

# American Real Estate Inspection

## A Wholly Owned Subsidiary of Dehlinger Enterprises Inc

PO Box 893642 Temecula CA 92589

Tel: 951-308-2424

www.InspectionPro.com American.Inspection@gmail.com

## CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

### Commercial Client

---

### INSPECTION ADDRESS

Sample Report, , CA

### INSPECTION DATE

8/16/2012 9:00 am to 3:30 pm



**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.**

# American Real Estate Inspection

## A Wholly Owned Subsidiary of Dehlinger Enterprises Inc

PO Box 893642 Temecula CA 92589

Tel: 951-308-2424

www.InspectionPro.com American.Inspection@gmail.com

## SUMMARY REPORT

**Client:** Commercial Client

**Inspection Address:** Sample Report, , CA

**Inspection Date:** 8/16/2012 Start: 9:00 am End: 3:30 pm

**Inspected by:** Steven L Dehlinger

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.

**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.**

---

### *Components and Conditions Needing Service*

#### **Exterior**

##### **Exterior Components**

###### **Walkways**

- Cracked tiles and loose grout noted

###### **Windows**

- Wood damage noted at many window frames

###### **Outlets**

- No GFI protection at exterior outlets

###### **Lights**

- Missing lamp pole noted

###### **Parking Area**

- Cracking and surface wear noted on parking lot

###### **Exit Signage**

- Front exit sign points away from exit no exit sign at rear

### **Emergency Lighting**

- No Emergency Lighting noted

### **Exterior Finish**

#### **Wall finish**

- Mortar noted in weep screed spaces

### **Roofs**

#### **Spanish Tile Roof**

##### **Roofing Material**

- Slipped and fractured tiles noted - detached mortar noted

##### **Flashings**

- Debris noted in some valley flashings

### **Plumbing**

#### **Potable Water Supply Pipes**

##### **On Structure Hose Bibbs**

- Hose bibb handles are missing and the stems are stripped

#### **Electric Water Heaters**

##### **Seismic Straps**

- No seismic straps noted

### **Electrical**

#### **Ground Fault System**

##### **Ground Fault**

- Inadequate GFIC protection noted

### **Interiors**

#### **Offices**

##### **Walls and Ceiling**

- There is evidence of moisture intrusion in unit 200 and 211

##### **Cabinets**

- Staining noted under sinks in unit 200 and unit 213

##### **Exit Signage**

- Inadequate exit signage noted

##### **Emergency Lighting**

- No Emergency Lighting Noted

### **Bathrooms**

#### **Office Bathrooms (s)**

##### **Hot Water Heaters**

- Hot water heater over bathroom in unit 202-203 is not strapped

**Mens Room**

**Outlets**

- No Ground Fault Protection GFIC noted

**Ladies Room**

**Outlets**

- No Ground Fault Protection GFIC noted

**Moisture**

**Moisture Concerns**

**Moisture intrusion concerns**

- Moisture concerns noted

Inspection Address: Sample Report, , CA  
Inspection Date/Time: 8/16/2012 9:00 am to 3:30 pm

---

## TABLE OF CONTENTS

CONFIDENTIAL INSPECTION REPORT	1
GENERAL INFORMATION	2
SCOPE OF WORK	4
Exterior	5
Site and Other Observations	5
Grading and Drainage	5
Exterior Components	6
Exterior Finish	9
Structural	10
Structural Elements	10
Slab Foundation	10
Roofs	11
Spanish Tile Roof	11
Plumbing	12
Potable Water Supply Pipes	13
Electric Water Heaters	13
Fire Suppression Systems	14
Electrical	15
Main Panel	15
Sub Panels	16
Ground Fault System	16
Smoke Alarms	16
Telephone and Communication	17
Heat-A/C	17
Commercial HVAC System	17
Interiors	18
Offices	18
Bathrooms	19
Office Bathrooms (s)	19
Mens Room	20
Ladies Room	21
Moisture	22
Moisture Concerns	22
Report Conclusion	23

## GENERAL INFORMATION

**Inspection Address:** Sample Report, , CA  
**Inspection Date:** 8/16/2012 Time: 9:00 am to 3:30 pm  
**Weather:** Clear - Temperature at time of inspection: 90-100 Degrees

