

American Real Estate Inspection

A Wholly Owned Subsidiary of Dehlinger Enterprises Inc

PO Box 893642, Temecula CA 92589
Tel: 951-522-9478
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CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

Sample Report

INSPECTION ADDRESS

Gothard Street, Huntington Beach, CA 92647

INSPECTION DATE

2/15/2017



This report is the exclusive property of the Inspection Company and the client whose name appears herewith, and its use by any unauthorized persons is prohibited.

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SUMMARY REPORT

Client: Sample Report

Inspection Address: Gothard Street, Huntington Beach, CA 92647

Inspection Date: 2/15/2017

This Summary Report is intended to provide a convenient and cursory preview of the Health and Safety concerns, or more significant conditions and components that we have identified within our report as needing service or evaluation by a qualified professional, and it is incomplete. It is obviously not comprehensive, and should not be used as a substitute for reading the entire report, nor is it an endorsement of the condition of components or features that may not appear in this Summary Report Section. Items of concern noted in this section are detailed in the full narrative report along with other notations and concerns. Informational notations may also require attention, including but not limited to informational items noted in blue. **READ THE ENTIRE REPORT.** Also, in accordance with the terms of the Contract, the service recommendations that we make in this Summary and other areas throughout the Inspection Report should be completed **BEFORE** the end of your **INSPECTION - CONTINGENCY PERIOD** by licensed specialists, who may well identify additional defects or recommend other upgrades or repairs that could affect your decisions regarding the property.

READ THE ENTIRE REPORT, THE STANDARDS of PRACTICE, and THE STANDARD INSPECTION AGREEMENT, as these documents incorporated together constitute the Complete Inspection Report.

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Components and Conditions Needing Service

Exterior

Site and Other Observations

Abandoned Waste

- **Trash enclosure is full of trash**

Exterior Components

Windows

- **Soil noted on base of window exteriors**

Parking Area

- **Cracking noted on parking lot**

Truck Bay Area

- **Standing water noted in truck bay**

Structure

Structural Elements

Identification of Wall Structure

- Wall panel sealant is cracked in front - Wall damage at truck bay

Roofs

Flat Roof

Roofing Material

- The roof is in the primary stages of decomposition - Evidence of current leakage noted

Parapet Walls

- Some mastic seals on the parapet walls are split - cracked black mastic noted

Flashings

- Exposed black mastic noted at flashings

Skylights

- Skylights are weathered

Gutters and Drainage

- Some debris in scupper drains

Plumbing

Potable Water Supply Pipes

Water Main Location

- Meter box is flooded

Electric Water Heaters

Age Capacity and Location

- Water heater is not functioning

Fire Suppression Systems

Fire Sprinklers

- Fire sprinkler certification tag is not current

Electrical

Main Panel

Circuit Breakers

- Loose breaker noted

Outdoor Electric

Outdoor Electric

- Open junction box noted at sprinkler controller

Heat-A/C

Commercial HVAC System

Standard Observations

- The Rheem HVAC systems are aged beyond their expected design life
- Rooftop units are not labeled

Interiors

Offices

Outlets

- Loose uncovered outlet noted in lower hallway

Warehouse (s)

Walls and Ceiling

- Detached foil insulation noted in warehouse
- Under floor insulation is upside down

Outlets

- Dead outlets noted - Detached conduit noted

Exit Signage

- No lighted exit signage noted at west exit

Lunch Room

Lunch Room

Faucet

- The faucet leaks around the stem while in use

Hall/Stairs

Stairways

Lights

- The east stairway lights did not respond

TABLE OF CONTENTS

CONFIDENTIAL INSPECTION REPORT	1
GENERAL INFORMATION	2
SCOPE OF WORK	4
Exterior	5
Site and Other Observations	5
Grading and Drainage	6
Exterior Components	6
Structure	8
Structural Elements	8
Slab Foundation	9
Roofs	9
Flat Roof	9
Plumbing	11
Potable Water Supply Pipes	12
Irrigation or Sprinklers	12
Waste & Drainage Systems	13
General Gas Components	13
Electric Water Heaters	13
Fire Suppression Systems	14
Electrical	14
Main Panel	15
Sub Panels	15
Alarm System	16
Outdoor Electric	16
Telephone and Communication	16
Heat-A/C	16
Commercial HVAC System	17
Interiors	18
General Notations	18
Offices	18
Warehouse (s)	19
Lunch Room	21
Lunch Room	21
Bathrooms	22
Office Bathrooms (s)	22
Hall/Stairs	22
Stairways	22
Report Conclusion	24

