805 Home Inspections
Commercial Property Inspection Report



Commercial Property, Home Town, CA 90000
Inspection prepared for: John Doe
Real Estate Agent: More Sales - Realtor

Date of Inspection: 4/26/2024

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Report Summary

The summary below in **RED** consists of potentially significant findings. These findings can be either safety hazards, a deficiency requiring correction, or items the inspector would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. The items listed in **BLUE** are simply susgestions for your review or for your considered attention (FYI). Please review all of the pages of the report as the summary alone does not explain all the systems and/or issues. If necessary, all repairs should be completed by a licensed and certified tradesman.

Interior Building Spaces		
Page 9 Item: 1	Interior Doors	• Unit 1754: The back door to the common area between businesses would not latch closed. Suggest repairs as needed.
Page 9 Item: 2	Ceiling Condition	• Unit 1754: The upper loft area had signs of termite activity. See photo. Suggest having a pest company review the building. • Unit 1750 had a closed off ceiling vent to the exterior, which left an open area on the ceiling. See photo. Suggest repairs as needed.
Page 10 Item: 3	Wall Condition	• The interior walls had visible scraps, damaged drywall, stained dirty paint, and holes from where pictures once hung and moving furniture. Suggest repairs as needed. • Unit 1750: The North side baseboard had possible termite damage. Suggest having a pest company review the building for repairs as needed. • Unit 1754: The back office area was missing baseboards around the room. Suggest repairs as desired.
Page 13 Item: 5	Flooring Condition	• The carpeting in the units were stained, damaged, and loose at several locations. See photos. Suggest repairs as needed. • The back common area concrete flooring had cracking and chipping at the top of the stairs. See photo. Suggest repairs as needed.
Page 14 Item: 6	Cabinets	• The back common area cabinets had signs of possible termite activity in the area. Suggest having a pest company look over the building.
HVAC System		
Page 21 Item: 9	AC Compressor Condition	• Loose Insulation: The exterior AC condenser lines had damaged and loose insulation. See photos. Suggest repairs as needed. • Unit 1750: The Heat Pump system did respond to thermostat when tested, but did no produce hot or cold air. The exterior condenser had power, but never came on. Suggest contacting a qualified HVAC company prior to purchase to certify the normal operation of the furnace.

Water Heater & Boiler		
Page 23 Item: 1	Water Heater Condition	• The water heater was older and had a strong foul smell to the water when tested, which indicates it may have outlived its useful live span. Suggest replacing.
Page 24 Item: 4	Overflow Condition	• Missing drain pipe: The water heater drain pipe was missing from the Temperature Pressure Relief Valve (TPRV). An overflow line should be constructed of copper, CPVC (Chlorinated Polyvinyl Chloride), or PEX (Cross-Linked Polyethylene) and be installed withing six inches of the floor or into a catch pan installed under the water heater with the catch pan drain line piped to the exterior of the building, which is the current code as of 2018. The lack of a proper installed drain line is a hazard, due to the possibility of someone getting scalded by hot water as it exits the TPRV valve. See photo. Suggest repairs as needed.
Page 25 Item: 5	Water Heater Piping Condition	• The fresh water flex lines on the top of the water heater showed visible signs of leaking at the tank connection with a calcium build up. See photo. Suggest repairs as needed.
Page 26 Item: 7	Strapping	• The water heater was not strapped as required for earthquake protection. Strapping is required to keep the heavy water heater from falling onto someone during an earthquake. Two straps are required at top and bottom of tank and securely attached to the adjacent wall. The tank may also require blocking to keep it from moving. See photo. Suggest repairs as needed.
Electrical Service Panels		
Page 30 Item: 6	Electrical Outlets and Switches	• Unit 1754: There was a 15 amp electrical outlet installed on a 240 watt breaker, which could cause an electrical short if the wrong appliance was plugged into it. The outlet should not be able to accept a standard plug. See photos. Suggest repairs as needed.
Building Roof		
Page 33 Item: 1	Roof Condition	• The asphalt rolled roofing material had worn areas with lifting edges and open gaps along the South side wall that can allow moisture intrusion. See photos. Suggest repairs as needed.
Exterior of Building		
Page 39 Item: 1	Exterior Doors	• The back door had an open gap along the threshold that will allow dirt and unwanted pests to enter the businesses. See photos. Suggest repairs as needed. • The front door had open air gaps at the thresholds that will allow dirt and unwanted pests inside. See photo. Suggest repairs as needed.
Page 39 Item: 2	Building Siding Condition	• The exterior wood siding around the building had visible peeling and flaking paint. All the exterior walls need to be sanded, sealed with caulking, and painted to prevent further deterioration. See photos. Suggest repairs as needed.

Page 41 Item: 3	Window Condition	• Unit 1750 had a cracked front window. See photo. Suggest repairs as needed. • Unit 1754 had a cracked front small window over the door. See photo. Suggest repairs as needed. • The men's bathroom had a cracked window pane. See photo. Suggest repairs as needed.
Building Plumbing		
Page 45 Item: 1	Potable Water Pipe Condition	• Unit 1754: The sink faucet in the back office area that had a missing hot water control valve handle and the cold water valve had signs of prior leaking. See photo. Suggest repairs as needed.
Page 45 Item: 2	Sewer Pipe Condition	• The cast iron and galvanized metal sewer pipes installed. Cast iron pipes are known to crack and fail as they age, which can cause serious drainage issues. The damaged areas are not usually visible during a normal building inspection due to being hidden inside the walls or under ground. Suggest hiring a qualified plumber to scope the building's drains with a camera to identify any possible damage before purchase of property. • The sewer lateral drain line can have unknown damage or separations underground. Damage can occur from tree roots, age of pipe, or just from being an improperly installed pipe. This can be a costly repair. Suggest having the building's main sewer line scoped for possible damaged by a certified plumber to ensure the quality of drain line, prior to close of escrow.
Natural Gas Heater		
Page 48 Item: 1	Heater Type & Condition	• Unit 1754: The ceiling gas furnace did not respond to the thermostat. See photo. Suggest repairs as needed. • Unit 1750: The gas wall furnace did not respond to thermostat when tested and did not ignite the burners, nor did the furnace fans come on. Suggest contacting a qualified HVAC company repairs as needed.
Fire Extinguishers		
Page 49 Item: 1	Portable Fire Extinguishers	• The fire extinguishers for the building were expired and had no pressure at the time of the inspection, which makes them nonfunctional. Suggest repairs as needed. • Fire extinguishers need to be inspected monthly and serviced yearly. Suggest contacting a local a fire extinguisher company for service and update the service records accordingly.