**Inspected by:** Steven L Dehlinger

**Client Information:** Commercial Client  
**Structure Type:** Wood Frame  
**Foundation Type:** Slab  
**Furnished:** Yes  
**Number of Stories:** Two

**Structure Style:** Office Building

**Estimated Year Built:** 1989  
**People on Site At Time of Inspection:** Buyer(s)  
Seller's Agent

### 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 is strictly prohibited, and is a direct violation of the Standard Inspection Agreement. Use of this report can only be authorized by mutual consent of the parties involved in The Inspection Agreement, authorization for permission to rely on the information herewith CAN NOT be granted individually.

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, American Real Estate Inspection does 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, water softeners, water circulating devices, water filtration or purification devices, automatic or manual yard sprinklers, the hermetic seal of dual-glazed windows or skylights, solar systems, fire-sprinkler systems, shut-off valves that are not in daily use, elevators, saunas, steam showers, humidifiers, electronic air cleaners, in-line duct motors or dampers, washers, dryers, and their valves or drain pipes, condensate pumps, thermostats, timers, clocks, rotisseries, refrigerators, portable or free-standing appliances, retaining walls, landscaping or landscape items, including yard

sprinklers, decorative and low-voltage lighting, portable spas, fountains and ponds, barbecues, fire-pits, pool sweep assemblies, in-line chlorinators, or similar devices dispensing bromine or ozone, and the coatings on pools, spas, countertops, fixtures, appliances, decks and walkways. (Unless otherwise and specifically agreed upon and included in this Report.)

Should repairs or evaluations be recommended, we suggest licensed contractors perform them and that all repairs comply with applicable codes and laws. This would include any permits, inspections, and approval requirements. All repairs or other inspections recommended within this report should be completed **BEFORE THE END of YOUR INSPECTION/CONTINGENCY PERIOD...** As buyer, you should obtain all documentation pertaining to the legality and legitimacy of repair work prior to final verification of condition.

(Reference: Residential Purchase Agreement Form RPA-11 page 4 item 10.)

The Client is strongly advised to further investigate and contract with the appropriate persons to further investigate, any/all conditions/items noted for evaluation or service in this Report, as well as items that were inoperable or inaccessible. Also, any items beyond the scope of a CREIA Inspection or items that may have been disclosed by others, including any items which you yourself, your Agent, The Sellers themselves, or the Sellers Agent may be concerned about, including any items of concern on the Transfer Disclosure Statement. Such evaluations/investigations are to be done before the your residential purchase agreement's specific time limit.

#### **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 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: LFM LLC

## 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 1-866-346-3337 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. You should consult with a qualified HVAC contractor if you are concerned about such issues. Our visual inspection and this report will not be as comprehensive, nor as technically exhaustive as that generated by a specialist; and it is not intended to be. The purpose of this inspection is to identify significant visible defects or visible conditions that would warrant further evaluation by a specialist. Therefore, you should be aware of the limitations of this type of inspection, which are clearly indicated in the Standards of Practice and Inspection Agreement. This inspection is not intended to document the type of cosmetic deficiencies that would be apparent to the average person, and certainly not intended to identify insignificant deficiencies or general wear and tear items.

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. For further information, ask your Realtor for a current copy of, RESIDENTIAL ENVIRONMENTAL HAZARDS: A Guide For Homeowners, Home buyers, Landlords and Tenants, published by the Departments of Real Estate and Health Services, or pick up a copy from the Department of Real Estate or local Department of Health Services.

We check a representative sampling of doors, windows, switches, and receptacles; window coverings are considered wear and tear items and not inspected or commented on. Belongings may have prevented a complete inspection of the windows, flooring, walls, switches, and receptacles throughout the structure and/or garage as well as under the sinks. We do not check the attachment of floor tiles and only report on readily visible cracking or irregularities. Be sure to inspect the structure for hidden problems before the close of escrow. Any photos included are for information, example, and clarification only; they are not intended to be a substitute for further evaluations and repairs as recommended; or for reading the report in its entirety. Photos included are of this property but certainly do not depict all deficiencies noted in the report. Labeling limitations may prevent the listing of all deficiencies pictured. **READ THE ENTIRE REPORT**

Note: Please read all other reports associated with the property, such as the Structural Pest Report, and the Real Estate Agent's Visual Inspection Report, as they typically cover items that may not be included in our 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 to ensure you are not buying into an area, or neighborhood that is incompatible with your lifestyle preferences. Megan's Law database can be found at [www.meganslaw.ca.gov](http://www.meganslaw.ca.gov)

### Site and Other Observations

#### Landscaping Observations

##### *Informational Conditions*

We do not evaluate landscaping, but some of the trees need to be trimmed or pruned.