GENERAL INFORMATION

Inspection Address: Gothard Street, Huntington Beach, CA 92647
Inspection Date: 2/15/2017
Weather: Partly Cloudy - Temperature at time of inspection: 60-70 Degrees

Inspected by: Steven L Dehlinger

Client Information: Sample Report
Structure Type: Concrete Tilt Up
Foundation Type: Slab
Furnished: Yes

Structure Style: Commercial

Estimated Year Built: 1990

General Property Conditions

PLEASE NOTE:

This Report is the exclusive property of American Real Estate Inspection, and the Inspection Client whose name appears on this Report, authorized by their signature which is recorded on The Inspection Agreement. The use of information within this report by any other party, entity, or person not directly involved in this transaction is strictly prohibited, and is a direct violation of the Standard Inspection Agreement.

The visual observations and opinions expressed within this report are those of American Real Estate Inspection and supercede any and all verbal comments made by The Inspector. We performed a visual inspection of systems, components, and conditions in accordance with the Standards of Practice of The California Real Estate Inspection Association or The Commercial Standards if this is a Commercial Property. Those items and systems that we are not required to inspect are clearly disclaimed in the contract and/or in the aforementioned Standards. Any items or areas that were concealed from view or inaccessible on the day of the inspection WERE NOT INSPECTED. Some items that are inspected and found to be functional may not necessarily appear in the report.

Similarly, in accordance with CREIA Standards, we not evaluate or endorse any concealed areas or components, such as subterranean ducts, pipes, wires, or conduits within walls, floors, or ceilings, the slab beneath carpets, the interior of heat exchangers, air-conditioning coils and supply ducts, chimney flues, and the waterproof membrane or flashings beneath roof coverings, balconies, shower pans, or sub-surfaces under tubs and showers. This IS NOT a roof certification inspection. Also, we do not evaluate or endorse the following specific components: computerized systems, radio or remotely controlled components, central vacuum systems, alarm, telephone, cable, or intercom systems, public or private sewage systems or components, public or private water supply systems.

NOTICE TO CLIENTS WHO WERE NOT AT THE INSPECTION

We prefer to have our clients present during, or immediately following, the inspection so that we can elaborate on what may well be complicated or technical issues that could be somewhat difficult for the average person to understand, and to go over the support documents and Inspection agreement. We have included a copy of The Standard Inspection Agreement and a copy of the CREIA Standards with

Inspection Address: Gothard Street, Huntington Beach, CA 92647
Inspection Date/Time: 2/15/2017

this report, our insurance carrier requires that you sign a Standard Inspection Agreement to activate our policy, please notify the office immediately if you have not received a copy of the Agreement and Standards along with this report. If you choose to rely upon the information in this report you have in fact accepted the terms of the Standard Inspection Agreement as a condition of that reliance. Also; please DO NOT rely on anything that we may have been purported to have said; issues can become distorted, particularly by people who are not properly trained or those who have a vested interest in the outcome of the transaction. Please contact the Inspector directly with any questions or concerns you may have. Steven Dehlinger 951-522-9478

In accordance with the terms of the Inspection Agreement, any service recommendations or observations that we make in this report should be evaluated BEFORE the end of your INSPECTION/CONTINGENCY period by licensed specialists, who may well identify additional defects or recommend upgrades that could affect your decision regarding the property.

Report File: Maniaci II

SCOPE OF WORK

You have contracted with American Real Estate Inspection to perform an Inspection in accordance with the applicable Standards of Practice established by the California Real Estate Inspection Association, a copy of which was delivered at the inspection, including The Inspection Agreement which must be read and signed by the Client. If you were not at the inspection and have not received these documents, please call the office at 951-522-9478 for a verbal briefing on the report, to go over The Inspection Agreement, and to get a copy of The Standards of Practice. Our inspection is specifically visual, and distinct from those of specialists; we DID NOT use specialized instruments, DID NOT dismantle any equipment, and DID NOT sample air, ground, water, or building materials. We do not evaluate the capacity, uniformity, or compatibility of heating and cooling equipment nor do we calculate square footage and/or living space area to determine tonnage or BTU requirements. This type of inspection requires calculations that are beyond the scope of this inspection.

Any structure may contain contaminated airborne materials or toxins, hazardous chemicals, contaminated soil, or other materials that can be hazardous. Structures built before 1978 can reasonably be expected to contain materials that are considered hazardous. This inspection IS NOT an environmental or earthquake safety inspection. Environmental issues include, but are not limited to, asbestos, lead paint contamination, mold or mold spores, mildew, radon, toxic waste, formaldehyde, electromagnetic radiation, buried fuel/oil/chemical tanks, ground water contamination, and soil contamination to name a few. Should further study or analysis seem prudent due to age or other conditions, then an evaluation by an environmental specialist is recommended. Such an evaluation would include scientific sampling and laboratory analysis that is well beyond the scope of this Inspection.

