



Inspection Report

Sample Report

Property Address:
8295 La Mesa Blvd.
La Mesa Ca 91941



Nation Wide Inspections

Jason Havel
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Date: 4/25/2014	Time: 08:30 AM	Report ID: J042514A
Property: 8295 La Mesa Blvd. La Mesa Ca 91941	Customer: Sample Report	Real Estate Professional:

INSPECTION SCOPE: A visual inspection of the subject property was performed on Friday, April 25, 2014 at 9:00 AM. This property condition report addresses general items of interest that were visible to the inspector during this limited inspection. This report has been prepared based upon the Standards of Practice established by the **CREIA Commercial Standards of Practice**. Reasonable effort was made to view all safely accessible areas of the subject property. Concealed items cannot normally be inspected without using invasive procedures or special testing equipment that is beyond the scope of this type of general inspection. The Inspector shall not be held responsible or liable for any repairs or replacements with regard to this property, systems, components, or the contents therein. Not all improvements will be identified during this inspection. This property condition report may not address every problem that may exist with this property at the time of this inspection. There were several upstairs offices that were not accessible and not able to be inspected. **Nation Wide Inspections makes no warranty that there are not other defects within this property that were not discovered at the time of the inspection.**

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Red Colored Items- Items that are health and safety related, can cause personal injury or can create further damage or injury if not immediately repaired or evaluated. (Also items your inspector may think are very important for you to know).

Blue Colored Items- Items that are improper, worn or damaged. These items are in need of repair but are not life threatening, or health and safety related and should not cause devastating effects if not immediately corrected.

Green Colored Items- Recommendations for the issue(s) noted.

Style of Building:

Retail with Offices

Age Of Building:

Over 75 Years

Client Is Present:

No

Water Test:

No

Weather:

Clear

Temperature:

70-75 Degrees

Rain in last 3 days:

No

1. Roofing / Chimneys / Roof Structure and Attic

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.


Styles & Materials

<p>Viewed roof covering from: Walked roof</p>	<p>Roof-Type: Flat- Low Sloped</p>	<p>Roof Covering: Built-up Unknown Tar Type Substance</p>
<p>Sky Light(s): Eight Fixed</p>	<p>Roof Ventilation: None found</p>	<p>Method used to observe attic: Walked</p>
<p>Roof Structure: Stick-built 2 X 12 Rafters</p>	<p>Ceiling Structure: 2X6 2x10 or larger Steel Beams</p>	<p>Attic info: Scuttle hole</p>
<p>Attic Insulation: Blown Batt Fiberglass Rock wool Inadequate</p>		

Items

1.0 ROOF COVERINGS

Comments: Repair or Replace

 (1) **FYI:** The roof inspection is a general overview of the roof's current condition. We are not roofing specialists. We cannot always accurately determine if there are active roof leaks. Often times a roof can leak due to problems or issues that are not visible at the time of the inspection. We will not be held liable for roof leaks that do not have visible issues at the time of the inspection. This includes patching of a roof. Visible evidence includes: physical damage, visible water staining at the interior ceilings, visible roof defects, improper roofing material or improper application of visible materials, worn areas, or improper and missing materials or flashings. Please understand that we do our best to determine and analyze the true condition of your roof and it's components. We try and report everything as accurately as we can. If you are concerned about any areas of this home, you are always encouraged to further evaluate any areas you have concerns about through a licensed specialist.


Roof Overview: The roof is accessed through the men's bathroom or through the attic area above this location. The access is through a wood panel which exits onto the roof deck. The roof appears to have an asphalt coating over an unknown existing roof type. The roof type and application is not standard, and we are not truly familiar with this system. It appears that this roof had a coating applied over an original composition or hot mopped roof. It appears that this roof might have a Polara roof System- with warranties from the roofing contractor (Possibly Sully Jones?) and not through a national manufacturer. This was not able to be verified and a test cut would have to be conducted to know exactly what the underlayment and substrate is. It appears that this roof was covered with one layer of polyester fabric and an asphalt flood cover. This coating may have

a limited life in comparison to a re-roof with a complete roof system (i.e. base sheet, inter-ply and cap sheet or a similarly designed system with a manufacturer's warranty). There are a few points on the roof where rain water ponds due to inadequate pitch to the drains. These areas are not severe; however, this roof should be periodically inspected by a roofing company to monitor for splits in the water proofing membranes at these locations. The roof is pitched towards the exterior parapet walls with internal roof drains. There were no visible scupper openings at the base of the parapet walls for secondary drains. The building has a three foot high parapet wall along the perimeter of the roof. There are no sheet metal coping caps at the tops of the parapet walls.