The roots of mature trees could have an adverse effect on underground components and structures, and you may wish to consult an arborist who could predict future growth potential and/or current concerns.

#### Rodent Notations

##### *Informational Conditions*

There are baited boxes around the building. (These contain poison, which is dangerous for pets and children) Recommend consultation with sellers regarding possible rodent activity, and/or abatement at this location. Exterior bait should always be enclosed for safety.. You may want to have the property evaluated by a Pest Control Technician

#### 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..

### 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. Also, the ideal structure will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. We do not test, and cannot guarantee the condition of any subterranean drainage system. Our site visit is limited to a visual approximation; the sellers or occupants will obviously have a more intimate knowledge of the site and drainage. Sellers are required to disclose any such conditions. Furthermore, the cellulose material found in most modern structures can facilitate the growth of biological organisms when subjected to moisture intrusion that can be hazardous to your health. Such conditions and/or examinations are beyond the scope of this inspection.

#### Drainage Mode

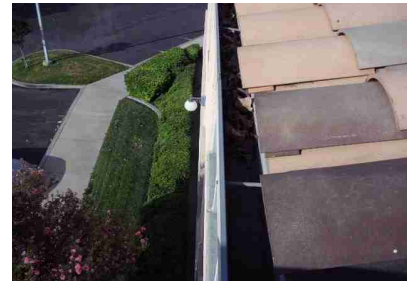
##### *Informational Conditions*

Drainage is facilitated by soil percolation hard surfaces, area drains, and rain gutters.

## Rain Gutters

### Informational Conditions

There are leaves/excess debris in the rain gutters, and roof scuppers. These are so clogged that they appear to be spilling over at various locations. Recommend evaluation by a Licensed C39 Roofing Contractor who is familiar with commercial roof drainage.

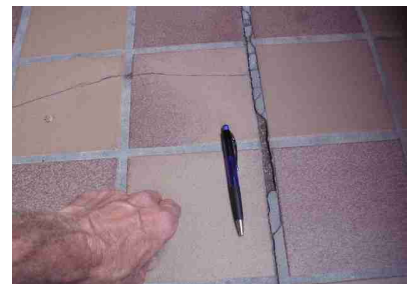
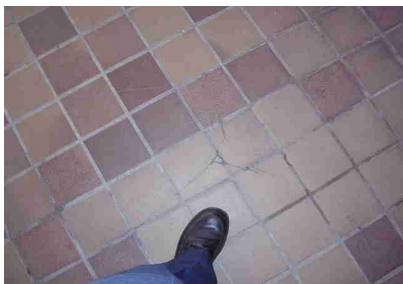


## Exterior Components

### Walkways

#### Components and Conditions Needing Service

There are a number of cracked tiles, and some missing grout on the tile walkways, and a couple of detached tiles near the front entry.. Recommend evaluation by a licensed C54 Tile Contractor



### Exterior Entry Doors

#### Informational Conditions

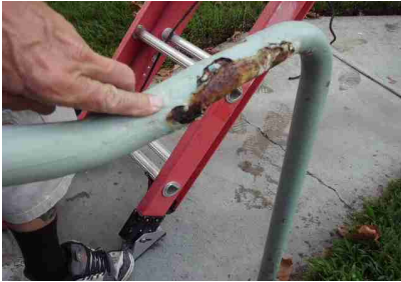
The exterior entry doors are in acceptable condition.

### Steps and Handrails

#### Informational Conditions

Except as noted, the exterior and courtyard steps and handrails are in acceptable condition.

The west side exterior step rails are rusty. Maintenance is needed



**Guardrails**

*Informational Conditions*

The guardrails are of adequate height and in acceptable condition.