First off, thank you for allowing and trusting **805 Home Inspections** to complete your property inspection. Your Inspectors name is Mike Hasty. I am a certified Inspector with InterNACHI and I complete all inspections in accordance to InterNACHI's Standards of Practice. The term InterNACHI stands for "**International Association of Certified Home Inspectors**." You can review the InterNACHI Commercial Standards of Practice by going to their website: https://www.nachi.org/comsop.htm

Scope of Inspection

The scope of the inspection is as follows: The inspector is **only determining if a component or system of the property is "Functional," "Non-functional," or a Hazard**. **It is not the responsibility of the inspector to determine the cosmetic condition of a component or system of the property**. The following report is based on an inspection of the **visible portions of the structure**; inspections can be limited by view and or accessibility, due to vegetation or stored personal possessions. The inspector can not see inside the walls and/or pipes of the structure. Depending upon the age of the property, some items like GFCI or AFCI outlets and receptacles may not be installed; **this report will focus on safety and function, not necessarily current code**. This report identifies specific **non-code, non-cosmetic concerns and/or safety hazards,** that the inspector feels may need further review or repair by a licensed contractor.

There are no guarantees or warranties in a home inspection. The inspector can only point out, for the client's discretion, things that are noted to be in need of repair or maintenance, on the date and time of the inspection. The inspector cannot and will not guess as to how long or well an item, or system of the home, will function beyond the day of the inspection. The inspections are limited by what can be visually seen, heard, and/or smelt. The inspector will use whatever tools and means possible to give you the best information about the property being inspected. The information provided in the report is to be used at the client's discretion. For safety, and liability purposes, it is recommend that only licensed contractors evaluate and repair any critical concerns and defects. **Note that this report is a snapshot in time. It is recommend that you or your representative complete a final walk-through inspection immediately before closing, to check the condition of the property at that time, using this report as a guide.**

An inspection is a non-invasive visual examination of a dwelling or building, performed for a fee, which is designed to identify observed material defects within specific components of the dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, and/or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process.

An inspection is intended to assist in evaluation of the overall condition of the dwelling or building. The inspection is based on observations of the visible and apparent condition of the structure and its components, on the date of the inspection, and not the prediction of future conditions or system failures.

An inspection will not reveal every concern that exists, or ever could exist, but only those material defects observed on the day of the inspection. Once again, cosmetic wear or looks is not the primary concern of the inspector.

A Material Defect is a description of a system or component of the property, or any portion of it that would have a significant adverse impact on the value of the property, or that involves an unreasonable safety risk to people on the property. The fact that a system or subsystem of the property is near, at, or beyond the end of the normal useful life, is not by itself a material defect. An inspection report will describe and identify, in written format of the inspected systems, structures, and components of the dwelling and will identify material defects observed. Inspection reports may also contain recommendations regarding conditions or recommendations for correction, and monitoring for further evaluation, but this is not required. This report is intended as a professional

recommendation and an advisement, for your consideration, and the info to be used at your discretion.

NOT INSPECTED: The following are typical areas of a property that are not part of a normal inspection and will not be addressed in this report: Phone systems, media systems, security or fire alarm active monitoring systems (Smoke and CO detectors are inspected), and yard water sprinklers. These listed systems should be inspected by the company or certified tradesman who installed them.

NOTICE TO THIRD PARTIES: This Report is the exclusive property of 805 Home Inspections and the Client(s) listed on this report, and/or their agents. This inspection report is not transferable to any third parties or subsequent buyers. The inspection and this report has been performed under a written contract agreement that limits its scope and usefulness. Unauthorized recipients are therefore advised not to rely upon this report, but rather to retain the services of an appropriately qualified home inspector of their choice to provide them with their own inspection and report.

Building Details

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A Home Inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of the dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, and/or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process. A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observations of the visible and apparent condition of the structure and its components, on the date of the inspection, and not the prediction of future conditions or system failures. A home inspection will not reveal every concern that exists, or ever could exist, but only those material defects observed on the day of the inspection. Once again, cosmetic wear or looks is not the primary concern of the inspector.

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third parties or subsequent buyers. The inspection and this report has been performed under a written contract agreement that limits its scope and usefulness. Unauthorized recipients are therefore advised not to rely upon this report, but rather to retain the services of an appropriately qualified home inspector of their choice to provide them with their own up to date inspection and report.

1. Date & Time of Inspection

Materials: Date of Inspection: April 26, 2024 Time Inspection Started: 9 am Time Inspection Ended: 11 am

2. Weather Conditions at Time of Inspection

Materials: Weather Conditions at the time of Inspection: Clear

3. Year Building was Built

Materials: The home was built in the year of 1946.

4. Utilities Accessibility

Materials: All utilities were on at the time of inspection.

5. Occupancy

Occupancy: Vacant

6. Number of Rooms

Materials: Unit 1750 had four (4) rooms of various sizes.

Materials: There were two (2) bathrooms in the business. A boys and a girls restroom.

Interior Building Spaces

Interior areas consist of bedrooms, baths, kitchen, laundry, hallways, foyer, and other open areas. All exposed walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Although excluded from inspection requirements, the inspector will inform you of obvious broken gas seals in windows. Please realize problems are not alway obvious, nor visible, due to temperature, humidity, window coverings, light source, etc. The Inspector will report visible damage and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas, as the inspector will not move personal items.

1. Interior Doors

Observations:

• Unit 1754: The back door to the common area between businesses would not latch closed. Suggest repairs as needed.



Unit 1754: The back door to the common area between businesses would not latch closed. Suggest repairs as needed.

2. Ceiling Condition

Materials: The ceiling was constructed of wood panels and metal supports.

Observations:

• Unit 1754: The upper loft area had signs of termite activity. See photo. Suggest having a pest company review the building.

• Unit 1750 had a closed off ceiling vent to the exterior, which left an open area on the ceiling. See photo. Suggest repairs as needed.



Unit 1754: The upper loft area had signs of termite activity. See photo. Suggest having a pest company review the building.



Unit 1750 had a closed off ceiling vent to the exterior, which left an open area on the ceiling. See photo. Suggest repairs as needed.

3. Wall Condition

Materials: The walls in the home were constructed of painted drywall.

Observations:

- The interior walls had visible scraps, damaged drywall, stained dirty paint, and holes from where pictures once hung and moving furniture. Suggest repairs as needed.
- Unit 1750: The North side baseboard had possible termite damage. Suggest having a pest company review the building for repairs as needed.
- Unit 1754: The back office area was missing baseboards around the room. Suggest repairs as desired.