Call us if you have any questions or concerns regarding this report, or any other reports associated with your purchase..

Exterior

We are not required to report on nuisance characteristics of the neighborhood such as schools, animal shelters, airports, train stations, utility yards, landfills, sewer treatment plants, flood zones, natural hazards, etc.. You should inquire with your Realtor, and fully investigate the area, including, natural hazard disclosures, and local Megan's Law database. Megan's Law database can be found at www.meganslaw.ca.gov

Site and Other Observations

Owners Association

Informational Conditions

This structure may be part of an Owners Association. We do not inspect components or areas which we believe to be the responsibility of the Association. Any comments regarding common components, or association responsibility are included as a courtesy only and do not alter the scope of this inspection. We recommend that you thoroughly review the "C.C. & Rs" and Reserve Study if applicable, for disclosure of pertinent facts effecting property owner restrictions, ownership of components, the current condition, and market value of the complex's common elements or areas, by-laws and ordinances, anticipated expenses, and any existing or pending litigation. You should also confirm the property is not in arrears on Owners Association dues or obligations.

Commercial Property

Informational Conditions

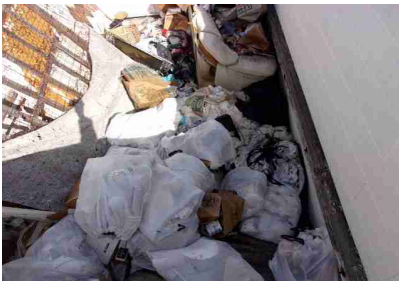
This is a Commercial Property, and as such, was inspected per The Commercial Inspection Contract, not per The CREIA Residential Inspection Standards... Please call the office if you did not receive a copy of the Commercial Inspection Contract which spells out the guidelines and limitations of a Commercial Inspection..

This inspection IS NOT an environmental assessment which is recommended to ensure you are not purchasing a property that may have used or disposed of hazardous material in the past

Abandoned Waste

Components and Conditions Needing Service

The trash enclosure area in front is full of trash. This waste will need to be properly disposed of.



ADA Compliance

Informational Conditions

There is a marked handicap spot in front and the entry door appears to be ADA compliant

Note: This IS NOT an ADA Compliance Inspection or Certification. If Certification is needed, you will need to consult with the local Jurisdictional Authority

Grading and Drainage

General Comments and Description

Informational Conditions

Water can be destructive to building materials, for this reason, the ideal property will have soils that slope away from the structure and the interior floors will be significantly higher than the exterior grade. Our examination of the exterior grade is a visual approximation at best. We do not employ the use of level measuring devices or water when examining the grade. We do not test, and cannot guarantee the condition of any subterranean drainage system or drainage sump pumps

Drainage Mode

Informational Conditions

Drainage is provided by roof/scuppers drains, and parking lot/swales runoff

Sump Pumps

Informational Conditions

The drainage system includes a sump pump in the truck bay, which must be kept clean and monitored periodically or drainage problems could result. System should be flooded and tested for function regularly. (System WAS NOT tested)

Exterior Components

Walkways

Functional Components and Conditions

The walkway surfaces are in acceptable condition.

Exterior Entry Doors

Functional Components and Conditions

The front entry doors are in acceptable condition.

Windows

Components and Conditions Needing Service

There is soil piled on the exterior window bases that should be removed, and kept clear of the windows to prevent corrosion of the sills



Lights

Informational Conditions

We do not evaluate or test automatic, off structure, or low voltage lighting. These items need to be tested after dark

Parking Area

Informational Conditions

There are some cracked curbs in the parking area. Maintenance is needed

Cracked curbs - Continued



Components and Conditions Needing Service

There are cracks at various locations on the parking lot. Cracks allow water to penetrate below the surface and can lead to premature failure of the asphalt if not maintained/sealed on a regular basis.. Recommend evaluation by a Licensed C12 Commercial Paving Contractor.



Truck Bay Area

Informational Conditions

The truck bay concrete is cracked. Cracks should be sealed to prevent water from seeping below the concrete



Components and Conditions Needing Service

There is standing water in the truck bay, this may be from rain water that is collecting near the drain sump or slow roof runoff. In any case standing water can turn mossy which could lead to slipping, or breed insects. Recommend evaluation by a qualified drainage contractor to determine why this is happening and rectify it.

Standing water noted in truck bay - Continued



Overhead Doors

Functional Components and Conditions

The overhead doors are functional.

