOR GRADE FILLER.
- ON THE LEFT BACK WALL THERE IS A CHIP IN THE CONCRETE WHICH EXPOSES AN EDGE OF THE STEEL REINFORCEMENT INSIDE THE CONCRETE WALL. THIS EXPOSED STEEL SHOULD BE CLEANED WITH OSPHORIC ACID, PRIMED, PAINTED THEN COVERED WITH A CONCRETE PATCH. THIS SHOULD BE PART OF THE PREPARATION PRIOR TO THE EXTERIOR PAINTING.
- THE BACK NEIGHBORS HAVE A GOOD DEAL OF STORED ITEMS ALONG THE BACK WALL OF THIS STRUCTURE. IT IS RECOMMENDED THAT THE OWNER REQUEST THAT THEY REMOVE THE STORED ITEMS PRIOR TO THE SALE OF THE BUILDING.
- ON THE BACK OF THE BUILDING AND ALONG THE CHAIN LINK FENCE RUN IS A 3" ELECTRICAL CONDUIT WHICH RUNS TO THE BACK RIGHT NEIGHBORING BUILDING. THE BUYERS SHOULD FIND OUT FROM THE





OWNER WHAT THIS ELECTRICAL CONDUIT RUN IS FOR.

- ABOVE THE FRONT DOOR THERE ARE SOME OLD HOLES FROM A SIGN. THESE HOLES SHOULD BE FILLED AND THEN PRIMED.
- ALL OF THE ALUMINUM WINDOW FRAMES IN THE FRONT SHOULD BE CLEANED OF THE IRRIGATION OVER SPRAY WATER MARKS AND THE OLD PAINT GRAFFITI.
- EACH OF THE EXTERIOR WALL MOUNTED LIGHT FIXTURES SHOULD BE CLEANED.
- THE RIGHT MID SIDE ALUMINUM CASEMENT DOOR SET WILL NEED TO BE ADJUSTED AS ONE OF THE DOORS IS RUBBING ON THE ALUMINUM THRESHOLD.
- THE SIDE DOOR JAMB OF THE RIGHT AFT CASEMENT DOOR SHOULD BE CLEANED THEN RESEALED WITH CAULK.
- THE BACK PAINTED METAL CASEMENT DOOR SHOULD BE CLEANED, THE WEATHER STRIPPING REPLACED THEN REPAINTED WITH A RUST INHIBITING OIL BASED ENAMEL.
- THE BACK GARAGE ROLL UP DOOR SHOULD HAVE THE RUST STAINS ON THE STEEL FRAMEWORK CLEANED OFF. THE DOOR SHOULD BE SERVICED AND LUBRICATED.





- THE EXTERIOR OF THE BUILDINGS PAINT JOB IS REACHING THE END OF ITS SERVICEABLE LIFE. IT IS RECOMMENDED THAT THE EXTERIOR BE PRICED OUT FOR A GOOD CLEANING AND REPAINTING ONCE ALL OF THE REPAIRS HAVE BEEN COMPLETED. ALL OF THE HAIRLINE CRACKS AND SEAM CAULK GAPS SHOULD BE RESEALED. THE EXTERIOR SHOULD BE WASHED WITH TSP AND BLEACH TO REMOVE THE DIRT, OXIDATION AND MILDEW STAINS. ONCE WASHED THE EXTERIOR SHOULD BE RINSED WITH A PRESSURE WASHER. AT THIS TIME IT WILL BE READY FOR A REPAINTING.
- IT IS RECOMMENDED THAT THE EXTERIOR OF THE BUILDING BE WASHED WITH BLEACH EVERY SEVERAL YEARS TO KEEP IT CLEAN. THIS WILL HELP EXTEND THE LIFE OF THE PAINT JOB.



# FOUNDATION & STRUCTURAL COMPONENTS

---

## DESCRIPTION, OBSERVATIONS & RECOMMENDATIONS

|                                     |  |
|-------------------------------------|--|
| FOUNDATION:                         | STEEL REINFORCED CONCRETE SLAB   |
| COLUMNS:                            | NOT APPLICABLE   |
| ROOF TYPE:                          | WOOD FRAMEWORK SUPPORTING A SLIGHT PITCH ROOFING SYSTEM  |
| CEILING JOISTS:                     | MISCELLANEOUS 6" X12", 4" X 12" AND OTHER 2" X 4" WOOD FRAMEWORK COVERED BY DROP CEILING IN THE FRONT SECTION AND A CEILING COVER IN THE BACK UPSTAIRS AREA                      |
| WALL STUDS                          | ESTIMATED 2" X 4" AND 2" X 6" ( METAL AND WOOD ) ALONG WITH THE EXTERIOR PERIMETER STEEL REINFORCED CONCRETE WALLS   |
| SWAY BRACES:                        | NOT VISIBLE  |
| RAFTERS:                            | NOT EXPOSED FOR THE SOFFITS ABOVE THE FRONT DOOR AND THE LEFT FRONT OF THE BUILDING, BASED ON THE DATE OF CONSTRUCTION THIS WOULD BE WOOD FRAMEWORK WITH OUTER CONCRETE SUPPORTS |
| CEILING BLOCKING:                   | VARIOUS SIZED WOOD   |
| SILLS VISIBLY BOLTED TO FOUNDATION: | NOT VISIBLE, INSIDE THE WALLS, SEE THE BUILDING PLANS  |
| SUBAREA INSULATION:                 | NOT APPLICABLE   |
| ACCESS TO CRAWLSPACE:               | NOT APPLICABLE   |
| ACCESS TO ATTIC:                    | FROM THE DROP CEILING OR IN THE OPEN FRAMEWORK IN SECTIONS OF THE BACK UPSTAIRS  |
| ATTIC VENTILATION:                  | SOFFIT VENTS AND ROOFING EYEBROW VENTS   |
| ATTIC INSULATION:                   | BATTEN TYPE, ESTIMATED   |

### FOUNDATION

COMMENTS: THIS A STEEL REINFORCED CONCRETE SLAB TYPE FOUNDATION. THE EXTERIOR EXPOSED AREAS OF THE PERIMETER OF THE SLAB FOUNDATION APPEAR TO BE IN SERVICEABLE CONDITION WITH MINOR AMOUNTS OF MOISTURE STAINING AND PEELING PAINT AS NOTED ON THE BACK LEFT SIDE. IT IS RECOMMENDED THAT WHEN THE INTERIOR FLOORING FINISHES ARE

REPLACED THE CONCRETE SLAB SUB FLOORING SHOULD BE REINSPECTED.

THE ONLY EXPOSED SECTION WAS IN THE BACK SHIPPING AREA. A SECTION OF THE FLOORING IN THE BACK RIGHT LAB ROOM WAS PRIED UP TO CHECK WHERE THE SPOT WHICH HAS A SLIGHT DEPRESSION IN THE SUB CONCRETE. THIS AREA MAY BE FROM THE WASTE WATER SYSTEM DRAINAGE FOR THE SEVERAL SINK SET UPS IN THE TWO BACK LAB ROOMS.

THE CITY OF SANTA CLARA IN THEIR PLANNING/BUILDING DEPARTMENT SHOULD HAVE A SET OF APPROVED BUILDING PLANS ON FILE FOR THE OWNER TO MAKE A COPY OF FOR ANY CHANGES THEY MAY WANT TO DO IN THE FUTURE. SECTIONS OF THE INTERIOR WALLS HAVE BEEN ALTERED FROM THE ORIGINAL PLANS TO CHANGE THIS STRUCTURE.

### ATTIC AND SUPPORT JOISTS

COMMENTS: THE AREA ABOVE THE DROP CEILING IN SECTION A AND PARTS OF SECTION B COULD NOT BE OPENED WITHOUT DAMAGING THE DROP PANELS. AT THE TIME OF THE INSPECTION THERE WERE NO WATER STAINS ON THE DROP PANELS AND SEVERAL OF THE DROP PANELS SHOW DAMAGED CORNERS.

IN THE SECTION B AREA IS A SET OF PAINTED WOOD STAIRS WHICH ACCESS AN ATTIC AREA. THE FLOORING IS PAINTED PLYWOOD AND SOME AREAS OF CARPET. THERE ARE SEVERAL ROOMS, ONE HAS SEVERAL OF THE ELECTRICAL SUB PANELS AND THE SHORT ELECTRIC WATER HEATER. THE UPSTAIRS OFFICE DOORS ARE CLEAR FINISHED WOOD. THERE ARE SECTIONS OF ONE WAY GLASS WINDOWS WHICH NOW LOOK INTO THE SPACE ABOVE THE SECTION A & B OPEN AREAS.

THE UNDERSIDE OF THE ROOFING FRAMEWORK AND DECKING IS EXPOSED IN AREAS OF THE BACK UPSTAIRS AREA. THIS IS A COMBINATION OF PAINTED WOOD FRAMEWORK AND PLYWOOD ROOFING SUB DECKING. THERE WERE SOME OLD WATER STAINS ON THE BACK RIGHT WALL IN THE SHIPPING AREA AND BELOW THE ROOF ACCESS PORT. THESE STAINS ARE NOT CURRENT AT THE TIME OF THE INSPECTION WHICH WAS DONE AFTER A RAIN DAY.

### WALL STUDS

COMMENTS: ALL OF THE EXPOSED FRAMING APPEARS TO BE IN GOOD CONDITION.

### BEAMS

COMMENTS: THE BEAMS APPEAR ADEQUATE TO SUPPORT THE FRAMING OF THE MAIN ROOF AND THE CEILING FOR THE OFFICES.

### VENTILATION

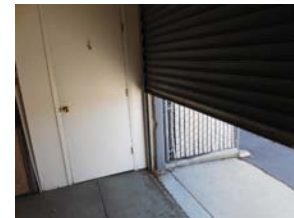
COMMENTS: THERE IS LIMITED CROSS AIR VENTILATION IN THE ATTIC.

### SURFACE DRAINAGE

COMMENTS: DRAINAGE FROM THE DOWNSPOUTS IS DIRECTED TO ALONG THE BASE OF THE STRUCTURE FROM THE LARGE 4" X 6" DOWNSPOUTS. EXTENDING THE DOWNSPOUT EXIT POINTS FURTHER AWAY FROM THE BASE OF THE BUILDING WOULD BE A GOOD IMPROVEMENT.