The exterior wood siding around the building had visible peeling and flaking paint. All the exterior walls need to be sanded, sealed with caulking, and painted to prevent further deterioration. See photos. Suggest repairs as needed.



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The interior walls had visible scraps, damaged drywall, stained dirty paint, and holes from where pictures once hung and moving furniture. Suggest repairs as needed.



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Unit 1750: The North side baseboard had possible termite damage. Suggest having a pest company review the building for repairs as needed.



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Unit 1754: The back office area was missing baseboards around the room. Suggest repairs as desired.



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4. Interior Lighting Condition

Observations:

• Ceiling light fixtures were installed in hallway and living areas of the home. The lights all appeared to be functional and operated by using a wall switch by the doors.

5. Flooring Condition

Materials: The floors in the home were a mix of concrete and carpeted flooring.

Observations:

• The carpeting in the units were stained, damaged, and loose at several locations. See photos. Suggest repairs as needed.

• The back common area concrete flooring had cracking and chipping at the top of the stairs. See photo. Suggest repairs as needed.



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The ** flooring popped when walked on. The popping floor boards are an indication of loose sub flooring. See photo. Suggest repairs as needed.



The back common area concrete flooring had cracking and chipping at the top of the stairs. See photo. Suggest repairs as needed.

6. Cabinets

Observations:

• The back common area cabinets had signs of possible termite activity in the area. Suggest having a pest company look over the building.



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7. Stairs & Handrail

Observations:
• The stairs in the home appeared functional at time of inspection and free of obvious hazards.

Bathrooms

Bathrooms can consist of bath tubs, Jacuzzi tubs, showers, toilets, and bidets. Due to all the plumbing involved, it is an important area of the home to look over. Moisture in the air and/or water leaks can cause mildew, and wallpaper and paint to peel. Other problems such as mold and wood damage may also occur if moisture problems are not corrected. The inspector will identify as many issues as possible, but some problems maybe undetectable, due to problems within the walls or under the flooring. Not all damages or problems are visible to the inspector. The Inspector can only document what is seen during the inspection and will not guess as to what maybe discovered in the future. Also, low flow bathroom water faucets are not inspected to betermine if they meet the low flow standards. If concerned about having low flow faucets, suggest having a plumbing company review the home's water faucets.

1. Cabinets

Observations:
• The bathroom cabinets appeared functional and in satisfactory condition at time of inspection.

2. Counters

Observations:
• The bathroom counter(s) appeared functional at time of inspection.

3. Mirrors

Observations:
• The bathroom wall mounted mirrors all appeared to be in good condition and functional at time of inspection.

4. Bathroom Plumbing

Observations:
• The bathroom plumbing under the sinks showed no signs of leaks and appeared functional at time of inspection.

5. Bathroom Sinks

Observations:
• The bathroom sinks were in good condition and were functional at the time of the inspection.

6. Toilets

Observations:
• The toilets were found to be functional at the time of the inspection.

7. Bathroom Faucet Condition

Observations:
• The bathroom faucets were all found to be functional at time of inspection and no leaks were noted.

8. Bathroom Lighting Condition

Observations:
• The lights in the bathrooms were all found to be functional when tested at the time of inspection.

HVAC System

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The purpose of the system is to keep the living areas of the home at a comfortable temperature. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, or solar panels.

The inspector will test the heating and air conditioner using the thermostat or other controls. The inspector will determine if the system is functional or non-functional. Noted damage to the system will also be noted. It is not the job of the inspector to determine if the system is the correct size and BTU for the home. For a more thorough review of the HVAC system, you need to contact a licensed HVAC service person. A HVAC certified technician should be used to service and clean the system, including the heat ("firebox") exchanger, and the air conditioning unit, every year. Failure to properly maintain the heater could result in carbon monoxide escaping through cracks in a heat exchanger or flue pipe, resulting in serious injury and even death.

1. Heater Condition

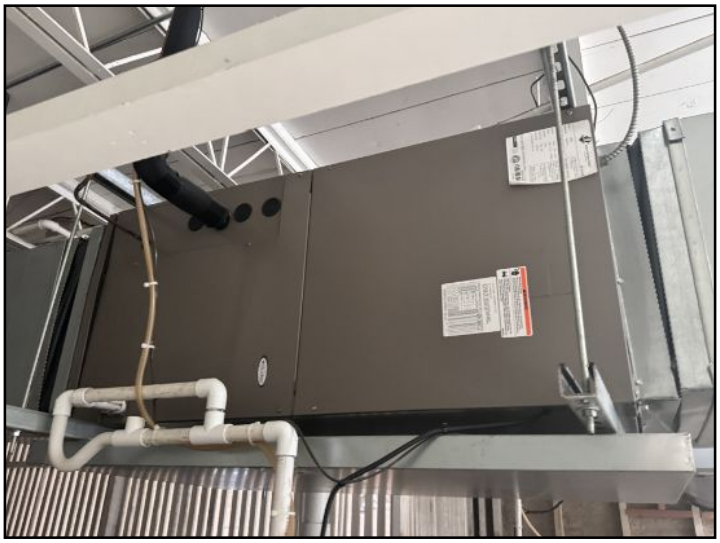
Materials: The furnace was located in the loft area. Brand: Microban Age: 2014 (Both)

Materials: Heat pump system.

Observations:
• Unit 1754: The heat pump system was operated using the wall thermostat. The system was run for ten minutes and the air was tested with an infrared thermal meter before and after, showing a temperature change of more than ten degrees at a register. The test showed the system was functional at time of inspection. See photo. The home inspector provides no warranty nor has an obligation to replace or repair items damaged or found to be nonfunctional at a later date. The information provided is what was observed at the time of the inspection and does not reflect future conditions. It is recommended that you purchase your own home warranty for all appliances.
• Unit 1750: The Heat Pump system did respond to thermostat when tested, but did no produce hot or cold air. The exterior condenser had power, but never came on. Suggest contacting a qualified HVAC company prior to purchase to certify the normal operation of the furnace.



Unit 1754: The heat pump system was operated using the wall thermostat. The system was run for ten minutes and the air was tested with an infrared thermal meter before and after, showing a temperature change of more than ten degrees at a register. The test showed the system was functional at time of inspection. See photo.



The heating systems were located in the loft area.



Unit 1750: Heat pump manufacturer information.



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Unit 1754: Heat pump manufacturer information.



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2. Heater Exhaust Pipe Condition

Observations:

• Unit 1750: The wall gas furnace had an exhaust vent on the roof made of Transite, which is known to contain Asbestos.