**Windows**

*Components and Conditions Needing Service*

Many of the exterior window frames are damaged, and some of the interior frames are damaged on the west, and south sides of the building, and evidence that water is getting into the interior areas. Recommend evaluation by a Licensed C17 Commercial Window Contractor, and many windows will likely need to be replaced.



**Outlets**

*Components and Conditions Needing Service*

The exterior receptacles are not GFI protected.. We routinely recommend all exterior outlets be GFI protected for safety purposes. Recommend evaluation by a Licensed Electrician..

**Lights**

*Informational Conditions*

We do not evaluate or test automatic, off structure, or low voltage lighting, but I did go by after dark, and the lighting is functional.

**Components and Conditions Needing Service**

There is a missing lamp pole near the parking area at the north east corner that will need to be replaced if you want a pole and light at this location

**Parking Area**

**Components and Conditions Needing Service**

There are cracks, and surface wear at various locations on the parking lot. Recommend evaluation by a Licensed C12 Commercial Paving Contractor.



**Elevator**

**Informational Conditions**

The elevator was not tested. You are advised to have it checked out by a qualified Elevator Contractor before the end of your contingency period

**Exit Signage**

**Components and Conditions Needing Service**

The front courtyard exit sign points away from the exit, and there is no rear sign that is viewable from within the courtyard. Proper exit signage is recommended.



**Emergency Lighting**

**Components and Conditions Needing Service**

There is no emergency lighting in the courtyard, or breezeways. Emergency lighting is typically required, and always recommended. Emergency lighting should be installed per local standards/requirements.



## Exterior Finish

### Stucco Coat

#### *Informational Conditions*

The exterior of the wood frame structure is finished with stucco coating.

### Wall finish

#### *Informational Conditions*

There is some spalling on the north west corner, and repairs on the west wall. There are stains below many of the gutters. Maintenance is needed



### *Components and Conditions Needing Service*

This is mortar in the space between the weep screed, and decking noted at concrete decking and/or planters. The weep-screed not only allows the walls to move independent of the foundation and prevents the plate-line cracks that are commonly seen at the base of many stucco walls but allows any moisture that penetrates the stucco to drain, as well as for ventilation. Therefore the interior and exterior plaster in this area should be monitored to ensure that no moisture damage results. Mortar fill should be removed. Recommend evaluation by a Licensed C35 Lath and Plaster Contractor



# Structural

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 framed with wood. (Concealed)

### Identification of Floor Structure

#### *Informational Conditions*

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

### Identification of Ceiling Structure

#### *Informational Conditions*

The lower level ceiling structure consists of engineered joists that are part of a prefabricated truss system.

### Identification of Roof Structure

#### *Informational Conditions*

The roof structure consists of a prefabricated truss system, with solid sheathing.

## Slab Foundation

### General Comments and Description

#### *Informational Conditions*

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

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

## Slab Foundation Observations

### *Informational Conditions*

The structure appears to be a bolted, slab foundation with no readily visible or significant abnormalities. Areas that are buried, behind vegetation, obscured by stucco coating, and under flooring were not inspected.

# Roofs

Roof coverings can be hazardous to walk on, and we make every effort to walk roofs that are readily accessible and made from a sturdy material. 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. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your insurance policy, or that you obtain a roof certification from an established local roofing company. Roof venting calculations are not within the scope of this inspection.

## Spanish Tile Roof

### General Comments and Description

#### *Informational Conditions*

There are several types of authentic Spanish tile, all of which are made of clay and are easily broken. Like most inspectors, we elect not to walk on them but view them instead from a variety of vantage points using a ladder and binoculars. They can be installed in different ways, using various fasteners and mortar, over one or more waterproof membranes of varying weights. Sometimes the tiles appear to be carelessly installed, or randomly layered and irregularly placed, but this is characteristic of a classic Spanish tile roof. As with other pitched roofs, they are not designed to be waterproof only water-resistant, and are dependant on the integrity of the membrane beneath them, which is concealed and therefore not inspected, but which can be split by movement, or deteriorated through time and ultra-violet contamination. These roofs can leak, and sometimes without there being any obvious damage to the tiles, and particularly if damaged tiles have been replaced over a deteriorated membrane. However, the most common form of leakage occurs when the valleys or other drainage channels become blocked by debris, which causes water to back up and be directed under the flashing. Therefore, it is important to inspect these roofs annually and to have them cleaned. 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 elected not to walk the roof because the roofing material is easily broken, and evaluated it from several other vantage points including the use of binoculars, and a ladder.