Metal Utility Doors

Informational Conditions

The metal utility doors are functional.

Note: Top lock missing on left side door. Maintenance is needed



Structure

Structures are not uniform, and conform to the structural standard of the year in which they were built. In accordance with our Standards of Practice, we identify foundation types and look for any evidence of structural deficiencies. Cracks or deteriorated surfaces in foundations are common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the floor covering. Most of these cracks are related to the curing process or to common settling. We will alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects we may not recommend that you consult with a foundation contractor, structural engineer, or geologist; this should not deter you from seeking the opinion of any such expert if you are concerned about movement or structural stability.

Structural Elements

Identification of Wall Structure

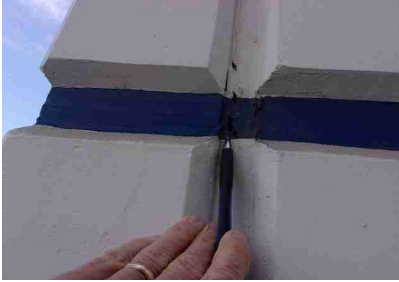
Informational Conditions

The walls are poured tilt up concrete sections. Except as noted, readily visible portions are in acceptable condition.

Components and Conditions Needing Service

The wall panel sealant is cracked in front near the left roll up door. Sealant joints should be serviced. There is a large chip on the panel in front of the truck bay. Recommend evaluation by a qualified Contractor who is

familiar with concrete tilt up wall panel seals and repairs.



Identification of Floor Structure

Informational Conditions

The floor structure consists of a poured slab that could include reinforcing steel. (Concealed)

Identification of Roof Structure

Informational Conditions

The roof structure consists of laminated wood girders set on interior steel support columns, and solid sheathing, that appears in acceptable condition..

Slab Foundation

Slab Foundation Observations

Informational Conditions

Concrete slab noted with no readily visible or significant abnormalities. There are some typical cracks visible in the warehouse. Buried components, areas under flooring or otherwise obscured by fixtures and stock were not inspected.

Roofs

Roof coverings can be hazardous to walk on, and we make every effort to walk roofs that are readily accessible from a 16 foot ladder if it appears safe and sturdy. The inspector has noted the method used to inspect the roof. In any case our inspection is not a guarantee against leakage and does not confer a certification of any kind. Only a Licensed C39 Roofing Contractor can perform such a service. Naturally, the sellers or the occupants of a structure will generally have the most intimate knowledge of the roof and of its history.

Flat Roof

General Comments and Description

Informational Conditions

So called flat roofs are designed to be waterproof, not just water resistant, and generally last fifteen to twenty years. The roof IS NOT flat, and slopes toward drains, in or near surrounding parapet walls. However, water can pond on these roofs that will only be dispersed by evaporation. For this and related reasons, near flat roofs can be problematic and must be maintained, including the scuppers to facilitate rapid drainage.. Therefore, regardless of the age of a flat roof, it should be inspected seasonally, kept clean, and serviced frequently. Although less expensive than other roofs, they can end up costing more if they are not maintained. This IS NOT a roof certification inspection, such an inspection can only be performed by a Licensed C39 Roofing Contractor.

Method of Evaluation

Informational Conditions

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

Estimated Age

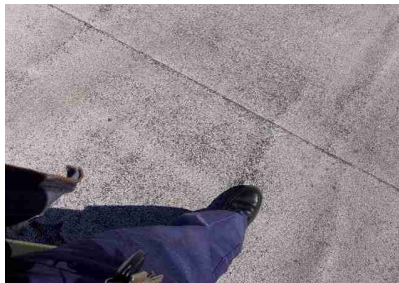
Informational Conditions

The roof appear to be more than twenty years old.

Roofing Material

Components and Conditions Needing Service

The roof is in the primary stages of decomposition, which means that the roof is in decline and there are a number of areas where the aggregate has worn off, and there are areas that are raised up forming small dams that can impede water runoff. This also indicated the material is lifting off of the base. There is evidence of current leakage in the warehouse and upper offices. Roof appears to be at or near the end of it's serviceable life span. Recommend evaluation by a Licensed C39 Roofing Contractor who is familiar with flat commercial roof covering



Parapet Walls

Components and Conditions Needing Service

There are some split mastic seams on the parapet walls, and there is exposed black mastic at various locations that is cracked. Black mastic should be coated with a reflective coating to prevent extreme temperature e variations which can cause excessive splitting. Recommend evaluation by a licensed C39 Roofing Contractor who is familiar with this type of roof covering.