# RECOMMENDATIONS:

- IT IS RECOMMENDED THAT ANY INSULATION IN THE ATTIC WHICH HAS FALLEN OUT OF PLACE BE RESET.
- IN THE BACK UPPER SPACE THERE IS A WIRE JUNCTION FOR ONE OF THE HVAC UNITS WHICH SHOULD HAVE THE WIRE JUNCTION IN AN ELECTRICAL BOX WITH A COVER PLATE.
- IN THE BACK UPPER SPACE THERE ARE TWO LOCATIONS WHERE THERE ARE METAL STUDS SURROUNDING VENT FIXTURES. THESE METAL FRAMES SHOULD BE REPLACED WITH WOOD RAILS AND POSTS WHICH HAVE BALUSTERS SET ON 4" CENTERS SO NO ONE WILL ACCESS THESE AREAS AND POSSIBLY FALL THROUGH THE CEILING.
- THERE ARE SEVERAL OLD CRACKS IN THE EXPOSED SECTION OF THE CONCRETE SLAB IN THE BACK SHIPPING AREA. THESE CRACKS SHOULD BE CLEANED AND MONITORED. THEY APPEAR TO BE OLD.
- IN THE BACK LAB ROOM THE LINOLEUM FLOORING WHICH HAS SETTLED SOME SHOULD BE PEELED UP AND THE PATCH IN THIS AREA REINSPECTED. ONCE THIS AREA HAS BEEN PROPERLY CLEANED AND REPAIRED THE FLOORING CAN BE REPLACED.
- ONCE THE FLOORING FINISHES ARE REPLACED THE SUB FLOORING CONCRETE SLAB SHOULD BE REINSPECTED. MAKE SURE TO CHECK THE BACK RIGHT AREA WHERE THE LARGE BACK TREE ROOTS HAVE RAISED THE BACK YARD SOIL LEVEL AT THE BASE OF THE STRUCTURE.
- IT IS RECOMMENDED THAT THE UPPER ATTIC BE INSPECTED AT LEAST ONCE A YEAR AT THE FIRST HEAVY RAIN TO MAKE SURE THERE ARE NO ROOF LEAKS.



# ROOFING AND ROOF FLASHINGS

## DESCRIPTION, OBSERVATIONS & RECOMMENDATIONS

|                              |  |
|------------------------------|--|
| MEMBRANE:                    | A FLAT ROLLED TYPE OF MEMBRANE (ESTIMATED ) UNDER A PAINTED MASTIC TYPE FINISH |
| LAYERS OF MEMBRANE:          | SINGLE TOP LAYER, ESTIMATED  |
| SIGNS OF FELT PAPER:         | NOT VISIBLE  |
| ROOF LINE SAGGING:           | TYPICAL FLEX WHICH IS COMMON IN THIS STYLE OF ROOFING SYSTEM                   |
| SHINGLES MISSING OR DAMAGED: | SOME CRACKED AND REPAIRED BLACK MASTIC SPOTS                                   |
| ROOF ACCESS:                 | FROM THE BACK UPSTAIRS AREA VIA A PAINTED METAL ROOFING HINGED PORT WITH LOCK  |
| SKYLIGHTS:                   | NONE   |
| PERIMETER FLASHING:          | YES, THE CAP OF THE PARAPET WALL IS A MASTIC MEMBRANE                          |
| ROOF STACKS & CAPS:          | SHEET METAL, CAST IRON AND ABS PIPING  |
| RAINWATER COLLECTION SYSTEM: | PAINTED METAL DOWNSPOUTS AND RAIN OVERFLOW SCUPPERS                            |
| DRAINAGE OUTFLOW:            | TO THE BASE OF THE STRUCTURE ONTO THE BLACKTOP SURFACES                        |
| ROOFING PENETRATIONS:        | GALVANIZED SHEET METAL   |
| EVIDENCE OF ROOF LEAKING:    | NONE, AT THE TIME OF THE INSPECTION  |

### MEMBRANE

COMMENTS: THE EXPOSED ROOFING MEMBRANE IS A PAINT ON WHITE REFLECTIVE MASTIC WHICH HAS AREAS OF REPAIRS. THE REPAIRED AREAS HAVE BEEN SEALED WITH A BLACK MASTIC. THE ROOF SUB STRUCTURE IS LARGE WOOD BEAMS WHICH CAN BE NOTED IN THE BACK UPSTAIRS CEILING ALONG WITH SOME 2" X 4" WOOD BLOCKING. IN THE FIELD OF THE BACK OFFICE ARE TWO LARGE COVER POSTS.

THE ROOFING SUB DECKING SYSTEM IS TWO LAYERS OF PLYWOOD AS NOTED BY THE BACK ROOFING ACCESS PORT. THE ROOFING SYSTEM HAS A TYPICAL AMOUNT OF FLEX WHICH IS COMMON FOR A ROOFING SUB FRAMEWORK OF THIS DESIGN.

THE ROOF LINE HAS A FLAT SECTION IN THE MIDDLE RUNNING FROM THE LEFT SIDE OF THE BUILDING TO THE BACK. ON EITHER SIDE OF THE FLAT SECTION IS A SLOPED SECTION WHICH RUNS DOWN TO THE BASE OF THE PERIMETER PARAPET WALLS. CLOSE TO THE PARAPET WALLS ARE

SLOPED SECTIONS WHICH HELP RAIN WATER RUN OFF DRAIN TOWARD THE DOWNSPOUT SCUPPERS.

ON THE ROOFING MEMBRANE ARE THE OLD ROUND FLUES FOR THE ORIGINAL SPINNING CAPS. ONLY ONE IS LEFT. THERE ARE EIGHT HVAC UNITS SECURED TO THE TOP OF THE ROOFING SYSTEM ALONG WITH OTHER VENTS AND BOXES. THERE ARE GAS AND A WATER HOSE PIPE ON THE ROOF ALONG WITH THE HVAC DRAIN PIPES WHICH EXIT INTO THE RAIN WATER DOWNSPOUT SCUPPERS. JUST ABOVE THE FRONT LEFT SCUPPERS ARE THE RAIN WATER OVERFLOW DRAINS.

THE ROOFING APPEARS TO BE IN SERVICEABLE CONDITION. IT WOULD BE A GOOD IDEA TO WASH THE ROOF OF THE OLD STAINS AND THEN RESEAL THE BLACK PATCHED AREAS WITH THE SAME TYPE OF WHITE MASTIC WHICH IS IN PLACE OVER THE REST OF THE ROOFING SYSTEM.

TO ACCESS THE ROOF IS A CEILING PORT IN THE BACK SECTION. THIS PORT HAS A HANDLE AND LOCK.

### PERIMETER FLASHING

COMMENTS: THE PERIMETER SHEET METAL FLASHING IS PART OF THE ROOFING INSTALLATION. IT LOOKS TO BE IN SERVICEABLE CONDITION AND APPEARS TO BE PROPERLY SECURED TO THE ROOF.

### ROOF STACKS & CAPS

COMMENTS: THE SHEET METAL STACKS AND CAPS APPEAR TO BE ORIGINAL TO THIS ROOFING INSTALLATION. NO EVIDENCE OF SIGNIFICANT DETERIORATION OR INDICATION OF FAILURE WAS NOTED - THEY ARE IN GOOD CONDITION.

### RAINWATER COLLECTION SYSTEM

COMMENTS: THE RAIN WATER DRAINAGE SYSTEM IS THE EXTERIOR WALL MOUNTED SCUPPERS WITH DOWNSPOUTS THAT EXIT ALONG THE BASE OF THE BUILDING IN SEVERAL LOCATIONS. THERE ARE SEVERAL OVERFLOW DRAINS THROUGH THE PARAPET SECTIONS OF THE ROOFING WALLS.

### DRAINAGE OUTFLOW

COMMENTS: THE DRAINAGE OUTFLOW EXITS ALONG THE BASE OF THE BUILDING. A GOOD IMPROVEMENT WOULD BE TO EXTEND THE DOWNSPOUTS TO EXIT FURTHER AWAY FROM THE BASE OF THE BUILDING.

### MINOR PROPERTY SLOPE DRAINAGE

COMMENTS: DRAINAGE FOR PROPERTIES WHICH HAVE A MINOR AMOUNT OF SLOPE IS AN IMPORTANT ISSUE. HEAVY RAINS CAN CAUSE STANDING WATER AT THE BASE OF THE DOWN SPOUTS. THIS CAN CAUSE THE SOIL AREA AT THE BASE OF THE DOWN SPOUTS TO BECOME SATURATED WITH WATER AND MAY POSSIBLE CAUSE THE PERIMETER OF THE STRUCTURES FOUNDATION TO SETTLE.

A GOOD RECOMMENDATION WOULD BE FOR ALL OF THE DOWNSPOUTS' GROUND LEVEL EXIT POINTS SHOULD BE SECURED TO A SUB DRAINAGE SYSTEM WHICH EXITS AS FAR AS POSSIBLE FROM THE BASE OF THE STRUCTURE WHICH WILL NOT EFFECT THE NEIGHBORING PROPERTY DOWNHILL. THE PIPING CAN BE A FLEXIBLE TYPE WHICH SHOULD BE A MINIMUM 4" DIAMETER. AT THE HEAD OF THE SUB PIPE A CLEAN OUT CAP SHOULD BE INSTALLED. THE DRAIN PIPES' EXIT POINTS SHOULD BE MARKED SO WHEN FLUSHED IT CAN BE NOTED THAT THE SYSTEM IS DRAINING. THIS IS A FAIRLY STRAIGHT FORWARD TYPE OF SYSTEM, IT SHOULD BE WELL PLANNED OUT AND EXECUTED BY SOMEONE WITH KNOWLEDGE OF SOIL AND WATER RUN OFF. IT IS RECOMMENDED THAT A

LICENSED CONTRACTOR WHO SPECIALIZES IN THIS TYPE OF SYSTEM BE CALLED IN TO FURTHER EXPLORE THE INSTALLATION OF THIS SYSTEM. A SUB DRAINAGE SYSTEM WATER FLOW IS NOT PART OF THIS INSPECTION.