### Estimated Age

#### *Informational Conditions*

The roof appears to be the same age as the structure, or about 23 years old.

### Roofing Material

#### *Components and Conditions Needing Service*

There are a few slipped tiles, detached mortar, and fractured tiles at various locations.. Recommend evaluation by Licensed C39 Roofing Contractor.

Slipped tile noted at edge on north side  
Fractured tiles noted on east panel  
Detached mortar noted at peak on east side

Slipped and fractured tiles noted - detached mortar noted - *Continued*



## Flashings

### *Components and Conditions Needing Service*

Some of the valley flashings are clogged with debris. They need to be cleaned and kept clean. Recommend evaluation by a Licensed C39 Roofing Contractor

## 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, and range from modern acrylonitrile butadiene styrene [ABS] ones to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are less prone to damage, although some rare batches have been alleged to be defective. 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. This could also confirm that the structure is connected to the public sewer system, which is important because all private systems must be evaluated by specialists. Sewer pipes, vents, concealed piping, and washing machine drains ARE NOT inspected.



## Potable Water Supply Pipes

### Pressure Regulators

#### *Informational Conditions*

A functional pressure regulator is in place on the plumbing system. Pressure was within acceptable industry standards. (70 Psi)

### Water Main Location

#### *Informational Conditions*

The structure is served by a Municipal Water Supply. The main water shut-off is located at the rear of the structure on the north west corner.

### On Structure Hose Bibbs

#### *Informational Conditions*

The hose bibbs seep at the valve stems. Maintenance recommended.

No anti-siphon valves noted on the hose bibbs. These are a modern upgrade, which to help prevent possible contamination of the potable water supply from a pressurized garden hose. They are readily available item at the local Home Improvement store and is relatively easy to install.

#### *Components and Conditions Needing Service*

The hose bibb handles are missing, and the stems are stripped. Bibbs will need to be replaced if you want to open them with a handle. (Valves are operable with a pair of pliers)

### Concealed water pipes

#### *Informational Conditions*

The water supply and service pipes are concealed within the walls or underground, and were not inspected. Visible portions are copper, and the system appears adequate and functional.

### Backflow Device

#### *Informational Conditions*

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

Two near the north west corner, and one near the south west corner



## 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*

Hot water for the common bathrooms is provided by a 2000 model, 20 gallon electric water heater located in the utility room. Water heater is functional.

## Electrical Connections

### *Informational Conditions*

There is no electric cutoff near the water heater. Be sure you familiarize yourself with the proper breaker in the panel to ensure ready cutoff of power in an emergency..

## 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.

## Drain Valve

### *Informational Conditions*

The drain valve is in place and presumed to be functional.

## Drip Pan and Overflow Pipe

### *Informational Conditions*

The water heater is not equipped with a drip pan or overflow pipe, which may not be a requirement but is recommended to prevent water damage from accidental leakage.

## Seismic Straps

### *Components and Conditions Needing Service*

The water heater is not strapped. Recommend proper strapping to local requirements.

## Water Heater Base

### *Informational Conditions*

There is evidence of past leakage on the water heater base/walls. Dark blotchy staining noted may be some sort of Microbial growth, and should be properly cleaned up. See moisture concerns near end of report regarding moisture investigation, and repair.



## 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.

Note: Sprinkler riser is located in unit 110.. Service tag indicates system is in need of service/certification

Commercial fire sprinklers noted - *Continued*



Some of the interior office sprinkler collars are loose/detached, and should be evaluated by the Fire Sprinkler Contractor while on site.

## 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 two commercial panels located in the electric room. The main panels are sealed and were not opened for inspection. System appears adequate and functional.

Main panel for individual unit distribution is 2000 Amps with individual meters  
House panel is 400 Amps

## 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 multiple sub panels within the individual units, and two house sub panels located in the electric room.. Panels were not openerd

### Circuit Breakers

#### *Informational Conditions*

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

## Ground Fault System

### Ground Fault

#### *Components and Conditions Needing Service*

I did not find GFIC protection in the common bathrooms, exterior outlets, or near the sinks within the individual units. GFIC protections is recommend at all exterior locations, and near all sinks. Recommend evaluation by a Licensed C10 Electrician.