Flashings

Components and Conditions Needing Service

There is exposed black mastic noted at the flashings on the roof top. black mastic gets considerably hotter than the roofing material, and can lead to cracking due to the temperature differential, and should be coated with a reflective coating to prevent the temperature differential. Recommend evaluation by a Licensed C39 Roofing Contractor who is familiar with flat roofs.

Skylights

Components and Conditions Needing Service

The skylights are weathered, and the fibers are exposed. Recommend evaluation by a Licensed C39 Roofing Contractor who is familiar with commercial skylights



Gutters and Drainage

Informational Conditions

There are some damaged downspouts. Maintenance is needed



Components and Conditions Needing Service

There is debris in some of the scupper drains. Maintenance is recommended.



Roof Access

Informational Conditions

The interior roof access ladder and hatch appear adequate, and are functional.

Plumbing

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, potable water pipes, drain and vent pipes, angle stop shut-off valves, and main shutoff valves, pressure regulators, pressure relief valves, and water-heating devices. The best and most dependable water pipes are copper or Cross Link Polyethylene (PEX), because they are less prone to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. We DO NOT test or operate valves that are not used on a regular basis, including angle stop

valves, main valves, TPR valves etc..

Waste and drainpipes pipes are equally varied, older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are less prone to damage. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains.

Nonetheless, blockages will occur in the life of any system, and particularly in main drainpipes, which we routinely recommend for video-scan.

Potable Water Supply Pipes

Pressure Regulators

Informational Conditions

I did not see a pressure regulator but the pressure is within acceptable parameters (60 Lb PSI)

Water Main Location

Informational Conditions

The structure is served by a Municipal Water Supply. The main water shut-off valve is located at the front of the structure.

Valve appears original and was not tested, older valves are prone to failure and installing a new valve would be a prudent upgrade

The main shutoff valve is buried in the dirt. Recommend dirt be cleared to allow for full valve function, and to prevent corrosion..



Components and Conditions Needing Service

The meter box in the front yard is flooded. This could indicate that the yard is being over watered or there may be a leak at the connection. We routinely recommend that you have the water supply company out to investigate this condition.

Copper Water Pipes

Informational Conditions

The readily visible portions of the copper potable water pipes are in acceptable condition.

Backflow Device

Informational Conditions

There are back flow prevention devices in front.. These devices typically require regular code mandated maintenance. You may want to inquire with seller regarding recent or future maintenance requirements.

Irrigation or Sprinklers

Sprinklers

Informational Conditions

Yard sprinklers were not evaluated during our inspection. You should have the seller demonstrate the system for you, and expect to make regular repairs.

Waste & Drainage Systems

General Comments and Description

Informational Conditions

We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition.

Type of Material

Informational Conditions

The visible portions of the drainpipes are an older cast-iron type, with some galvanized branch lines, which as not as dependable as modern ABS drainpipes.

We routinely recommend a video scan of older drainpipes as it is not possible to determine the condition of underground components, and older cast iron pipes are subject to excess corrosion that can not be discovered by simply running water down the drains..

Drain Pipes Waste Pipes and Vent Pipes

Informational Conditions

Based on industry recommended water tests, the main drainpipe is functional at this time. However, only a video-scan of the main drainpipe could confirm its actual condition.

General Gas Components

Gas Main Shut-Off Location

Informational Conditions

There is no gas service at this location.. Structure is all electric.

Electric Water Heaters

General Electric Water Heater Comments

Informational Conditions

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

Age Capacity and Location

Informational Conditions

The water heater is located above the hallway near the roof access ladder

Unit is a 1990 model. 30 gallon unit

Components and Conditions Needing Service

The water heater is not working at this time.. Recommend evaluation by a Licensed C36 Plumbing Contractor who is familiar with electric water heaters. (Unit is over 20 years old which is beyond normal life expectancy)

Electrical Connections

Informational Conditions

The electric cutoff is present.

Water Shut-Off Valve and Connectors

Informational Conditions

The shut-off valve and water connectors on the water heater are functional.

Relief Valve and Discharge Pipe

Functional Components and Conditions

The water heater is equipped with a mandated pressure-temperature relief valve.

Drip Pan and Overflow Pipe

Informational Conditions

The water heater is equipped with a drip pan and a drain pipe, which is designed to prevent water damage from a leak. Nevertheless, the water heater should be periodically monitored for any signs of a leak.

Seismic Straps

Informational Conditions

The water heater is seismically secured.

Fire Suppression Systems

Fire Sprinklers

Informational Conditions

This structure is equipped with a fire suppression system, and fire alarm system. These systems require regular periodic certification which is beyond our expertise and specifically exclude from our inspection. We routinely recommend that you inquire with the Owner regarding the current certification status, or have the system evaluated by a Licensed C16 Fire Protection Contractor.