### ROOF PENETRATIONS

COMMENTS: GALVANIZED ROOF JACKS ARE INSTALLED AT AREAS OF ROOF PENETRATIONS FOR PLUMBING VENTS. THEY APPEAR TO BE PROPERLY CONNECTED TO THE ROOF SUB-STRUCTURE AND ARE SEALED BY THE ROOFING MEMBRANE.

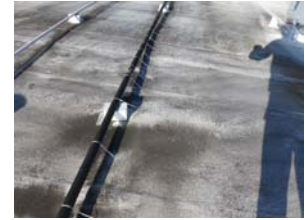
## RECOMMENDATIONS:

- IT IS RECOMMENDED THAT THE ROOF SURFACE BE INSPECTED AND CLEANED AT LEAST ONCE A YEAR AT ALL THE VALLEYS TO REMOVE DETRITUS ACCUMULATION.
- IT IS RECOMMENDED THAT THE ONCE THE ROOFING MEMBRANE HAS BEEN CLEANED THE AREAS OF THE BLACK MASTIC PATCHES BE SEALED WITH THE SAME WHITE FINISH THE REST OF THE ROOF HAS BEEN SEALED WITH.
- THE ROOFING ACCESS PORT SHOULD BE CLEANED AND ALL OF THE MOVING AND LOCKING HARDWARE LUBRICATED.
- SOME OF THE WALL MOUNTED DOWNSPOUTS HAVE BEEN DAMAGED OVER TIME. THE ONE ON THE BACK RIGHT SIDE SHOWS SIGNS OF LEAKING. IT IS RECOMMENDED THAT ANY OF THE DAMAGED DOWNSPOUTS BE REPAIRED AND OR REPLACED.
- ON THE ROOF TOWARD THE MIDDLE FRONT IS A HOSE BIB. THIS HOSE BIB SHOULD BE CLEANED AND SERVICED. THIS A GOOD ROOF MOUNTED HARDWARE FOR WASHING THE ROOFING MEMBRANE.
- ANY OF THE RUSTED ROOF METAL FITTINGS SHOULD BE CLEANED THEN REPAINTED WITH A RUST INHIBITING ENAMEL.
- THERE IS AN OLD ELECTRICAL BOX ON THE ROOF WITH AN EXPOSED PIECE OF WIRE. THIS BOX, IF NOT IN USE, SHOULD BE REMOVED OR THE WIRE RESET WITH WIRE END NUTS INSIDE THE ROOF ELECTRICAL BOX.
- THE ROOFING SPINNING VENT CAP SHOULD BE LUBRICATED.





- SOME OF THE PIPE INSULATION ON THE ROOF SHOWS SIGNS OF UV DAMAGE. THE PIPE INSULATION SHOULD BE REPLACED THEN PAINTED TO PROTECT THE INSULATION FROM UV DAMAGE.
- IT IS RECOMMENDED THAT THE DRAINS IN THE PARKING AREA BE CLEANED OF THE LEAF BUILD UP.
- IT IS RECOMMENDED THAT THE BUYER REVIEW THE ROOFING MEMBRANE WARRANTY AND FIND A GOOD SERVICE COMPANY FOR THIS ROOFING PRODUCT FOR FUTURE REPAIRS, CLEANING AND SERVICING.
- A GOOD SERVICE WOULD BE TO INSPECT THE ROOF AFTER THE FIRST RAINS OF THE SEASON. THE ROOFING SYSTEM SHOULD BE CLEANED ONCE EVERY SEVERAL YEARS TO EXTEND THE LIFE OF THE MEMBRANE.



# ELECTRICAL SYSTEM MAIN SYSTEM

## DESCRIPTION, OBSERVATIONS & RECOMMENDATIONS

|                                   |  |
|-----------------------------------|--|
| SERVICE ON:                       | YES  |
| POWER ENTRY:                      | BELOW GROUND   |
| MAIN LOCATION:                    | METERS AND ELECTRICAL BOXES ARE LOCATED IN THE ELECTRICAL ROOM ON THE FRONT LEFT SIDE OF SECTION A                               |
| MAIN SERVICE AMPERAGE:            | 600 AMP RATED BOX 3 POLE FOUR WIRE SYSTEM  |
| SERVICE GROUNDED AT MAIN BOX:     | YES, AS NOTED AT THE TESTED OUTLETS  |
| MAIN SERVICE BOX WEATHER PROOFED: | NO, INTERIOR GRADE MAIN ELECTRICAL BOX, THERE IS A LARGE GREEN EXTERIOR PG& E BOX LABELED 9135 ON THE LEFT SIDE YARD BY THE ROAD |
| 220 VOLT CAPACITY:                | YES  |
| LOCATION OF SUB PANEL:            | LOCATIONS AROUND THE INTERIOR OF THE STRUCTURE   |
| AMP TYPE OF CIRCUIT BREAKERS:     | 15 TO 200 AMP BREAKERS FROM THE LOWER SECTION OF THE MAIN ELECTRICAL BOX TO THE SUB PANELS AROUND THE INTERIOR OF THE STRUCTURE  |
| GFCI CIRCUIT BREAKERS:            | NONE   |
| PANEL NOTES:                      | YES, SOME OF THE SUB PANELS WILL NEED TO HAVE THE LABELS FOR THE SUB BREAKERS UPDATED  |
| PHONE AND CABLE SERVICE:          | IN THE FRONT MAIN ELECTRIC SERVICE ROOM AND IN THE UPSTAIRS  |

### SERVICE

COMMENTS: THE ELECTRICAL SERVICE FOR THIS STRUCTURE IS FOR THE MOST PART ORIGINAL. OVER TIME AND FOR THE NEEDS OF THE PREVIOUS OWNERS ADDITION ELECTRICAL SERVICES WERE ADDED . THIS WOULD INCLUDE MORE SUB ELECTRICAL PANELS AND BOTH 120 AND 240 VOLT OUTLETS.

### CONDUCTORS

COMMENTS: THE CONDUCTORS ARE APPROPRIATE FOR DELIVERY 120/240V OF POWER TO THE BUILDING.

## MAIN PANEL

COMMENTS: EASILY ACCESSIBLE FROM THE INSIDE MAIN ELECTRICAL BOX. THE MAIN ELECTRICAL BOX HAS A SHUT OFF SWITCH AND SEVERAL SUB CIRCUIT BREAKERS ON THE LOWER PART OF THE BOX. THIS BOX CAN ONLY BE SERVICED BY AN ELECTRICAL CONTRACTOR OR PG& E. ON THE EXTERIOR FRONT LEFT IS A GREEN PG& E TRANSFORMER BOX WHICH IS LABELED 9135. THIS BOX CAN ONLY BE SERVICED BY PG& E.

## SUB-PANEL

COMMENTS: THE SUB-PANELS ARE LOCATED IN FRONT DOWNSTAIRS ELECTRICAL ROOM, SEVERAL IN THE UPSTAIRS ELECTRICAL ROOM AND WALL MOUNTED IN THE MID BACK OFFICE SPACE. ALL SUB ELECTRICAL PANELS APPEAR TO BE IN GOOD CONDITION. SOME WILL NEED TO HAVE THE SUB CIRCUITS RE LABELED AND TWO OF THE DEAD PLATES ARE MISSING FASTENERS IN THE FIELD OF THE DEAD PLATES.

## WIRING NOTES

COMMENTS: GFCI PLUGS ARE REQUIRED AT ALL OUTLETS WITHIN SIX FEET OF A SOURCE OF WATER. THE GFCI CIRCUITRY WITHIN THE OUTLET CHECKS CONSTANTLY FOR A DIFFERENCE BETWEEN THE INCOMING AND OUTGOING CURRENTS. IF THERE IS A DIFFERENCE AS LITTLE AS 5 MILLIAMPS INDICATING A CURRENT LEAK (POSSIBLY THROUGH ONE'S BODY CAUSING A SHOCK) THE GFCI SHUTS DOWN THE RECIPROCAL OUTLETS DOWNSTREAM. ALL IMPROPERLY WIRED PLUG AND LIGHT OUTLETS MUST BE CORRECTED.

A SAMPLING OF OUTLETS AND LIGHTS WERE TESTED. THOSE TESTED WERE FOUND TO BE IN GOOD WORKING ORDER. A SAMPLING OF OUTLETS THROUGHOUT THE BUILDING WERE TESTED FOR POLARITY AND OUTPUT. THOSE TESTED WERE IN GOOD WORKING ORDER.

## RECOMMENDATIONS:

- IT IS RECOMMENDED THAT THE EXTERIOR PG&E TRANSFORMER BOX BE CLEANED AND REPAINTED BY PG&E TO HELP PREVENT THE BOX FROM RUSTING.
- THE MAIN ELECTRICAL BOX IN THE FRONT LEFT ELECTRIC ROOM SHOULD BE CLEANED OF DUST AND RUST STAINS.
- SUB PANELS # 1 AND #2 WHICH ARE UPSTAIRS ARE MISSING THE TWO MIDDLE FASTENERS WHICH SHOULD BE REPLACED.
- SUBPANEL AV #2 WILL NEED TO BE RELABELED.
- THE LABELS FOR SUB PANEL M 3 LOCATED IN THE BACK GARAGE CLOSET SHOULD BE CHECKED TO SEE IF THEY ARE LABELED PROPERLY
- SUB PANEL AV #1 HAS BLUE TAPE ON SEVERAL OF THE SUB CIRCUIT BREAKERS. THEY SHOULD BE CHECKED BY AN ELECTRICAL CONTRACTOR.
- ALL OF THE INTERIOR LIGHT FIXTURES WHICH DO NOT HAVE A LENS COVER OVER THE LIGHT BULB SHOULD BE UPGRADED TO FIXTURES WITH LENS COVERS.
- IT WOULD BE A GOOD IDEA TO MAKE UP A MASTER LIST OF ELECTRICAL BOXES AND THEIR CIRCUIT BREAKERS ALONG WITH THE WATER MAIN AND GAS MAIN SHUT OFF LOCATIONS FOR SAFETY CONCERNS.