## Smoke Alarms

### Smoke Alarms

#### *Informational Conditions*

Existing smoke alarms are tested by pressing of the test button only, this is not a real world test, as only simulated, or real smoke testing on a regular basis is considered adequate testing. Batteries should be replaced at least twice a year.

There are two basic types of detection units that are installed within a residence. One is ionization and the other photoelectric smoke alarms. Studies made of the two types found that the photoelectric to be the most reliable in all test conditions and tests show that fewer false alarms occurred.

The vast majority of smoke alarms installed are Ionization type. We routinely recommend that alarms be changed out regularly as per the manufactures instructions, and that photoelectric alarm devices be installed.

## 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. Even the most modern gas or oil fired heating systems can produce carbon monoxide, which can create a health hazard. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee. Heat exchangers ARE NOT inspected. We recommend that a carbon monoxide detector be installed on each level of the structure if gas appliances are present.

## Commercial HVAC System

### Age and Location

#### *Informational Conditions*

The structure is serviced by a 2010 model 35 Ton Cooling Tower type system with a gas boiler located in the west parking lot, and original Heat Pump assist air handling/distribution units within the ceilings above each individual unit.

### 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 various sink drains throughout. (Drainage was not confirmed)

### Differential Temperature Readings

#### *Informational Conditions*

The air-conditioning/cooling systems responded and achieved an acceptable differential temperature split between the air entering the systems and that coming out.

Heating systems were not checked due to the excess outside air temperatures, but would be expected to respond as well as the cooling systems as they are the same units.

### Thermostats

#### *Functional Components and Conditions*

The thermostats responded as expected.

### Registers

#### *Informational Conditions*

The registers are reasonably clean and functional.

**Regular maintenance needed**

*Informational Conditions*

This type of water conditioning cooling/heat systems require regular professional maintenance. We routinely recommend that you obtain the maintenance records to confirm proper scheduled service has been performed

# Interiors

## Offices

### Doors

*Informational Conditions*

The doors are functional.

### Flooring

*Informational Conditions*

The floor has no significant defects.

### Walls and Ceiling

*Informational Conditions*

Except as noted, the walls and ceiling are in acceptable condition.

*Components and Conditions Needing Service*

There is evidence of moisture intrusion on the ceiling in unit 200, and in the bathroom in unit 211. The ceiling/wall stains in unit 200 appear to be roof related, and may have been repaired in the recent past. You should seek out the repair paperwork, or have the roofer evaluate this condition while on site. The stains in unit 211 bathroom are from past leakage from the water heater above, that has been abandoned. See moisture concerns near end of report regarding moisture investigation, and repair.



### Lights

*Informational Conditions*

The lights/switches are functional.

### Outlets

*Functional Components and Conditions*

The outlets that were tested are functional.

### Bar Sink

*Informational Conditions*

There are bar sinks within most units, and multiple sinks in come units, sinks are functional, some have point of use electric heaters, most do not



## Cabinets

### *Components and Conditions Needing Service*

There is active leakage under the sink in unit 213, and evidence of past leakage under the sink in unit 200. Recommend evaluation by a licensed C36 Plumbing Contractor to repair leakage. Moisture stained cabinet bases should be removed to inspect for hidden damage, and replaced. See moisture concerns near end of report regarding moisture investigation, and repair.



## Exit Signage

### *Components and Conditions Needing Service*

Inadequate exit signage noted within the offices. Recommend illuminated exit signage be installed at all exit points per local Fire Code requirements.

## Emergency Lighting

### *Components and Conditions Needing Service*

There is no emergency lighting in the offices. Emergency lighting is typically required, and always recommended. Emergency lighting should be installed per local standards/requirements.

# 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.

## Office Bathrooms (s)

### **Size and Location**

#### *Informational Conditions*

There are three office bathrooms. Two in unit 202/203 and one in unit 211

### **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 Countertop**

#### *Functional Components and Conditions*

The sink countertops are functional.