Components and Conditions Needing Service

The fire sprinkler certification tag on the fire sprinkler system is not up to date. Recommend evaluation by a licensed C16 Fire Protection Contractor. (Tag is dated March 2007)



Electrical

Read the entire Report as some electrical deficiencies are addressed within the particular area of the structure that the deficiencies are located. There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety as a newer system. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many older systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative sampling of switches and outlets and we do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency as a possible hazard for obvious reasons. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or hazards and recommend further service or upgrades. We typically recommend upgrading outlets near water or at exterior locations to have ground fault protection, which is a relatively inexpensive but essential safety feature. Our electrical inspection is limited to readily visible components, we do not open sealed service panels to evaluate utility feed wires, nor inspect concealed ground ufers, or concealed bonding systems.

Main Panel

General Comments

Informational Conditions

National safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures.

Size and Location

Informational Conditions

The structure is served by a 400 Amp 208 / 120 Volt , Three Phase commercial panel located in the electric room. The main panel is sealed and was not opened for inspection. System appears adequate and functional.

Circuit Breakers

Components and Conditions Needing Service

There is a loose breaker noted in the main electric panel. Recommend evaluation by a Licensed C10 Electrical Contractor.



Grounding

Informational Conditions

The ground system is concealed and therefore not fully inspected. System tests functional.

Sub Panels

General Comments

Informational Conditions

Sub-panels are often located inside structures, clearance should always be maintained to allow ready access. They are required to be weatherproof (if located outdoors), unobstructed, and easily accessible, their circuits should always be clearly labeled.

Location

Informational Conditions

This structure is served by three sub panels.

- One panel is near the main panel
- One panel in the warehouse under the office
- One panel is in the upstairs office area

Panel Cover Observations

Informational Conditions

The sub panels covers are in acceptable condition.

Wiring Observations

Informational Conditions

The branch circuits are copper wiring.

Circuit Breakers

Informational Conditions

The circuit breakers have no visible deficiencies, breaker labeling was not confirmed.

Alarm System

Alarm

Informational Conditions

This structure is equipped with an alarm system. We did not inspect the system and routinely recommend that you have it checked out by a professional alarm contractor and/or alarm monitoring firm.

Outdoor Electric

Outdoor Electric

Components and Conditions Needing Service

There is an open electric junction box below the sprinkler controller at the front of the building. Recommend evaluation by a Licensed C10 Electrical Contractor.



Telephone and Communication

Low Voltage Communication Wiring

Informational Conditions

Low voltage communication, speakers, alarms, components, telephone, TV, and low voltage wiring are not included in our inspection as noted in the Inspection Standards, and Agreement...

Heat-A/C

The components of most heating and air-conditioning systems have a design-life ranging from fifteen to twenty years, but can fail prematurely with poor maintenance, which is why we apprise you of their approximate age when possible. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, heat exchanger, firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We do not evaluate tonnage, BTU's, including size in relation to square footage or interior space and/or component compatibility as this type of investigation is beyond the scope of the inspection.

Commercial HVAC System

Age and Location

Informational Conditions

The structure is served by 6 commercial roof top package systems totaling 25 Tons of cooling capacity

- One 1990 model Rheem 2.5 Ton system
- One 1990 model Rheem 5 Ton system
- One 1992 model Rheem 2.5 Ton system
- One 2006 model York 2.5 Ton system

Standard Observations

Components and Conditions Needing Service

The HVAC systems are functional but the Rheem systems aged beyond their expected design life. (25 to 27 years old) Therefore we recommend an evaluation by a Licensed C20 HVAC Contractor who is familiar with commercial roof top HVAC systems for further internal analysis and to provide budgetary projections for expected maintenance costs and/or replacement costs

The rooftop units are not labeled.. Multiple rooftop units should be labeled corresponding to the thermostats, and specific sub panel breaker identification. The systems should be properly labeled to allow for ready identification. Recommend evaluation/labeling by a licensed C20 HVAC Contractor, or qualified C10 Electrical Contractor.

Heat Pump and Air-Handler

Informational Conditions

The heat, and cooling cycles responded as expected

Return-Air Compartment

Informational Conditions

The filters should be changed soon and every two or three months. If filters are not changed regularly, the evaporator coil and the ducts can become contaminated, and can be expensive to clean. Interior of return air compartment was not inspected.