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3. Fresh Air Intake Condition

Observations:
• The return air supply system appears to be functional.

4. Registers

Observations:
• The interior registers that disburse the forced air into each room of the home appeared to be functional at the time of the inspection.

5. Filters

Location: There was a furnace air filter located inside the lower area of the furnace. The front furnace panel has to be opened to gain access. See photo.

Observations:
• The forced air filter appeared functional at time of inspection.

6. Furnace Air Ducting Condition

Observations:
• The air ducts appeared functional at time of inspection. There were no visible disconnects, tears, or crushed sections in the ducting at the visible locations.

7. Refrigerant Lines

Observations:
• The home's AC system condensation lines appeared functional at time of inspection.

8. A/C Forced Air Condensation Lines

Observations:
• The evaporator coil box and refrigeration lines attached to the furnace were found to be functional at time of inspection.

9. AC Compressor Condition

Compressor Type: Heat Pump and AC system: Brand: York / 2014 - Manufacture date (Both)

Location: The heat pump condensers were on the roof with electrical disconnects within sight of the condensers.

Observations:

- Loose Insulation: The exterior AC condenser lines had damaged and loose insulation. See photos. Suggest repairs as needed.
- Unit 1750: The Heat Pump system did respond to thermostat when tested, but did no produce hot or cold air. The exterior condenser had power, but never came on. Suggest contacting a qualified HVAC company prior to purchase to certify the normal operation of the furnace.



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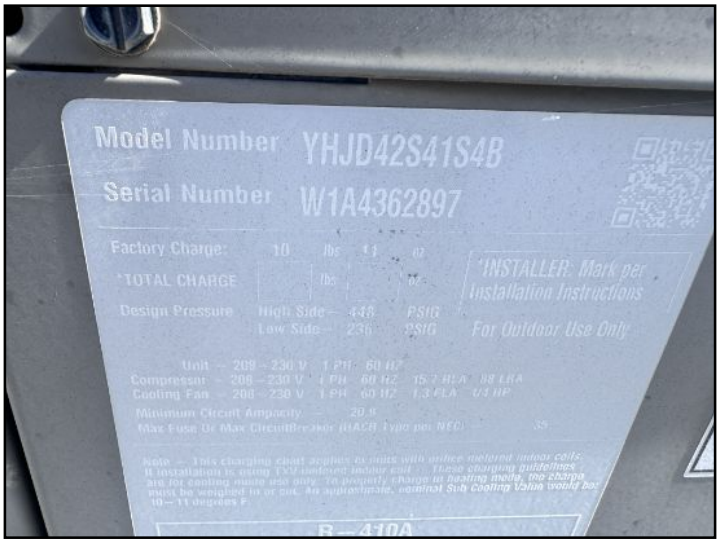
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Unit 1754: AC heat pump system data plate.



Heat pump system data plate.



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Unit 1754: AC heat pump system data plate.

Water Heater & Boiler

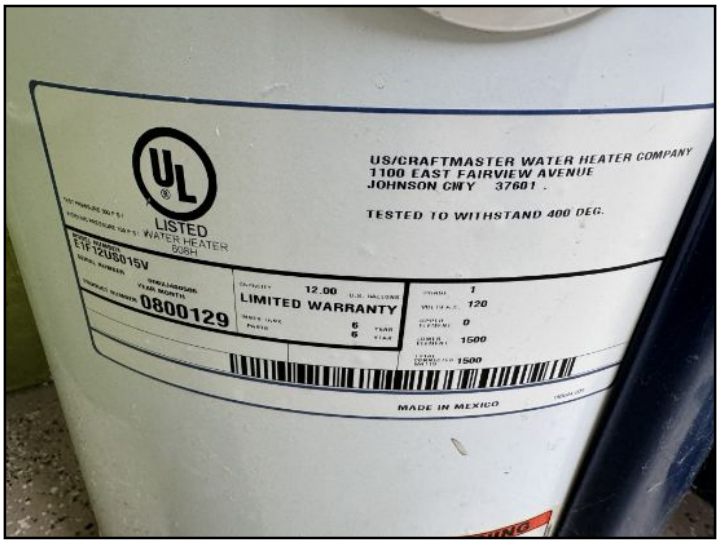
1. Water Heater Condition

Heater Type: Electrical water heater. Brand: Whirlpool Age: 2009

Location: The heater was located in the back office.

Observations:

• The water heater was older and had a strong foul smell to the water when tested, which indicates it may have outlived its useful live span. Suggest replacing.



Water heater data plate info.

2. Exhaust Pipe

Observations:

• The loft had an abandoned old water heater exhaust pipe, which is known to be made of Asbestos, called Transite. These pipes were commonly used before 1980 for heater exhaust (flue) and sewer vent pipes, but are no longer being installed, due to health concerns. If left alone, these pipes are not a risk. They are only a risk when disturbed and fragmented into pieces. The dust from the Asbestos is what causes the health risk. If desired to be removed, a certified Asbestos company would have to do it. Asbestos can not be thrown into the trash or dump.



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3. TPRV

Observations:
• The water heater temperature Pressure Relief Valve (TPRV) appeared functional at time of inspection.

4. Overflow Condition

Materials: There was no TPRV drain pipe installed on the water heater at the time of the inspection.

Observations:
• Missing drain pipe: The water heater drain pipe was missing from the Temperature Pressure Relief Valve (TPRV). An overflow line should be constructed of copper, CPVC (Chlorinated Polyvinyl Chloride), or PEX (Cross-Linked Polyethylene) and be installed withing six inches of the floor or into a catch pan installed under the water heater with the catch pan drain line piped to the exterior of the building, which is the current code as of 2018. The lack of a proper installed drain line is a hazard, due to the possibility of someone getting scalded by hot water as it exits the TPRV valve. See photo. Suggest repairs as needed.



Missing drain pipe: The water heater drain pipe was missing from the Temperature Pressure Relief Valve (TPRV). An overflow line should be constructed of copper, CPVC (Chlorinated Polyvinyl Chloride), or PEX (Cross-Linked Polyethylene) and be installed withing six inches of the floor or into a catch pan installed under the water heater with the catch pan drain line piped to the exterior of the building, which is the current code as of 2018. The lack of a proper installed drain line is a hazard, due to the possibility of someone getting scalded by hot water as it exits the TPRV valve. See photo. Suggest repairs as needed.