# PLUMBING SYSTEM

## DESCRIPTION, OBSERVATIONS & RECOMMENDATIONS

|                                     |  |
|-------------------------------------|--|
| MAIN LINE:                          | LOCATED IN THE GROUND FRONT LEFT OF THE STRUCTURE  |
| WATER MAIN SUPPLY VALVE:            | CITY VALVE IN CONCRETE GROUND BOX VALVE  |
| SUPPLY LINES:                       | 1" COPPER WHICH STEP DOWN TO ½" COPPER   |
| WATER PRESSURE                      | 65 PSI STANDARD WATER PRESSURE, TESTED AT THE INSIDE GARAGE HOSE BIB   |
| LOCAL SHUT OFF VALVES:              | AT EACH UTILITY  |
| WASTE & DISPOSAL LINES:             | ABS, ESTIMATED DUE TO THE AGE OF THE BUILDING  |
| SEWER CLEANOUTS:                    | ON THE FRONT RIGHT SIDE IS A SUMP PUMP WHICH MAY BE FOR THE LAB ROOM OLD SINK HOOK UPS, THIS PIPE COULD BE USED AS A CLEAN OUT PORT              |
| FUEL SYSTEM:                        | PAINTED GALVANIZED PIPE, NATURAL GAS. GAS METERS ARE LOCATED ON THE LEFT FRONT SIDE OF THE STRUCTURE. ½ PIPE TO METER- 2" ENTERING THE STRUCTURE |
| WATER HEATER, UNIT # 1:             | MOR - FLO, ELECTRIC UNIT, 10 GALLON UNIT, GATE VALVE SHUT OFF  |
| EARTHQUAKE STRAPPING:               | SINGLE STRAP, WILL NEED A SECOND STRAP   |
| ESTIMATED AGE:                      | 15 YEARS + OR -  |
| TEMPERATURE PRESSURE RELIEF VALVE:  | YES, SIDE  |
| TAILPIPE:                           | COPPER TAIL PIPE, 3/4" COPPER WHICH DRAINS INTO THE WATER HEATER PAN   |
| WATER TEMPERATURE SETTING:          | NOT VISIBLE  |
| WATER HEATER IN PAN:                | YES, ALUMINUM PAN  |
| FLEXIBLE GAS LINE WITH LOCAL VALVE: | NOT APPLICABLE   |
| VENTED:                             | NOT APPLICABLE   |
| DRAFT HOOD PROPERLY INSTALLED:      | NOT APPLICABLE   |
| ADEQUATE COMBUSTION AIR:            | NOT APPLICABLE   |
| WATER AND GAS PIPES BONDED:         | NO, GROUND WIRE IN THE ELECTRICAL FEED CORD  |

FLUE PIPE SHARED:

NOT APPLICABLE

### MAIN LINE PUBLIC WATER SUPPLY SYSTEM

COMMENTS: THE MAIN WATER SERVICE DELIVERS ADEQUATE WATER PRESSURE THROUGHOUT THE SYSTEM. THIS IS A PUBLIC UTILITY WATER SUPPLY SYSTEM. THE WATER SUPPLY PIPE FROM THE PUBLIC METER IS NOT PART OF THIS INSPECTION AS IT CANNOT BE FULLY VIEWED. THE WATER CONSUMPTION REPORT FROM THE UTILITY INVOICE WOULD BE GOOD TO REVIEW.

AT THE CURRENT TIME THERE ARE COMPANIES WHICH MANUFACTURE INLINE WATER EMERGENCY SHUT OFF AND WATER CONSUMPTION VALVES WHICH CAN BE LINKED TO CELL PHONE. THIS WOULD BE AN UPGRADE WORTH LOOKING INTO AS THE PRICE OF WATER IS GOING UP. AT THE TIME OF THE INSPECTION THE FRONT LEFT WATER MAIN SHUT OFF HANDLE HAD BEEN REMOVED DUE TO CRIME.

### SUPPLY LINES

COMMENTS: ALL OF THE SUPPLY LINES DELIVER NORMAL WATER PRESSURE AT THE FIXTURES TESTED. UNDERGROUND PIPES OR PIPES INSIDE WALLS CANNOT BE JUDGED FOR SIZING, LEAKS OR CORROSION. WATER QUALITY TESTING OR TESTING FOR HAZARDS SUCH AS LEAD ARE NOT PART OF THIS INSPECTION. NOTE: THE LAB ROOM WATER SUPPLY PIPES WERE NOT TESTED AS THERE WERE NO SINKS IN PLACE TO DRAIN THE WATER INTO.

### WASTE & DISPOSAL LINES

COMMENTS: ALL LINES DRAIN FREELY INDICATING NO MAJOR CLOGS EXISTING IN THE SYSTEM. CITY SEWER SERVICE, SEPTIC SYSTEMS AND ALL UNDERGROUND PIPES ARE NOT A PART OF THIS INSPECTION. FUTURE DRAINAGE PERFORMANCE IS ALSO NOT DETERMINED.

### FUEL SYSTEM

COMMENTS: THE PG&E GAS METERS ARE LOCATED ON THE LEFT FRONT OF THE STRUCTURE. FUEL SYSTEM SUPPLIES NATURAL GAS TO HVAC SYSTEMS LOCATED ON THE ROOF OF THE STRUCTURE.

### WATER HEATERS (WATER HEATER IS LOCATED IN THE UPSTAIRS ELECTRICAL ROOM)

COMMENTS: THE WATER HEATER IS AN OLDER 10 GALLON ELECTRIC UNIT SET IN AN ALUMINUM PAN WHICH HAS A DRAIN ON THE SIDE OF THE PAN. THIS UNIT WAS IN WORKING ORDER AT THE TIME OF THE INSPECTION.

THE UNIT HAS ONLY A SINGLE METAL EARTHQUAKE SAFETY STRAP AND NO BACK BLOCKING. THIS UNIT WILL NEED TO BE UPGRADED TO CURRENT SAFETY CODE BY THE SELLER. THE MOST COMMON WAY TO HEAT WATER IN THE UNITED STATES IS WITH A TANK-STYLE WATER HEATER. TANK WATER HEATER UNITS HEAT WATER EVEN WHEN NOT IN USE, TO COMPENSATE FOR STANDBY HEAT LOSS. INSULATION BETWEEN THE STORAGE TANK AND THE OUTER JACKET SLOWS THIS HEAT LOSS, BUT CANNOT ELIMINATE IT ENTIRELY. TO MAINTAIN A PRESET WATER TEMPERATURE, THE WATER HEATER MUST CYCLE ON PERIODICALLY, EVEN WHEN THERE IS NO DEMAND FOR HOT WATER.

TANK WATER HEATERS GENERALLY HAVE ABOUT 70% USABLE CAPACITY, MEANING A TYPICAL 50-GALLON TANK HAS ABOUT 30-35 GALLONS OF TRULY HOT WATER IN RESERVE FOR USAGE. IF THERE IS HIGH DEMAND OVER A SHORT PERIOD – A FAMILY TAKING BACK-TO-BACK SHOWERS IN

THE MORNING OR A VACATION HOME PACKED WITH GUESTS – THE HOT WATER CAN RUN OUT. WHEN IT DOES, HOMEOWNERS HAVE TO WAIT FOR THE WATER TO GET HOT AGAIN. FROM THE COLD WATER SUPPLY TO THE WATER HEATER UNIT THERE SHOULD BE A SHUT OFF VALVE. THE VALVE SHOULD BE IN SERVICEABLE CONDITION WITHOUT SIGNS OF LEAK STAINS. IF THE VALVE IS AN OLDER GATE TYPE IT IS RECOMMENDED IT BE UPGRADED TO A BALL TYPE 1/4 TURN VALVE. THE HOSES FROM THE SHUT OFF VALVE TO THE UNIT AND FROM THE HOT WATER OUTPUT FITTING SHOULD BE STAINLESS STEEL BRADDED HOSE UNITS.

THE ELECTRIC TYPE UNIT SHOULD BE HARD WIRED TO THE SUB ELECTRICAL PANEL WITH A PROPER AMPERAGE SUB CIRCUIT BREAKER DESIGNED FOR THE ELECTRICAL DRAW OF THIS UNIT. THE WIRE FEED FROM THE WALL TO THE UNIT SHOULD BE IN ELECTRICAL CONDUIT. THE WATER HEATER CONTAINS A 150-DEGREE PRESSURE RELIEF VALVE, (TPRV)WHICH WILL OPEN AND EXIT WATER IN THE TANK WHICH IS EITHER TO HOT OR HAS TOO MUCH WATER PRESSURE. THE TPRV SHOULD EXIT THE STRUCTURE TO PREVENT WATER DAMAGE IF IT OPENS TO THE STRUCTURE.

TANK TYPE WATER HEATERS NEED TO BE SECURED TO THE STRUCTURE. PROPER STRAPPING OF WATER HEATER INCLUDES THE INSTALLATION OF 1½ INCH BOLTED GALVANIZED STRAPS THAT COMPLETELY SURROUND THE UNIT AT ITS UPPER AND LOWER THIRD. THE ENDS OF THE STRAPS MUST BE THROUGH OR LAG BOLTED TO A STRUCTURAL MEMBER. FURTHER, IT MUST BE PROPERLY BRACED SO THAT THE STRAPS MAY BE TIGHTENED AGAINST IT. A TANK TYPE WATER HEATER SHOULD BE DRAINED ONCE A YEAR. THE CONDITION OF THE INTERIOR OF A TANK UNIT IS UNKNOWN. THE LIFE EXPEDIENCY OF A TANK TYPE WATER HEATER CAN ONLY BE CHECKED BY THE AGE OF THE UNIT, TYPICALLY THEY AGE OUT AFTER 12 TO 15 YEARS AND IF THE UNIT KNOCKS WHEN IT IS RUNNING. THE KNOCKING SOUND IS PRODUCED BY A MINERAL BUILD UP INSIDE OF THE WATER HEATER TANK. THIS CAN BE DETECTED ONLY WHEN THE TANK HAS BEEN IN USE OVER TIME. IT CAN NOT BE DETECTED DURING THE TIME OF AN INSPECTION.