Condensate Drainpipe

Informational Conditions

The condensate pipes discharge at sink drains. (Drainage was not confirmed)

Heat Pump Disconnect

Informational Conditions

There are electric shutoffs on the roof top units as required

Thermostats

Functional Components and Conditions

The thermostats responded as expected.

Registers

Informational Conditions

The registers are reasonably clean and functional.

Metal Ducting

Functional Components and Conditions

The exposed metal ducts have no visible deficiencies. They are a rigid metal type that are insulated with fiberglass.

Ducts

Informational Conditions

The flexible air ducts are concealed and were not fully inspected.

Interiors

General Notations

Interior Notations

Informational Conditions

The offices, and warehouse are fully furnished/stocked. Areas behind furniture, equipment, and stock were not inspected

Offices

Doors

Informational Conditions

The doors are functional.

Flooring

Informational Conditions

The floor has no significant defects.

Walls and Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Lights

Informational Conditions

The lights/switches are functional.

Outlets

Functional Components and Conditions

The outlets that were accessible are functional.

Components and Conditions Needing Service

There is a loose uncovered outlet in the lower hallway that should be properly serviced/secured.



Exit Signage

Informational Conditions

Exit signage appears adequate, and acceptable

Portable Office

Informational Conditions

There is an added portable free standing clean room office in the warehouse. The portable added office does not have Fire Sprinklers or Central Air/Heat. Buyer is advised to inquire with seller regarding any code variances that were obtained for this office and as to whether or not it transfers with the sale. Offices are typically required to have fire sprinklers and adequate heat included to meet jurisdictional requirements

Portable office noted in warehouse - *Continued*



ADA Compliance

Informational Conditions

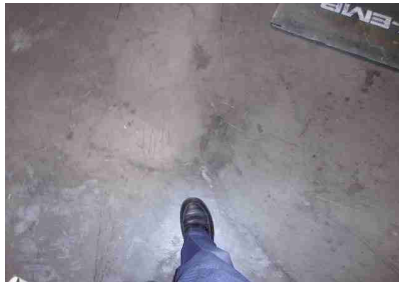
The upstairs offices are not wheelchair accessible. There are offices downstairs that typically meet current ADA access requirements.

Warehouse (s)

Flooring

Informational Conditions

There are typical concrete flooring cracks visible within the Warehouse. These do not appear structural in nature, but we routinely recommend that they be sealed regularly



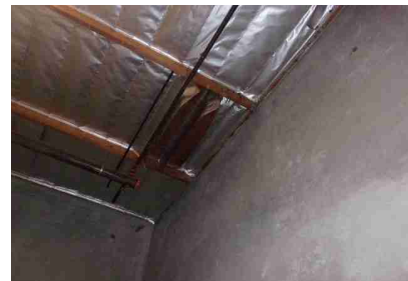
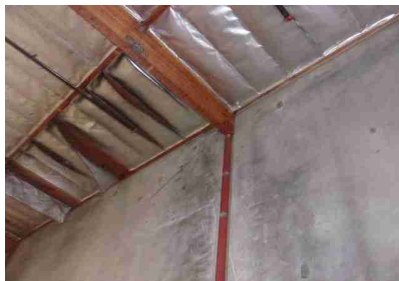
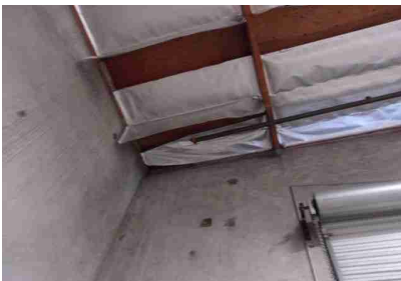
Walls and Ceiling

Informational Conditions

There are stains on the warehouse ceilings. See Roof notations..

Components and Conditions Needing Service

Some of the ceiling foil insulation is detached.. Recommend this material be properly replaced, or attached..



The paper on the insulation below the added office is exposed. This paper is flammable and acts as a condensate barrier which should be installed facing the occupied area. Insulation has been installed upside down. Recommend insulation be reversed and a batting or ceiling be installed.



Lights

Informational Conditions

There are a number of broken fluorescent fixtures in the warehouse and an open wire connection above the west side stairway.. Proper repairs are needed. Recommend evaluation by a Licensed C10 Electrical Contractor



Outlets

Functional Components and Conditions

Except as noted, the outlets that were unobstructed, and tested are functional.

Components and Conditions Needing Service

Dead outlets noted on the west wall and there is a detached conduit on the center pole outlet. Recommend evaluation by a Licensed C10 Electrical Contractor



Exit Signage

Components and Conditions Needing Service

No illuminated exit signage noted in the west side warehouse exit. Recommend illuminated exit signage be installed at all exit points per local Fire Code requirements.