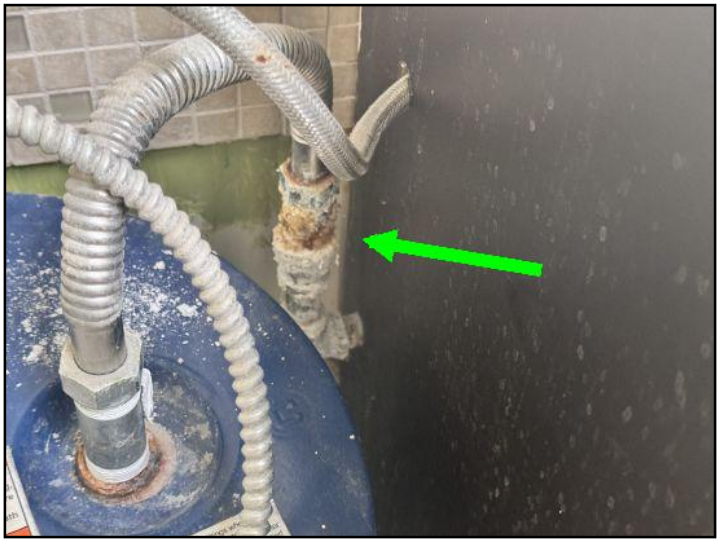
5. Water Heater Piping Condition

Observations:

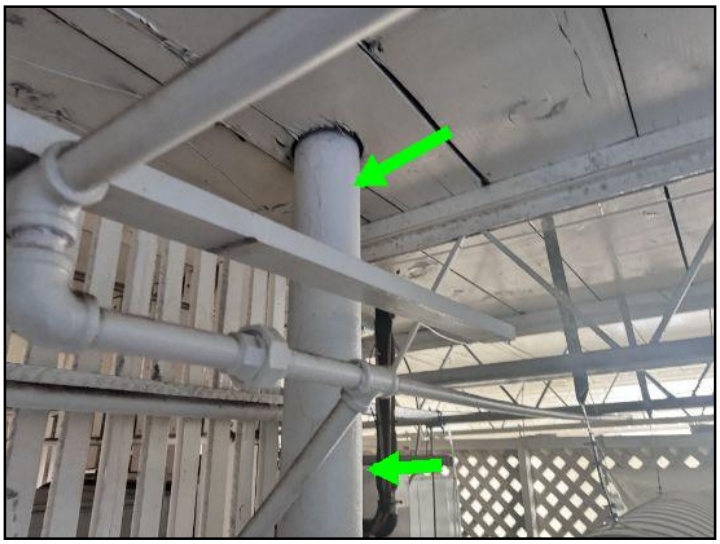
• The fresh water flex lines on the top of the water heater showed visible signs of leaking at the tank connection with a calcium build up. See photo. Suggest repairs as needed.



The fresh water flex lines on the top of the water heater showed visible signs of leaking at the tank connection with a calcium build up. See photo. Suggest repairs as needed.



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6. Number Of Gallons

Observations:
• The water heater supply tank was rated at 12 gallons.

7. Strapping

Observations:
• The water heater was not strapped as required for earthquake protection. Strapping is required to keep the heavy water heater from falling onto someone during an earthquake. Two straps are required at top and bottom of tank and securely attached to the adjacent wall. The tank may also require blocking to keep it from moving. See photo. Suggest repairs as needed.



The water heater was not strapped as required for earthquake protection. Strapping is required to keep the heavy water heater from falling onto someone during an earthquake. Two straps are required at top and bottom of tank and securely attached to the adjacent wall. The tank may also require blocking to keep it from moving. See photo. Suggest repairs as needed.

Common Electrical Terms and Definitions

What is a GFCI? The Ground Fault Circuit Interrupter (GFCI) supplies protection to home's electrical receptacles. When you look at a normal 120-volt receptacle in the United States, there are two vertical slots and a round hole centered below them. The left slot is slightly larger than the right. The left slot is called "neutral," the right slot is called "hot" and the hole below them is called "ground." If an appliance is working properly, all electricity the appliance uses will flow from hot to neutral. A GFCI monitors the amount of current flowing from hot to neutral. If there is any imbalance, it will trip the circuit. It is able to sense a mismatch as small as 4 or 5 milliamps, and it can react as quickly as one-thirtieth of a second. GFCI has been around since 1971, but became more common in 1987. Although GFCI protection may not have been required at the time the home was built, for safety reasons, consider upgrading the electrical system to include GFCI protection at the following locations: Bathrooms, Unfinished basements, Kitchens, Laundry rooms, within 6 feet of all plumbing fixtures, Garages, and any outdoor receptacle.

What is a Arc-Fault Circuit Interrupter (AFCI) protection? This type of protection is designed to detect electrical arcing, which is a potential fire hazard. When an ark is detected, it will trip and shut off the electricity to that receptacle. Even if AFCI protection was not required at the time the home was originally constructed, consider updating the existing electrical system in the home to provide AFCI protection. Arc-Fault protection can be provided using either of two methods: Arc Fault Circuit Interrupters (AFCI's) electrical outlets which have this capability built in. Or, AFCI circuit breakers installed at the main electrical panel which provide this protection to all non-AFCI outlets on the circuit controlled by that AFCI breaker. AFCI protection should be installed in all living areas of the home, but mainly the bedrooms and adjoining hallways.

What is an Open Ground? Open ground is a condition which adversely affects a grounded type 120 volt (nominal) electrical receptacle (a receptacle which is designed to accept a three-pin plug end). An open ground condition exists when there is a missing or disconnected electrical system equipment grounding wire at the receptacle outlet or between the receptacle outlet and the electrical system grounding source. An electrical device equipped with a three-pin plug end and designed and intended to be grounded will typically operate when plugged into a receptacle outlet with open ground. However, the portions of the device intended to be connected to the electrical system grounding source through the grounding wire will not be grounded. This increases the potential for electrical shock to users of the device. Therefore, open ground conditions at receptacle outlets should be corrected a soon as possible by a QUALIFIED electrical contractor.

What is Reverse Polarity? Reversed polarity is when the hot and neutral wires are reversed. The receptacles are usually easily corrected by minor wiring adjustments. When these conditions are noted in this report, a licensed electrician should be consulted for repairs/replacement as needed to ensure safety.