ESTIMATE OF REMAINING LIFE IS NOT PART OF THIS INSPECTION.  
THERE IS NO SIGN OF MOISTURE AT THE FOOTINGS OF THE HEATER.

SOLAR SYSTEMS ARE NOT PART OF THIS INSPECTION. HOT WATER RE-CIRCULATING PUMPS/SYSTEMS ARE NOT PART OF THIS INSPECTION.

## RECOMMENDATIONS:

- THE GAS METERS AND PIPES ON THE FRONT LEFT SIDE OF THE STRUCTURE SHOULD BE CLEANED THEN REPAINTED WITH A RUST INHIBITING OIL BASED ENAMEL TO HELP PREVENT THE PIPES AND METERS FROM RUSTING.
- ALL OF THE WATER AND GAS VALVES LOCATED AROUND THE INTERIOR OF THE BUILDING SHOULD BE LABELED.
- THE WATER HEATER SHOULD BE PROPERLY SECURED TO THE STRUCTURE WITH A SECOND STRAP AND BACK BLOCKING.
- THE DOWNSTAIRS BACK BATHROOM SINK HAS LOW WATER PRESSURE. IT IS RECOMMENDED THAT THIS SINK HAVE THE AERATOR FILTER REMOVED AND CLEANED.
- THE FRONT RIGHT SUMP PUMP SYSTEM SHOULD BE CLEANED AND SERVICED.





# HEATING SYSTEM ALL UNITS

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## DESCRIPTION, OBSERVATIONS & RECOMMENDATIONS

|                                       |  |
|---------------------------------------|--|
| DESCRIPTION:                          | ON THE ROOF ARE EIGHT HVAC UNITS   |
| FUEL SYSTEM:                          | NATURAL GAS AND ELECTRICAL   |
| ESTIMATED AGE:                        | ORIGINAL TO REPLACEMENT UNITS, DATES ON THE SIDES OF THE UNITS HAVE BEEN WORN OFF BY THE SUN |
| FLEXIBLE GAS LINE WITH LOCAL SHUTOFF: | YES, MOST  |
| VENTING:                              | YES, SHEET METAL   |
| COMBUSTION AIR:                       | AT EACH UNIT   |
| DUCTING INSULATED:                    | ALL DUCTING IS INSULATED, FLEX TYPE DUCT WORK AS NOTED IN THE BACK UPSTAIRS AREA             |
| FLUE PIPE SHARED WITH WATER HEATER:   | NO   |
| DISTRIBUTION:                         | FORCED AIR   |
| NORMAL CONTROLS:                      | VARIOUS LOCATIONS  |

### DESCRIPTION

COMMENTS: THIS STRUCTURE HAS EIGHT HVAC UNITS SET ON THE ROOF. STARTING CLOSE TO THE ROOF ACCESS PORT THE UNITS ARE A PAYNE UNIT, # 2 IS A TRAN, # 3 IS TRAN, #4 IS A CARRIER AND THE OTHER FOUR ARE TEMSTAR UNITS. EACH UNIT IS A GAS ELECTRIC TYPE. THE HVAC UNITS FOR THE FRONT SECTION A APPEAR TO BE IN WORKING ORDER. THE HVAC UNITS FOR SECTION B NEEDED TO HAVE THE THERMOSTAT BATTERY REPLACED AND THE UNIT FIRED UP. THE BACK SECTION CLEAN ROOM DOES NOT HAVE A HEATING SYSTEM.

PRIOR TO PURCHASING THE BUILDING THE BUYER SHOULD REVIEW THE HVAC SERVICE RECORDS AND THE EACH UNIT SERVICED AND CLEANED. AT THAT TIME THE HVAC CONTRACTOR CAN EVALUATE THE LIFE LEFT IN THE UNITS.

### DISTRIBUTION

COMMENTS: FORCED AIR

### NORMAL CONTROLS

COMMENTS: CONTROLS ARE LOCATED IN VARIOUS LOCATIONS INSIDE THE BUILDING.

## RECOMMENDATIONS:

- IT IS RECOMMENDED PRIOR TO PURCHASING THE BUILDING THE BUYER SHOULD REVIEW THE HVAC SERVICE RECORDS AND THE EACH UNIT SERVICED AND CLEANED. AT THAT TIME THE HVAC CONTRACTOR CAN EVALUATE THE LIFE LEFT IN THE UNITS.
- EACH OF THE ELECTRICAL BOXES FOR THE ROOF MOUNTED HVAC UNITS SHOULD BE CLEANED OF RUST AND THEN REPAINTED WITH A RUST INHIBITING ENAMEL
- A GOOD MAINTENANCE FOR THE ROOF MOUNTED HVAC UNITS WOULD BE TO WASH THE OXIDATION OFF THE COVERS AND THEN LABEL EACH UNIT FOR SERVICE RECORDS.
- THE CLEAN ROOM SHOULD BE UPGRADED TO HAVE WARM AIR SUPPLIED TO THE ROOM FROM ONE OR TWO OF THE ROOF MOUNTED HVAC UNITS.



# INTERIOR FINISHES

## DESCRIPTION, OBSERVATIONS & RECOMMENDATIONS

|                               |  |
|-------------------------------|--|
| ENTRY DOOR & TRIM:            | ALUMINUM FRAMED WITH SINGLE PANED GLASS PANELS   |
| WINDOWS, FRAMES & TRIM:       | FIXED SINGLE PANED GLASS PANELS IN ALUMINUM FRAMEWORK  |
| INTERIOR DOORS, FRAMES & TRIM | COMBINATION OF CLEAR FINISHED AND PAINTED WOOD WITH METAL FRAMEWORK  |
| INTERIOR WALL FINISHES:       | PAINT OVER SHEETROCK , LOWER BATHROOM WALLS HAVE A COMPOSITE PANELING AND SECTIONS OF COMPOSITE PANELS IN THE CLEAN ROOM |
| INTERIOR CEILING FINISHES:    | PAINTED SHEETROCK, DROP CEILING PANELS AND UPSTAIRS PLYWOOD WITH A PAINTED PAPER COVER                                   |
| INTERIOR FLOORS & FINISHES    | TILE, CARPET, LINOLEUM AND EXPOSED CONCRETE  |

### SUMMARY:

COMMENTS: THE BUILDING IN ITS CURRENT SET UP IS DIVIDED INTO TWO SECTIONS. THE FRONT SECTION IS BEING USED FOR A RETAIL SPACE. THE BACK SECTION B WAS VACANT. THIS BACK SECTION HAS WALL OFF OFFICE SPACES, CLEAN ROOM AND LAB ROOM. THERE IS ALSO A SET OF PAINTED WOOD STAIRS TO ACCESS THE UPSTAIRS ROOMS AND STORAGE AREA. THE INTERIOR IN THE FRONT AND SEVERAL OF THE SPACES IN THE BACK WERE FULL AT THE TIME OF THE INSPECTION WHICH LIMITED VIEWING ACCESS. THE INTERIOR OF THE BUILDING IS IN OVER ALL GOOD CONDITION FOR ITS AGE.

### ENTRY DOOR & TRIM

COMMENTS: THE FRONT ALUMINUM DOOR WITH THE SINGLE PANED GLASS PANELS FIT SECURELY IN THEIR JAMBS. THEY ARE FITTED WITH KEYED PASSAGES. IN ORDER TO MEET THE CURRENT ENERGY ORDINANCE ALL DOORS THAT SEPARATE HEATED FROM UN-HEATED AREAS MUST BE PROPERLY WEATHERSTRIPPED.

### WINDOWS, FRAMES & TRIM

COMMENTS: THE WINDOWS THROUGHOUT THE BUILDING ARE SINGLE PANED WITH FIXED ALUMINUM FRAMEWORK. THE INTERIOR WINDOW FRAMEWORK SHOULD BE CLEANED PRIOR TO MOVING IN.

### INTERIOR DOORS, FRAMES & TRIM

COMMENTS: ALL OF THE INTERIOR DOORS FIT SECURELY IN THEIR EXISTING JAMBS. THEIR HARDWARE OPERATED WITH LIMITATIONS THAT ARE USUAL AND NORMAL FOR HARDWARE OF THIS TYPE AND AGE. ALL HINGED DOORS SHOULD BE FITTED WITH SPRING BUMPERS. SOME OF THE DOORS WILL NEED A MINOR ADJUSTMENT.

### INTERIOR WALLS FINISHES

COMMENTS: ALL OF THE WALLS WERE PROFESSIONALLY PAINTED. THERE ARE SOME SPOTS WHICH WILL NEED TO BE TOUCHED UP.

### CEILING FINISHES

COMMENTS: ALL OF THE CEILINGS ARE IN SERVICEABLE TO GOOD CONDITION.

### FLOORS & FLOORING FINISHES

COMMENTS: THE FLOORS ARE IN SERVICEABLE CONDITION WITH SOME WEAR ZONES IN SECTIONS. SOME OF THE BACK LINOLEUM TILES SHOW AGE RELATED WEAR AND TEAR.

### KITCHENETTE AND OFFICE CABINETS AND SINKS

COMMENTS: THERE ARE THREE KITCHENETTE AREAS IN THIS BUILDING. IN SECTION A ALONG THE LEFT SIDE WALL IS KITCHENETTE # 1. THIS AREA HAS A FINISHED STONE COUNTER TOP WITH A SINGLE COMPARTMENT STAINLESS STEEL SINK. THERE IS A DISPOSAL IN WORKING ORDER UNDER THE SINK. THE CABINETS ARE CLEAR FINISHED WOOD. THE REFRIGERATOR IS AN UNDER THE COUNTER UNIT MANUFACTURED BY U- LINE. THIS KITCHENETTE SHOWS LOW USE.

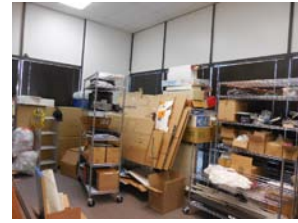
KITCHENETTE # 2 IS LOCATED IN SECTION A BY THE MAIN AREA. THE COUNTER TOP IS FORMICA. THE CABINETS ARE PAINTED COMPOSITE UNITS WITH A STAINLESS STEEL SINGLE COMPARTMENT SINK IN WORKING ORDER. THE REFRIGERATOR IS A KENMORE UNIT.