### **Sink Faucet Valves & Connectors Trap & Drain**

#### *Functional Components and Conditions*

The sinks and components are functional.

## **Toilet**

### *Functional Components and Conditions*

The toilets are functional.

## **Exhaust Fan**

### *Functional Components and Conditions*

The exhaust fans are functional.

## **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 front bathroom in unit 202/203 appears ADA compliant

### *Informational Conditions*

The rear bathroom in unit 202/203 and the bathroom in unit 211 are not ADA Compliant. These may not require ADA compliance as there are common bathrooms on site that comply

## **Hot Water Heaters**

### *Components and Conditions Needing Service*

The small electric tank hot water heater in the ceiling over the bathroom in unit 202/203 is not strapped. Tank type hot water heaters are typically required to be strapped.

## **Mens Room**

### **Size and Location**

#### *Informational Conditions*

There are two common mens rooms

### **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 Countertop**

#### *Functional Components and Conditions*

The sink countertops are functional.

### **Sink Faucet Valves & Connectors Trap & Drain**

#### *Informational Conditions*

The sinks and its components are functional..

## **Toilet**

### *Functional Components and Conditions*

The toilets are functional.

## **Exhaust Fan**

### *Functional Components and Conditions*

The exhaust fans are functional.

## **Lights**

### *Functional Components and Conditions*

The lights are functional.



## Outlets

### *Components and Conditions Needing Service*

The outlets should be upgraded to have ground-fault protection.

## Urinal (s)

### *Informational Conditions*

Urinals are functional.

## ADA Notations

### *Informational Conditions*

Except as noted, the common bathrooms appear to be ADA Compliant.

No insulation noted on piping under sinks



## Ladies Room

### **Size and Location**

#### *Informational Conditions*

There are two common ladies rooms

### **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 Countertop**

#### *Functional Components and Conditions*

The sink countertops are functional.

### **Sink Faucet Valves & Connectors Trap & Drain**

#### *Functional Components and Conditions*

The sinks and components are functional.

### **Toilet**

#### *Functional Components and Conditions*

The toilets are functional.

### **Exhaust Fan**

#### *Functional Components and Conditions*

The exhaust fans are functional.

### **Lights**

#### *Functional Components and Conditions*

The lights are functional.

## Outlets

### *Components and Conditions Needing Service*

The outlets should be upgraded to have ground-fault protection.

## ADA Notation

### *Informational Conditions*

Except as noted, the common bathrooms appear to be ADA Compliant.

No insulation noted on piping under sinks



# Moisture

Mold, mildew, fungus, and other organisms can occur in areas that show evidence of, have the potential for, or exhibit leaking and/or water intrusion; and in areas of inadequate ventilation. Although this report may indicate the visual presence of moisture, stains, discoloration, or other areas of concern; identification of fungal organisms is beyond the scope of this inspection, and may well be hidden from view. Any areas or items exhibiting such conditions can be a health hazard. Concerns regarding this possibility should be investigated by a Certified Mold Inspector, and/or a Certified Industrial Hygienist before the close of escrow to determine if microbial contamination exists, and the steps necessary to eliminate the condition. The complete elimination of moisture into the building materials is paramount to controlling such conditions. This inspection IS NOT an environmental or mold investigation.

Exterior drainage and/or weep screed clearance concerns should be addressed by a Licensed C27 Landscape Contractor.

Plumbing repairs should be addressed by a Licensed C36 Plumbing Contractor.

Roofing repairs should be addressed by a Licensed C39 Roofing Contractor.

Window/Door repairs should be addressed by a Licensed C17 Window Contractor

Wall/moisture concerns should be addressed by a Professional Water Restoration Contractor.

## Moisture Concerns

### **Moisture intrusion concerns**

#### *Components and Conditions Needing Service*

There are moisture/staining concerns noted within this report that may require repair/attention by professional Contractors/Technicians as noted above. Moisture intrusion may present the possibility of microbial growth under certain conditions. Such conditions and/or investigations are beyond the scope of this inspection and report. (There is evidence of past leakage from some of the south and west side windows, staining on the ceiling in unit 200, staining under the common water heater, stains under the sink in unit 200, and stains/active leakage under the sink in unit 213)

## 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