What is Electrical Bonding? Bonding/bonded means connected to establish electrical continuity and conductivity. It is the permanent joining of metallic parts to form an electrically conductive path that ensures both electrical continuity and the capacity to safely conduct any current likely to be imposed on such metallic parts. Bonded systems are neither designed nor intended to carry current as part of the electrical system, but they must be able to safely do so in the event that current is imposed on them. Think of bonding as “gluing” a system’s parts together such that they are all

electrically connected. Current flowing on any one part will flow on all parts, because they are connected. The bonding of conductive systems minimizes the voltage differential between the different components in the system under both normal and atypical operating conditions. All metal piping that is likely to become energized must be bonded to an effective ground-fault current path and the equipment grounding conductor for the circuit that has the potential to energize the piping can serve as the bonding means. Exposed structural metal building components are also to be bonded; however, metal studs and metal siding are not required to be bonded.

What is Grounding? Grounding shall consist of a continuous grounding electrode conductor run from the panel to a ground rod (grounding electrode) and to the cold water pipe. Grounding of the electrical service at the main water line must be within the first 5’ of water piping into the building. The underground water service shall not be used as the grounding electrode without supplemental electrode.

Electrical Service Panels

1. Electrical Panel Condition

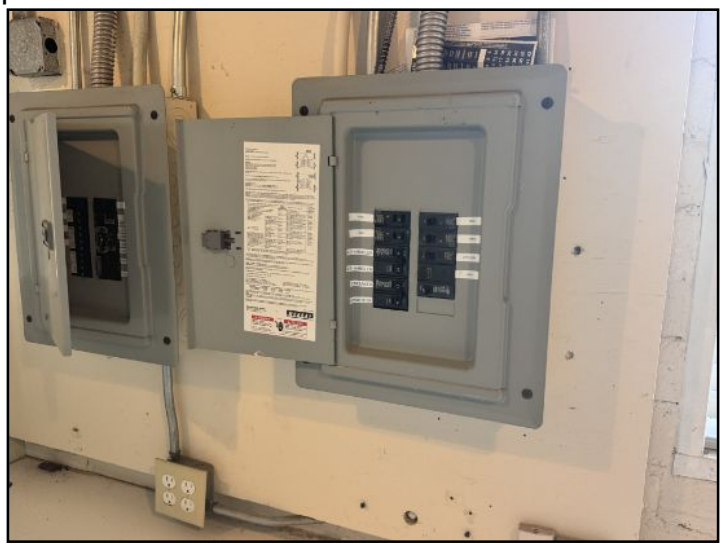
Location: The Main Electrical Panel was located on the East side of the building.

Location: There was an electrical sub panel located in the back common area.

Observations:
• The main electrical panel appeared to be functional at the time of the inspection and was manufactured by Murray, which was not a known panel to have been recalled.
• The sub electrical panels appeared to be functional at the time of the inspection and was manufactured by Murray, which was not a known panel to have been recalled.



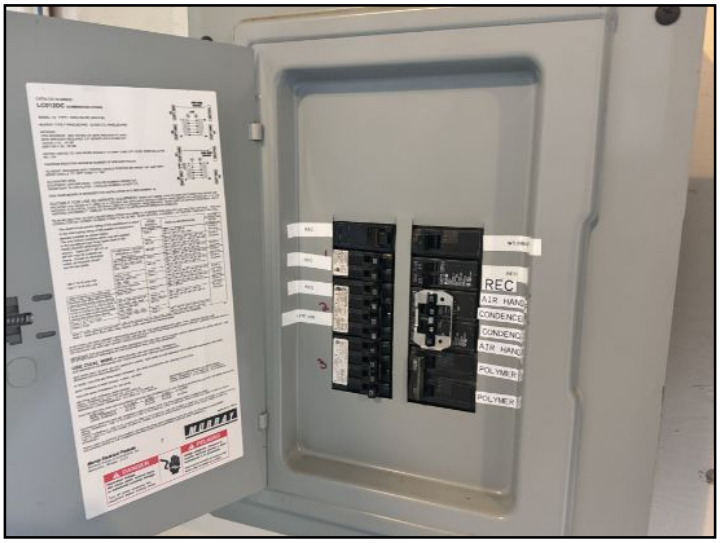
The installed breakers in the main electrical panel were all functional at the time of the inspection.



The sub electrical panel appeared to be functional at the time of the inspection.



The sub electrical panel appeared to be functional at the time of the inspection.



The sub electrical panel appeared to be functional at the time of the inspection.

2. Main Amp Breaker

Observations:
• The electrical service mains were a maximum of 100 amps for each business.



The electrical service mains were a maximum of 100 amps for each business.

3. Breakers in off position

Observations:
• There were no breakers tripped or off at the time of the inspection.

4. Cable Feeds

Observations:
• The home's electrical overhead power line feeds from the utility pole were set at a proper height and have a drip loop to shed water. The power lines entering the panel appeared to be functional at the time of the inspection.

5. Grounding Condition

Materials: The grounding was found to be functional when tested at time of inspection.

Observations:
• The grounding was found to be functional when tested at time of inspection.

6. Electrical Outlets and Switches

Observations:
• Unit 1754: There was a 15 amp electrical outlet installed on a 240 watt breaker, which could cause an electrical short if the wrong appliance was plugged into it. The outlet should not be able to accept a standard plug. See photos. Suggest repairs as needed.



Unit 1754: There was a 15 amp electrical outlet installed on a 240 watt breaker, which could cause an electrical short if the wrong appliance was plugged into it. The outlet should not be able to accept a standard plug. See photos. Suggest repairs as needed.



Unit 1754: There was a 15 amp electrical outlet installed on a 240 watt breaker, which could cause an electrical short if the wrong appliance was plugged into it. The outlet should not be able to accept a standard plug. See photos. Suggest repairs as needed.



Unit 1754 had a 15 electrical outlet installed on a 240 amp breaker, which could cause an electrical short if the wrong system was plugged into it. The outlet should not be able to accept a standard plugs. See photos. Suggest repairs as needed.

7. GFCI & AFCI

Observations:
• The GFCI outlets were found to be functional in all the required areas of the home at time of inspection.

8. Electrical Wiring Type

Materials: The home had modern 14 & 12 gauge copper MN (Non-Metallic) wiring was installed in the home with insulated sheathing.

Observations:
• The older electrical branch wiring had been upgraded to current standards and was found to be functional at the time of the inspection.

9. Electrical Grounding Condition

Materials: The grounding was found to be functional when tested at time of inspection.

Observations:
• The grounding in the home was found to be functional at time of inspection.

Building Roof

1. Roof Condition

Materials: The slope of the roof is 2/12 pitch. It drops two inches for every twelve inches.
Materials: The flat area of the roof on the home had an asphalt rolled roof installed.

Observations:

• The asphalt rolled roofing material had worn areas with lifting edges and open gaps along the South side wall that can allow moisture intrusion. See photos. Suggest repairs as needed.