Lunch Room

Lunch Room

Doors

Informational Conditions

The doors are functional.

Flooring

Informational Conditions

The floor has no significant defects.

Walls and Ceiling

Functional Components and Conditions

The walls and ceiling are in acceptable condition.

Sink & Countertop

Informational Conditions

The sink and countertop are functional.

Cabinets

Functional Components and Conditions

The cabinets are functional, and do not have any significant damage.

Valves and Connectors

Functional Components and Conditions

The valves and connectors below the sink are functional. However, they are not in daily use and will inevitably become stiff or frozen.

Faucet

Components and Conditions Needing Service

The lunch room faucet leaks around the stem while in use, which is indicative of a defective seal, and should be repaired or replaced. Recommend evaluation by a Licensed C36 Plumbing Contractor.



Trap and Drain

Informational Conditions

There is corrosion on the drain pipes. Maintenance is needed

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

The outlets are functional and include ground-fault protection at the appropriate locations.

Bathrooms

In accordance with inspection standards our inspection of bathrooms is to test fixtures, report fixture deficiencies, and visible water damage or active leakage. Dry rot, toilet rings, inaccessible plumbing, shower pans, under tub/shower base systems, areas concealed under floor coverings, and cosmetic issues are not within the scope of this inspection. We confirm proper ventilation, (an operable window, or mechanical ventilation is required), and electrical Ground Fault protection at wet locations.

Office Bathrooms (s)

Doors

Informational Conditions

The doors are functional.

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Sink Faucet Valves & Connectors Trap & Drain

Functional Components and Conditions

The sinks and components are functional.

Toilets

Functional Components and Conditions

The toilets are functional.

Exhaust Fan

Functional Components and Conditions

Except as noted, the exhaust fans are functional.

Informational Conditions

The downstairs ladies bathroom exhaust vent fan is not working, and will need to be repaired.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

The outlets are functional and include ground-fault protection.

ADA

Functional Components and Conditions

The lower bathrooms appear ADA compliant

Hall/Stairs

Our evaluation of hallways and staircases is identical to that of living space.

Stairways

Floor Treads & Risers

Informational Conditions

The steps have no significant defects.

Walls and Ceiling

Informational Conditions

The walls and ceiling have no significant defects.

Inspection Address: Gothard Street, Huntington Beach, CA 92647
Inspection Date/Time: 2/15/2017

Handrails & Guardrails

Functional Components and Conditions

The hand rails and guard rails appear acceptable.

Lights

Components and Conditions Needing Service

The east side stairway lights did not respond. You should have someone change out the bulbs to confirm the light is operational. If not it should be checked out by an Electrician.

AMERICAN Real Estate INSPECTION

This report describes the property conditions on the date of the inspection. Soil conditions, environmental issues, design, cosmetic considerations, inaccessible or hidden areas, areas behind fixtures or stock, common areas, and those items specified as excluded in The Commercial Inspection Contract, Commercial Standards of Practice, and/or the report, are specifically excluded from the scope of this inspection. Acceptance of this report constitutes a binding agreement. Acceptance of the report also acknowledges that the inspection fee was fully earned. While every reasonable effort was made to determine the property condition, no guarantee or warranty of the property is expressed or implied.

As Principal Owner of AMERICAN Real Estate INSPECTION, I am an Inspector Member of The California Real Estate Inspection Association (CREIA). This is the leading organization for real estate inspectors in California. CREIA Inspector Members must adhere to the CREIA Code of Ethics and Standards of Practice. AMERICAN Real Estate INSPECTION will not knowingly fail to report on any reportable item, nor violate the confidentiality of our clients. We work for you!

Keep in mind this is a used building; the terms acceptable, functional, or adequate noted in The Report are not an indication that the item is in "good" , or "perfect", condition; it is merely an opinion of the serviceable condition based upon normal wear and tear, and the age of the item. Our service is not a code compliance inspection; you must consult the building department in your city or county for such information.

Under no circumstances does AMERICAN Real Estate INSPECTION warrant future life or condition of construction features, equipment, or appliances. Any cost estimates discussed or provided are strictly a guideline to be confirmed by quotes from qualified contractors.

My business is primarily by referral. If you are happy with our service, please recommend us to your family, friends, and associates. (We also do Home Inspections) If you are unhappy for any reason, or should any questions arise, please call me right away at 951-522-9478

As a final reminder, please read the report in its entirety. Also, make certain that any repairs or evaluations you negotiate with the seller are completed before the close of escrow.

Thank you for choosing AMERICAN Real Estate INSPECTION

Steven L Dehlinger
Owner / Inspector