KITCHENETTE # 3 IS LOCATED IN SECTION B BY THE MAIN AREA. THE COUNTER TOP IS FORMICA. THE CABINETS ARE PAINTED COMPOSITE UNITS WITH A STAINLESS STEEL SINGLE COMPARTMENT SINK IN WORKING ORDER. THE REFRIGERATOR IS NOT IN PLACE.

EACH KITCHENETTE HAS WORKING GFCI ELECTRICAL OUTLETS AND WERE CLEAN AT THE TIME OF THE INSPECTION

## RECOMMENDATIONS:

- IT IS RECOMMENDED THAT ONCE THE BUILDING IS EMPTIED THE INTERIOR BE REINSPECTED.
- IT IS RECOMMENDED THAT SECTION B LAB ROOMS HAVE THE WATER PIPES AND THE WASTE WATER PIPES REMOVED IF NOT TO BE USED.
- SECTIONS OF THE LINOLEUM SQUARE FLOORING PANELS SHOW AGE RELATED DAMAGES AND SHOULD BE REPAIRED OR REPLACED AS NEEDED.
- IN THE CLEAN ROOM ONE OF THE PLEXIGLASS PANELS WILL NEED TO BE REPLACED AS IT IS DAMAGED.
- ALL OF THE CEILING HVAC SCREENS SHOULD BE CLEANED.
- THE SINK FAUCET IN KITCHENETTE # 2 WAS LEAKING AT THE FAUCET AT TIME OF THE INSPECTION AND SHOULD BE SERVICED OR REPLACED.



# BATHROOMS

## DESCRIPTION, OBSERVATIONS & RECOMMENDATIONS

|                  |  |
|------------------|--|
| TOILET:          | EACH TOILET IS A 1.6 GPF UNIT, ALL IN WORKING ORDER  |
| SINK:            | WALL MOUNTED AND THE FRONT UNI SEX WC HAS A COMPOSITE COUNTER TOP WITH A SET IN PORCELAIN SINK |
| WALLS:           | LOWER ARE COMPOSITE WALLS, UPPER ARE PAINTED SHEETROCK   |
| CEILINGS:        | PAINTED SHEETROCK  |
| FLOORING:        | LINOLEUM   |
| VENTILATION:     | FAN  |
| GFCI OUTLETS:    | GFCI OUTLETS IN EACH BATHROOM  |
| SAFETY FEATURES: | THE BATHROOMS HAVE TWO WALL-MOUNTED STAINLESS STEEL BARS ALONG THE SIDE AND BEHIND THE TOILET  |

### SUMMARY

COMMENTS: THERE ARE FIVE BATHROOMS IN THIS STRUCTURE. IN SECTION A ARE ONE MALE AND FEMALE BATHROOM ALONG WITH A LARGER UNI SEX BATHROOM.

I  
N SECTION B ARE TWO BATHROOMS. EACH OF THE TWO FRONT AND THE BACK TWO APPEAR TO BE BUILT TO ADA CODE FROM THE LATE 1990'S AT THE TIME OF THE REMODEL, BASED ON THE ON SITE BUILDING PLANS. THE LARGER BATHROOM IN SECTION A HAS A COMPOSITE COUNTER TOP WHILE ALL OF THE OTHERS HAVE WALL MOUNTED PORCELAIN SINKS.

### TOILETS

COMMENTS: THE 1.6 GPF TOILETS COMPLY TO CURRENT WATER CONSERVATION CODE IN THE CITY OF SANTA CLARA. EACH TOILET WAS IN WORKING ORDER.

### SINKS

COMMENTS: THE BATHROOM SINKS ARE IN GOOD WORKING ORDER.

## RECOMMENDATIONS:

- SECTION A MEN'S BATHROOM WILL NEED TO HAVE THE CEILING FAN SERVICED.
- THE BACK LEFT SIDE BATHROOM IN SECTION B HAS A LOOSE TOILET SEAT WHICH SHOULD BE ADJUSTED.
- ON THE WALL TO THE LEFT OF THE WALL MOUNTED SINK IN SECTION B LEFT SIDE BATHROOM HAS OLD WALL STAINS WHICH SHOULD BE CLEANED OFF AND THE INSULATION WRAP ON THE SINK WATER PIPES SHOULD BE RESET.
- THE SECTION B RIGHT SIDE BATHROOM TOILET IS LOOSE ON ITS FLOOR FLANGE AND SHOULD BE RE SECURED.
- EACH OF THE BATHROOM FANS SHOULD BE CLEANED.



# SECURITY AND FIRE SAFETY CODE COMPLIANCE

## DESCRIPTION, OBSERVATIONS & RECOMMENDATIONS

|                            |   |
|----------------------------|---|
| WINDOW BARS:               | FIXED IN PLACE  |
| SECURITY GATE              | LOCKS ON DOORS  |
| WINDOW LOCKS:              | FIXED IN PLACE  |
| DOORBELL:                  | NONE  |
| INTERCOM SYSTEM:           | NONE  |
| GATE RELEASE "BUZZER":     | NONE  |
| EXTERIOR SAFETY LIGHTING:  | YES, SOFFIT LIGHTING FIXTURES                               |
| BURGLAR ALARM:             | YES, NOT PART OF THIS INSPECTION                            |
| FIRE EXTINGUISHER:         | YES, UNITS ARE NOT DATED                                    |
| SMOKE DETECTORS:           | NONE  |
| CARBON MONOXIDE DETECTORS: | NOT APPLICABLE, BUT WOULD BE A GOOD IDEA TO INSTALL SEVERAL |
| FIRE SPRINKLERS:           | NONE  |
| FIRE ESCAPE:               | NONE  |

### FIRE SPRINKLER SYSTEM

COMMENTS: NONE

### FIRE EXTINGUISHERS

COMMENTS: IT IS SUGGESTED THAT EACH UNIT HAVE FIRE EXTINGUISHERS AND ALL FIRE EXTINGUISHERS BE TESTED AND SERVICED ONCE A YEAR. THE LAST DATE OF SERVICE TAG WAS MISSING FROM EACH UNIT.

### FIRE ESCAPE

COMMENTS: NOT APPLICABLE FOR THIS USE OF BUILDING.



## RECOMMENDATIONS:

- EXTINGUISHERS SHOULD BE INSTALLED IN EACH UNIT, TESTED AND SERVICED ONCE A YEAR.
- IT WOULD BE A GOOD IDEA TO INSTALL SEVERAL CARBON/SMOKE DETECTORS WITH NEWER TEN YEAR BATTERY LIFE UNITS WHICH CAN BE EASILY REMOVED TO BE CLEANED AND TESTED RATHER THEN CEILING MOUNTED.
- THE ALARM SYSTEM SHOULD BE TESTED. THE EXTERIOR ALARM BOX LOCATED ON THE LEFT SIDE SHOULD BE CLEANED OF RUST STAINS AND THEN RE PAINTED WITH A RUST INHIBITING ENAMEL.
- IT IS RECOMMENDED THAT THE BUYER MAKE UP A SAFETY PLAN OF EXIT IN CASE OF EMERGENCY FOR THE TENANTS ALONG WITH A BOOKLET OF WHERE ALL THE ELECTRICAL SHUT OFFS ARE LOCATED, WATER AND GAS AND CONTACT PERSONNEL WHO WILL NEED TO BE CALLED IN FOR REPAIRS.

## CODE COMPLIANCE

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FROM TIME TO TIME IN THIS REPORT THERE HAS BEEN SOME MENTION TO BUILDING CODES. THIS INSPECTION DOES NOT DIRECTLY QUOTE CURRENT BUILDING CODES. BECAUSE OF OUR EXPERIENCE, WE HAVE BECOME FAMILIAR WITH SOME OF THE STANDARD PRACTICES, WHICH ARE ENFORCED BY VARIOUS LOCAL BUILDING DEPARTMENTS. WHEN WE SEE THESE ITEMS WE MAY POINT THEM OUT. THE COMMENTS IN RELATIONS TO THESE ITEMS SHOULD BE TAKEN WITH THE UNDERSTANDING THAT THEY MAY BE INTERPRETED DIFFERENTLY BY THE BUILDING INSPECTOR AND THAT DIFFERENT CITIES AND COUNTIES THROUGHOUT THE MONTEREY BAY AREA MAY INTERPRET THEM DIFFERENTLY AS WELL. OUR INTENTION IN MENTIONING "CODE" IS TO POINT OUT SITUATIONS, WHICH WE BELIEVE TO BE LIKELY.

FOR MORE INFORMATION REGARDING CODE COMPLIANCE IN YOUR AREA, PLEASE CONTACT THE LOCAL BUILDING DEPARTMENT.