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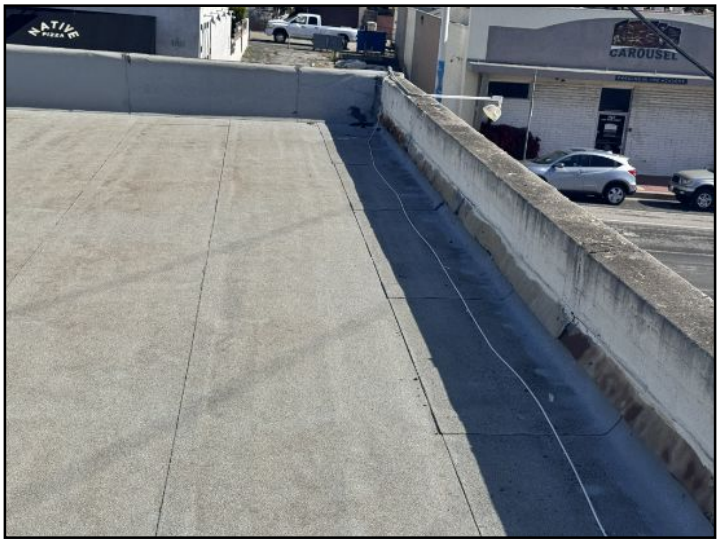
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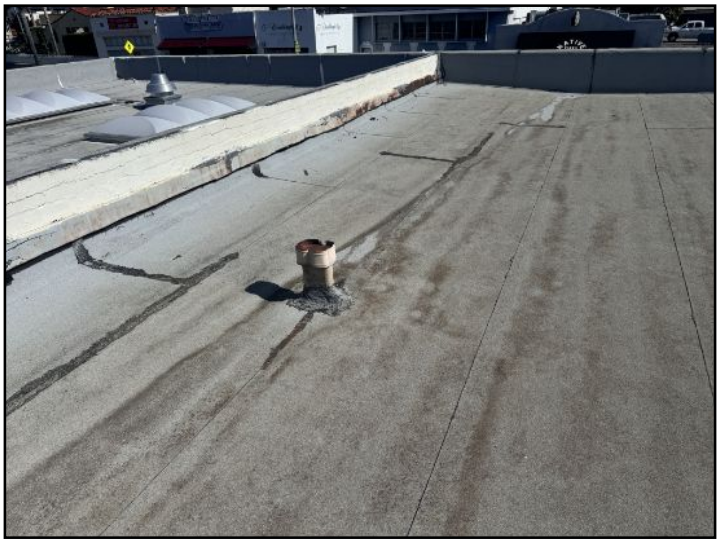
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2. Roof / Vent Flashing

Observations:
• The roof vents and exhaust pipe flashing appeared functional at time of inspection.

3. Sky Lights

Observations:
• The skylight (s) on the roof appeared functional at time of inspection.

4. Vent Pipes / Exhaust Pipe and Caps

Observations:
• Appeared functional at time of inspection.

5. Gutter

Observations:
• The installed rain gutters on the building appeared to be functional at time of inspection.

Exterior of Building

Cracks: Minor settlement or “hairline” cracks in driveways, sidewalks, or even foundations are normal to properties of any age. This is also true for stucco walls. They should, however, be monitored for expansion and sealed as necessary. Medium to large cracks are signs of a more serious problem and should be examined by a Home Inspector or structural engineer. Large cracks, especially uneven stepped cracks are signs of active movement and should be investigated to determine the cause. Once a cause is determined it should be referred to a structural engineer and certified contractor for repairs.
Exterior Walls: Note that any siding, but especially composition or hardboard siding must be closely monitored. Even modern composition siding, and especially, wood trim, is particularly vulnerable to moisture damage. All seams should be sealed and painted periodically (especially the lower courses at ground level). It is imperative that continued moisture be kept from entering walls, especially from sprinklers, rain splash back, or wet grass. Swelling from moisture and deterioration may otherwise result. Wood siding should never touch the ground. Any wood on or near the ground should be treated to protect it from moisture and/or bug intrusion.

1. Exterior Doors

Observations:

• The back door had an open gap along the threshold that will allow dirt and unwanted pests to enter the businesses. See photos. Suggest repairs as needed.

• The front door had open air gaps at the thresholds that will allow dirt and unwanted pests inside. See photo. Suggest repairs as needed.



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The front door had open air gaps at the thresholds that will allow dirt and unwanted pests inside. See photo. Suggest repairs as needed.

2. Building Siding Condition

Materials: The exterior walls were constructed of brick and mortar.

Observations:

• The exterior walls had no observed damaged and appeared to be function concerns at time of inspection.

• The exterior wood siding around the building had visible peeling and flaking paint. All the exterior walls need to be sanded, sealed with caulking, and painted to prevent further deterioration. See photos. Suggest repairs as needed.



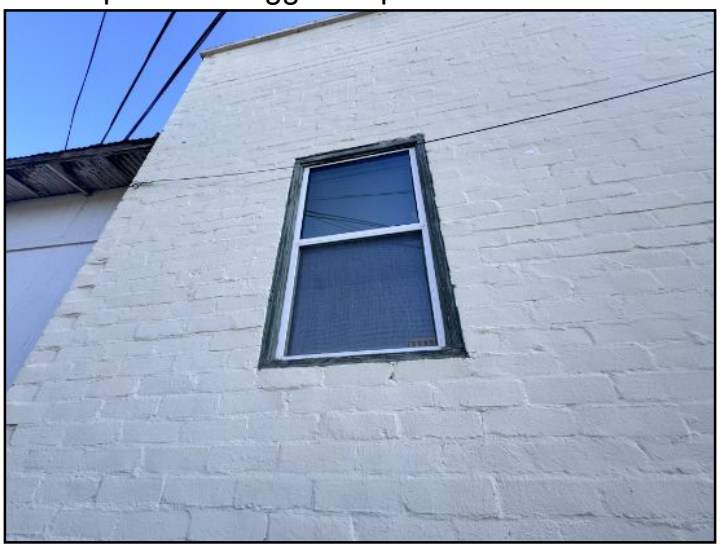
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3. Window Condition

Materials: The business had single pane windows with wood framing.
• The business had pane windows with aluminum framing.

Observations:
• Unit 1750 had a cracked front window. See photo. Suggest repairs as needed.
• Unit 1754 had a cracked front small window over the door. See photo. Suggest repairs as needed.
• The men's bathroom had a cracked window pane. See photo. Suggest repairs as needed.