# FINDINGS

LISTED BELOW ARE THE RECOMMENDATIONS OUTLINED IN THE BODY OF THIS REPORT. ATTENTION TO THESE SUGGESTIONS WILL IMPROVE NOT ONLY THE SAFETY OF YOUR BUILDING BUT ITS BEAUTY AS WELL

1. THE DRIVEWAY DRAIN SHOULD BE CLEANED AND FLUSHED. ALL OF THESE DRAINS SHOULD BE CLEANED ONCE A YEAR AT THE BEGINNING OF THE WET SEASON.
2. AT THE BASE OF THE DRIVEWAY ENTRANCE CURB THERE WAS AN AREA OF STANDING RAIN WATER. THIS AREA SHOULD BE REPAIRED WHEN THE BLACKTOP DRIVEWAY PARKING AREA IS REFINISHED TO HELP DRAIN RAIN WATER.
3. THERE ARE CRACKS AND CHIPS IN THE BLACKTOP PARKING AREA ALONG WITH AREAS OF TREE ROOT DAMAGE. IT IS RECOMMENDED THAT PRIOR TO RESEALING THE BLACKTOP SURFACES THE DRIVEWAY PARKING AREA BE REPAIRED OF ALL CRACKS, CHIPS AND DAMAGED SPOTS FROM THE TREE ROOT GROWTH.
4. THE LARGE TREES AROUND THE PROPERTY SHOULD BE TRIMMED BACK FROM OVERHANGING THE DRIVEWAY ALONG WITH CUTTING BACK THE EXTENDED ROOT GROWTH UNDER THE BLACKTOP SURFACES.
5. PRIOR TO REPAIRING AND RESURFACING THE BLACKTOP SURFACES THE CONCRETE CURBS SHOULD BE RESET AND REPAIRED.
6. PRIOR TO REPAIRING AND RESURFACING THE BLACKTOP SURFACES THE CONCRETE CHANNEL DRAIN IN THE BACK SHOULD BE CLEANED AND THE DOWN HILL GRADE BE CHECKED TO MAKE SURE THIS AREA DOES NOT COLLECT RAIN WATER. IF SO THIS ONE SECTION OF CONCRETE CHANNEL DRAIN SHOULD BE ADJUSTED.
7. ONCE THE DRIVEWAY AND PARKING AREA HAS BEEN REPAIRED AND RESEALED NEW PARKING LINES SHOULD BE REPAINTED.
8. ALONG THE LEFT STREET SIDE OF THE PROPERTY A SECTION OF THE CONCRETE CURB WAS REMOVED TO SERVICE AN UNDERGROUND PIPE. A GOOD IMPROVEMENT WOULD BE TO REPLACE THE MISSING CONCRETE CURB SECTION.
9. THE WOOD ARBOR SECURED TO THE UPPER FRONT SIDE OF THE BUILDING SHOULD BE CLEANED AND TREATED WITH AN EXTERIOR GRADE WOOD OIL AT THE TIME OF THE NEXT EXTERIOR PAINTING.
10. THE CONCRETE BLOCK GARDEN RETAINING WALL AROUND THE FRONT TREE SHOULD BE ADJUSTED SO IT IS LEVEL. SECTIONS OF THE PROUD TREE ROOT GROWTH WILL NEED TO BE CUT BACK. THE SECOND OPTION WOULD BE TO REMOVE THE CONCRETE BLOCKS.
11. THE DRIP IRRIGATION SYSTEM SHOULD BE SERVICED AND REPAIRED AS NEEDED. DAMAGED

TUBING CAN BE NOTED ON THE FRONT LEFT SIDE OF THE BUILDING.

12. THE BASE OF THE FRONT LEFT SIGNS SHOW SIGNS OF RUST DAMAGE. THESE AREAS SHOULD BE REPAIRED AS NEEDED.
13. THE CONCRETE PAD IN FRONT OF THE PG& E GREEN ELECTRICAL BOX LABELED 9135 HAS CRACKED AND SETTLED. THE OWNER SHOULD CONTACT PG& E TO SEE IF THEY WILL REPAIR THIS CONCRETE SERVICE PAD.
14. IT IS RECOMMENDED THAT THE IVY GROWTH ALONG THE FRONT LEFT SIDE BE CUT BACK AND ANY AREAS OF IVY ROOTS ON THE EXTERIOR SIDE OF THE BUILDING SHOULD BE CLEANED OFF.
15. THERE IS A SLIGHT SAG IN THE BACK RIGHT CHAIN LINK FENCE WHICH SHOULD BE TIGHTENED UP.
16. THE BACK GARBAGE AREA SHOULD BE CLEANED OUT OF THE OLD DAMAGED BUILDING SUPPLIES AND A SET OF GATES SHOULD BE RE INSTALLED TO SECURE THIS AREA.
17. THE COMPRESSOR SEALED AREA ON THE BACK RIGHT SIDE OF THE STRUCTURE SHOULD BE CLEANED OUT OF THE LEAF BUILD UP AND THE ROOFING SYSTEM REPLACED DUE TO MOISTURE DAMAGE TO THE PLYWOOD AND WOOD FRAMEWORK.
18. THERE IS SOIL-TO-CONCRETE/SIDING CONTACT AROUND THE PERIMETER OF THE BUILDING. IT IS RECOMMENDED THAT THE SOIL LEVEL AROUND THE PERIMETER OF THE BUILDING BE CLEARED TO HELP PREVENT MOISTURE INTRUSION INTO THE EXTERIOR SUB STRUCTURE WHICH CAN DAMAGE THE EXTERIOR SIDING. THIS CAN BE NOTED ALONG THE LEFT FRONT EXTERIOR SIDE WALL.
19. IT IS RECOMMENDED THAT ANY PLANTS WHICH ARE RUBBING AGAINST THE EXTERIOR SIDING BE TRIMMED BACK. THIS WILL HELP KEEP MOISTURE AWAY FROM THE SIDING.
20. ANY HOLES IN THE EXTERIOR SIDING SHOULD BE SEALED TO HELP PREVENT SMALL ANIMALS FROM GAINING ACCESS INTO THE STRUCTURE. THERE IS AN AREA AROUND THE GAS PIPES WHICH ENTER THE FRONT LEFT AND AT THE BACK RIGHT BY THE SUMP PUMP FOR THE WASTE WATER SYSTEM. ALSO ON THE BACK LEFT WALL THERE IS AN OLD WALL FITTING WHICH SHOULD BE REMOVED AND THEN THE HOLE FILLED WITH EXTERIOR GRADE FILLER.
21. ON THE LEFT BACK WALL THERE IS A CHIP IN THE CONCRETE WHICH EXPOSES AN EDGE OF THE STEEL REINFORCEMENT INSIDE THE CONCRETE WALL. THIS EXPOSED STEEL SHOULD BE CLEANED WITH OSPHORIC ACID, PRIMED, PAINTED THEN COVERED WITH A CONCRETE PATCH. THIS SHOULD BE PART OF THE PREPARATION PRIOR TO THE EXTERIOR PAINTING.
22. THE BACK NEIGHBORS HAVE A GOOD DEAL OF STORED ITEMS ALONG THE BACK WALL OF THIS STRUCTURE. IT IS RECOMMENDED THAT THE OWNER REQUEST THAT THEY REMOVE THE STORED ITEMS PRIOR TO THE SALE OF THE BUILDING.
23. ON THE BACK OF THE BUILDING AND ALONG THE CHAIN LINK FENCE RUN IS A 3" ELECTRICAL CONDUIT WHICH RUNS TO THE BACK RIGHT NEIGHBORING BUILDING. THE BUYERS SHOULD

FIND OUT FROM THE OWNER WHAT THIS ELECTRICAL CONDUIT RUN IS FOR.

24. ABOVE THE FRONT DOOR THERE ARE SOME OLD HOLES FROM A SIGN. THESE HOLES SHOULD BE FILLED AND THEN PRIMED.
25. ALL OF THE ALUMINUM WINDOW FRAMES IN THE FRONT SHOULD BE CLEANED OF THE IRRIGATION OVER SPRAY WATER MARKS AND THE OLD PAINT GRAFFITI.
26. EACH OF THE EXTERIOR WALL MOUNTED LIGHT FIXTURES SHOULD BE CLEANED.
27. THE RIGHT MID SIDE ALUMINUM CASEMENT DOOR SET WILL NEED TO BE ADJUSTED AS ONE OF THE DOORS IS RUBBING ON THE ALUMINUM THRESHOLD.
28. THE SIDE DOOR JAMB OF THE RIGHT AFT CASEMENT DOOR SHOULD BE CLEANED THEN RESEALED WITH CAULK.
29. THE BACK PAINTED METAL CASEMENT DOOR SHOULD BE CLEANED, THE WEATHER STRIPPING REPLACED THEN REPAINTED WITH A RUST INHIBITING OIL BASED ENAMEL.
30. THE BACK GARAGE ROLL UP DOOR SHOULD HAVE THE RUST STAINS ON THE STEEL FRAMEWORK CLEANED OFF. THE DOOR SHOULD BE SERVICED AND LUBRICATED.
31. THE EXTERIOR OF THE BUILDINGS PAINT JOB IS REACHING THE END OF ITS SERVICEABLE LIFE. IT IS RECOMMENDED THAT THE EXTERIOR BE PRICED OUT FOR A GOOD CLEANING AND REPAINTING ONCE ALL OF THE REPAIRS HAVE BEEN COMPLETED. ALL OF THE HAIRLINE CRACKS AND SEAM CAULK GAPS SHOULD BE RESEALED. THE EXTERIOR SHOULD BE WASHED WITH TSP AND BLEACH TO REMOVE THE DIRT, OXIDATION AND MILDEW STAINS. ONCE WASHED THE EXTERIOR SHOULD BE RINSED WITH A PRESSURE WASHER. AT THIS TIME IT WILL BE READY FOR A REPAINTING.
32. IT IS RECOMMENDED THAT THE EXTERIOR OF THE BUILDING BE WASHED WITH BLEACH EVERY SEVERAL YEARS TO KEEP IT CLEAN. THIS WILL HELP EXTEND THE LIFE OF THE PAINT JOB.
33. IT IS RECOMMENDED THAT ANY INSULATION IN THE ATTIC WHICH HAS FALLEN OUT OF PLACE BE RESET.
34. IN THE BACK UPPER SPACE THERE IS A WIRE JUNCTION FOR ONE OF THE HVAC UNITS WHICH SHOULD HAVE THE WIRE JUNCTION IN AN ELECTRICAL BOX WITH A COVER PLATE.
35. IN THE BACK UPPER SPACE THERE ARE TWO LOCATIONS WHERE THERE ARE METAL STUDS SURROUNDING VENT FIXTURES. THESE METAL FRAMES SHOULD BE REPLACED WITH WOOD RAILS AND POSTS WHICH HAVE BALUSTERS SET ON 4" CENTERS SO NO ONE WILL ACCESS THESE AREAS AND POSSIBLY FALL THROUGH THE CEILING.
36. THERE ARE SEVERAL OLD CRACKS IN THE EXPOSED SECTION OF THE CONCRETE SLAB IN THE BACK SHIPPING AREA. THESE CRACKS SHOULD BE CLEANED AND MONITORED. THEY APPEAR TO BE OLD.
37. IN THE BACK LAB ROOM THE LINOLEUM FLOORING WHICH HAS SETTLED SOME SHOULD BE

PEELED UP AND THE PATCH IN THIS AREA REINSPECTED. ONCE THIS AREA HAS BEEN PROPERLY CLEANED AND REPAIRED THE FLOORING CAN BE REPLACED.

38. ONCE THE FLOORING FINISHES ARE REPLACED THE SUB FLOORING CONCRETE SLAB SHOULD BE REINSPECTED. MAKE SURE TO CHECK THE BACK RIGHT AREA WHERE THE LARGE BACK TREE ROOTS HAVE RAISED THE BACK YARD SOIL LEVEL AT THE BASE OF THE STRUCTURE.
39. IT IS RECOMMENDED THAT THE UPPER ATTIC BE INSPECTED AT LEAST ONCE A YEAR AT THE FIRST HEAVY RAIN TO MAKE SURE THERE ARE NO ROOF LEAKS.
40. IT IS RECOMMENDED THAT THE ROOF SURFACE BE INSPECTED AND CLEANED AT LEAST ONCE A YEAR AT ALL THE VALLEYS TO REMOVE DETRITUS ACCUMULATION.
41. IT IS RECOMMENDED THAT THE ONCE THE ROOFING MEMBRANE HAS BEEN CLEANED THE AREAS OF THE BLACK MASTIC PATCHES BE SEALED WITH THE SAME WHITE FINISH THE REST OF THE ROOF HAS BEEN SEALED WITH.
42. THE ROOFING ACCESS PORT SHOULD BE CLEANED AND ALL OF THE MOVING AND LOCKING HARDWARE LUBRICATED.
43. SOME OF THE WALL MOUNTED DOWNSPOUTS HAVE BEEN DAMAGED OVER TIME. THE ONE ON THE BACK RIGHT SIDE SHOWS SIGNS OF LEAKING. IT IS RECOMMENDED THAT ANY OF THE DAMAGED DOWNSPOUTS BE REPAIRED AND OR REPLACED.
44. ON THE ROOF TOWARD THE MIDDLE FRONT IS A HOSE BIB. THIS HOSE BIB SHOULD BE CLEANED AND SERVICED. THIS A GOOD ROOF MOUNTED HARDWARE FOR WASHING THE ROOFING MEMBRANE.
45. ANY OF THE RUSTED ROOF METAL FITTINGS SHOULD BE CLEANED THEN REPAINTED WITH A RUST INHIBITING ENAMEL.
46. THERE IS AN OLD ELECTRICAL BOX ON THE ROOF WITH AN EXPOSED PIECE OF WIRE. THIS BOX, IF NOT IN USE, SHOULD BE REMOVED OR THE WIRE RESET WITH WIRE END NUTS INSIDE THE ROOF ELECTRICAL BOX.
47. THE ROOFING SPINNING VENT CAP SHOULD BE LUBRICATED.
48. SOME OF THE PIPE INSULATION ON THE ROOF SHOWS SIGNS OF UV DAMAGE. THE PIPE INSULATION SHOULD BE REPLACED THEN PAINTED TO PROTECT THE INSULATION FROM UV DAMAGE.
49. IT IS RECOMMENDED THAT THE DRAINS IN THE PARKING AREA BE CLEANED OF THE LEAF BUILD UP.
50. IT IS RECOMMENDED THAT THE BUYER REVIEW THE ROOFING MEMBRANE WARRANTY AND FIND A GOOD SERVICE COMPANY FOR THIS ROOFING PRODUCT FOR FUTURE REPAIRS, CLEANING AND SERVICING.
51. A GOOD SERVICE WOULD BE TO INSPECT THE ROOF AFTER THE FIRST RAINS OF THE

SEASON. THE ROOFING SYSTEM SHOULD BE CLEANED ONCE EVERY SEVERAL YEARS TO EXTEND THE LIFE OF THE MEMBRANE.

52. IT IS RECOMMENDED THAT THE EXTERIOR PG& E TRANSFORMER BOX BE CLEANED AND REPAINTED BY PG& E TO HELP PREVENT THE BOX FROM RUSTING.
53. THE MAIN ELECTRICAL BOX IN THE FRONT LEFT ELECTRIC ROOM SHOULD BE CLEANED OF DUST AND RUST STAINS.
54. SUB PANELS # 1 AND #2 WHICH ARE UPSTAIRS ARE MISSING THE TWO MIDDLE FASTENERS WHICH SHOULD BE REPLACED.
55. SUBPANEL AV #2 WILL NEED TO BE RELABELED.
56. THE LABELS FOR SUB PANEL M 3 LOCATED IN THE BACK GARAGE CLOSET SHOULD BE CHECKED TO SEE IF THEY ARE LABELED PROPERLY
57. SUB PANEL AV #1 HAS BLUE TAPE ON SEVERAL OF THE SUB CIRCUIT BREAKERS. THEY SHOULD BE CHECKED BY AN ELECTRICAL CONTRACTOR.
58. ALL OF THE INTERIOR LIGHT FIXTURES WHICH DO NOT HAVE A LENS COVER OVER THE LIGHT BULB SHOULD BE UPGRADED TO FIXTURES WITH LENS COVERS.
59. IT WOULD BE A GOOD IDEA TO MAKE UP A MASTER LIST OF ELECTRICAL BOXES AND THEIR CIRCUIT BREAKERS ALONG WITH THE WATER MAIN AND GAS MAIN SHUT OFF LOCATIONS FOR SAFETY CONCERNS.
60. THE GAS METERS AND PIPES ON THE FRONT LEFT SIDE OF THE STRUCTURE SHOULD BE CLEANED THEN REPAINTED WITH A RUST INHIBITING OIL BASED ENAMEL TO HELP PREVENT THE PIPES AND METERS FROM RUSTING.
61. ALL OF THE WATER AND GAS VALVES LOCATED AROUND THE INTERIOR OF THE BUILDING SHOULD BE LABELED.
62. THE WATER HEATER SHOULD BE PROPERLY SECURED TO THE STRUCTURE WITH A SECOND STRAP AND BACK BLOCKING.
63. THE DOWNSTAIRS BACK BATHROOM SINK HAS LOW WATER PRESSURE. IT IS RECOMMENDED THAT THIS SINK HAVE THE AERATOR FILTER REMOVED AND CLEANED.
64. THE FRONT RIGHT SUMP PUMP SYSTEM SHOULD BE CLEANED AND SERVICED.
65. IT IS RECOMMENDED PRIOR TO PURCHASING THE BUILDING THE BUYER SHOULD REVIEW THE HVAC SERVICE RECORDS AND THE EACH UNIT SERVICED AND CLEANED. AT THAT TIME THE HVAC CONTRACTOR CAN EVALUATE THE LIFE LEFT IN THE UNITS.
66. EACH OF THE ELECTRICAL BOXES FOR THE ROOF MOUNTED HVAC UNITS SHOULD BE CLEANED OF RUST AND THEN REPAINTED WITH A RUST INHIBITING ENAMEL
67. A GOOD MAINTENANCE FOR THE ROOF MOUNTED HVAC UNITS WOULD BE TO WASH THE OXIDATION OFF THE COVERS AND THEN LABEL EACH UNIT FOR SERVICE RECORDS.

68. THE CLEAN ROOM SHOULD BE UPGRADED TO HAVE WARM AIR SUPPLIED TO THE ROOM FROM ONE OR TWO OF THE ROOF MOUNTED HVAC UNITS.
69. IT IS RECOMMENDED THAT ONCE THE BUILDING IS EMPTIED THE INTERIOR BE REINSPECTED.
70. IT IS RECOMMENDED THAT SECTION B LAB ROOMS HAVE THE WATER PIPES AND THE WASTE WATER PIPES REMOVED IF NOT TO BE USED.
71. SECTIONS OF THE LINOLEUM SQUARE FLOORING PANELS SHOW AGE RELATED DAMAGES AND SHOULD BE REPAIRED OR REPLACED AS NEEDED.
72. IN THE CLEAN ROOM ONE OF THE PLEXIGLASS PANELS WILL NEED TO BE REPLACED AS IT IS DAMAGED.
73. ALL OF THE CEILING HVAC SCREENS SHOULD BE CLEANED.
74. THE SINK FAUCET IN KITCHENETTE # 2 WAS LEAKING AT THE FAUCET AT TIME OF THE INSPECTION AND SHOULD BE SERVICED OR REPLACED.
75. SECTION A MEN'S BATHROOM WILL NEED TO HAVE THE CEILING FAN SERVICED.
76. THE BACK LEFT SIDE BATHROOM IN SECTION B HAS A LOOSE TOILET SEAT WHICH SHOULD BE ADJUSTED.
77. ON THE WALL TO THE LEFT OF THE WALL MOUNTED SINK IN SECTION B LEFT SIDE BATHROOM HAS OLD WALL STAINS WHICH SHOULD BE CLEANED OFF AND THE INSULATION WRAP ON THE SINK WATER PIPES SHOULD BE RESET.
78. THE SECTION B RIGHT SIDE BATHROOM TOILET IS LOOSE ON ITS FLOOR FLANGE AND SHOULD BE RE SECURED.
79. EACH OF THE BATHROOM FANS SHOULD BE CLEANED.
80. EXTINGUISHERS SHOULD BE INSTALLED IN EACH UNIT, TESTED AND SERVICED ONCE A YEAR.
81. IT WOULD BE A GOOD IDEA TO INSTALL SEVERAL CARBON/SMOKE DETECTORS WITH NEWER TEN YEAR BATTERY LIFE UNITS WHICH CAN BE EASILY REMOVED TO BE CLEANED AND TESTED RATHER THEN CEILING MOUNTED.
82. THE ALARM SYSTEM SHOULD BE TESTED. THE EXTERIOR ALARM BOX LOCATED ON THE LEFT SIDE SHOULD BE CLEANED OF RUST STAINS AND THEN RE PAINTED WITH A RUST INHIBITING ENAMEL.
83. IT IS RECOMMENDED THAT THE BUYER MAKE UP A SAFETY PLAN OF EXIT IN CASE OF EMERGENCY FOR THE TENANTS ALONG WITH A BOOKLET OF WHERE ALL THE ELECTRICAL SHUT OFFS ARE LOCATED, WATER AND GAS AND CONTACT PERSONNEL WHO WILL NEED TO BE CALLED IN FOR REPAIRS.