Unit 1750 had a cracked front window. See photo. Suggest repairs as needed.



Unit 1754 had a cracked front small window over the door. See photo. Suggest repairs as needed.



The men's bathroom had a cracked window pane. See photo. Suggest repairs as needed.

4. Building Exterior Lighting

Observations:
• The lighting installed on the exterior walls was fount to be functional at time of inspection.

5. Building Electrical Receptacles and GFCI

Observations:
• There was no exterior electrical outlets installed on this home at the time of the inspection.

6. Fresh Water Faucet Condition

Materials: There was a water faucet on the North side of the building.

Observations:
• The exterior water faucets were tested and appeared to be functional at the time of inspection.

Foundation

1. Foundation Damage

Observations:

• The visible areas of the home's foundation appeared functional at time of inspection. Not all areas of the home's foundation were visible to the inspector, due to floor coverings, walls, furniture, etc. There were no observed large gaps or step cracks observed, and no abnormal slopes in the slab. Small hairline cracks in concrete slabs are normal. If concerned, or further foundation inspections are desired, suggest you consult a foundation contractor.

Grounds

1. Parking & Walkways Condition

Materials: The business had street parking, which was maintained by the city.

Observations:
• The business had concrete walkways that appeared functional with proper handicap egress. See photos.

2. Grading

Observations:
• There were no observe drainage or soil grading concerns at time of inspection. The exterior area appeared to have proper drainage.

Building Plumbing

1. Potable Water Pipe Condition

Materials: The fresh water piping was constructed of copper metal piping with soldered joints.

Materials: Local utility supplied water.

Observations:
• Unit 1754: The sink faucet in the back office area that had a missing hot water control valve handle and the cold water valve had signs of prior leaking. See photo. Suggest repairs as needed.



Unit 1754: The sink faucet in the back office area that had a missing hot water control valve handle and the cold water valve had signs of prior leaking. See photo. Suggest repairs as needed.

2. Sewer Pipe Condition

Materials: The building had cast iron and galvanized sewer piping installed, which is known to deteriorate over time.

Observations:
• The sewer piping was found to be functional at time of inspection, based on water flow and no observed leaks at the visible areas of the home.
• The cast iron and galvanized metal sewer pipes installed. Cast iron pipes are known to crack and fail as they age, which can cause serious drainage issues. The damaged areas are not usually visible during a normal building inspection due to being hidden inside the walls or under ground. Suggest hiring a qualified plumber to scope the building's drains with a camera to identify any possible damage before purchase of property.
• The sewer lateral drain line can have unknown damage or separations underground. Damage can occur from tree roots, age of pipe, or just from being an improperly installed pipe. This can be a costly repair. Suggest having the building's main sewer line scoped for possible damaged by a certified plumber to ensure the quality of drain line, prior to close of escrow.

Nautral Gas Source

1. Gas Shut Off Valve

Materials: Natural gas meters were located at the curb in underground utility company protective vaults.

Observations:
• The natural gas utility meter and shutoff valve appeared functional at the time of inspection.



The natural gas utility meter and shutoff valve appeared functional at the time of inspection.



The natural gas utility meter and shutoff valve appeared functional at the time of inspection.

Fire Sprinkler System

1. Fire Sprinkler System Condition

Materials: No fire sprinkler system is installed in the building.
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Observations:
• The building had no observed fire sprinkler system installed at the time of the inspection.

Natural Gas Heater

1. Heater Type & Condition

Observations:

• Unit 1754: The ceiling gas furnace did not respond to the thermostat. See photo. Suggest repairs as needed.

• Unit 1750: The gas wall furnace did not respond to thermostat when tested and did not ignite the burners, nor did the furnace fans come on. Suggest contacting a qualified HVAC company repairs as needed.



Unit 1754: The ceiling gas furnace did not respond to the thermostat. See photo. Suggest repairs as needed.



Unit 1750: The gas wall furnace did not respond to thermostat when tested and did not ignite the burners, nor did the furnace fans come on. Suggest contacting a qualified HVAC company repairs as needed.

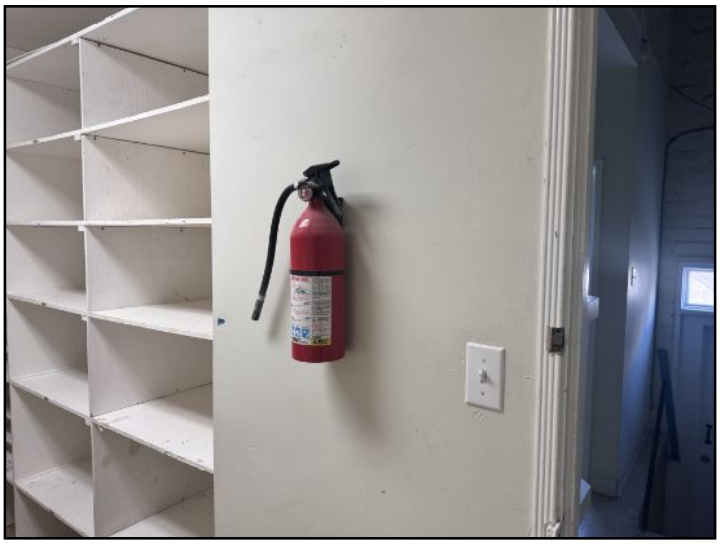
Fire Extinguishers

1. Portable Fire Extinguishers

Observations:

• The fire extinguishers for the building were expired and had no pressure at the time of the inspection, which makes them nonfunctional. Suggest repairs as needed.

• Fire extinguishers need to be inspected monthly and serviced yearly. Suggest contacting a local a fire extinguisher company for service and update the service records accordingly.



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Fire Department Access

1. Fire Department Access

Observations:
• The older building was no setup with fire department access, which is typically a Knox box. Suggest repairs as needed.

Emergency Lighting & Exit Signs

1. Emergency Lighting

Observations:
• The building had no installed interior backup lighting systems for fire safety at the time of the inspection. Suggest repairs as needed.

2. Exit Signs

Observations:
• The building had no installed posted exit signs for fire safety at the time of the inspection. Suggest repairs as needed.

Roof Access

1. Roof Access

Observations:
• The roof access is located the upper loft of unit 1754. The access consists of a metal hatch with an access hack to the roof. The roof access was in a functional condition at the time of the inspection.

Accessibility

1. Accessibility Condition

Materials: There are no barriers of accessibility noted.
Materials: There were no public restrooms.

Observations:
• The building had no installed handicap access ramp installed with a door that swings in and out for easy access. Suggest repairs as needed.