FYI: Patching Noted. There were some areas of the roof that have been patched. This is noted for your information. There did not appear to be any visible problems with these areas. **We are not able to determine at the time of the inspection if the roof leaks at these areas.** This is noted for your information, and as a disclaimer. Because a roof is not completely visible for this inspection, it is always recommended that a licensed roofing contractor be called out for further evaluation if the repairs cannot be verified as being done by a licensed roofing contractor.

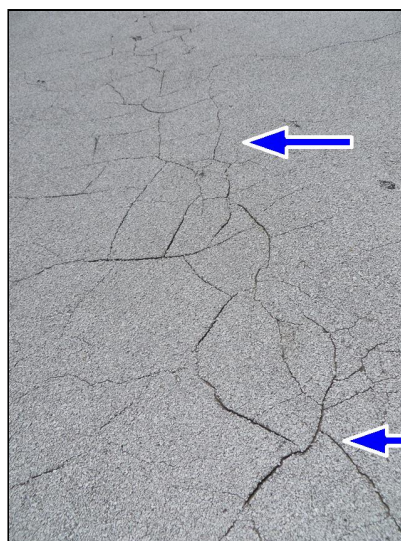
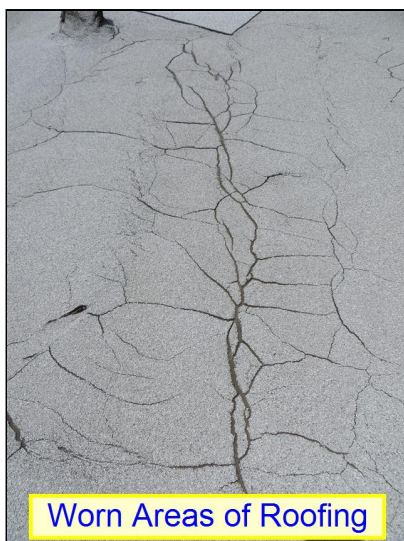
(2) **Granule Loss.** There were large areas of hydrocarbons forming at the lower sections of the roof. These granules are designed to impregnate the roofing material and protect it from the sun and other elements. The loss of these granules exposes the asphalt, and will speed up the rate of deterioration. **There was currently no protection at the parapet walls and cap.** It is recommended that the roof be further evaluated for defects and repaired as needed by licensed roofing contractor.



 (3) **Improper Slopes- Pooling Water.** There are some locations on the roof in which there is evidence of pooling water. There were unlevel surfaces which are collecting water. This was noted at the Northwest corner. **It is recommended that efforts are made to slope these areas to allow the water to effectively shed water to the drains.**



(4) **Worn Areas of Roofing.** There were some areas of the flat roof that have begun to wear. There was alligatoring/ cracking of the material at several locations. Due to the nature of flat roofs and the increased risk of roof leaks, it is recommended that this area be further evaluated. **It is recommended that the roof be further evaluated by a licensed roofing contractor and repaired as needed.**



(5) **Cant Verify Roofing Material.** The roof of the electrical closet, at the rear of the building, was stuccoed and the water-proofing membrane was not able to be determined. There was no water staining at the interior ceiling of this location. **This is noted for your information and further evaluation should be conducted to ensure proper materials have been used.**



1.1 FLASHINGS

Comments: Repair or Replace

📍 (1) **No Caps at Parapet Wall.** This building has a parapet wall. Due to the nature of parapet walls, and the the difficulty of properly sealing the roofing materials at these locations, it is recommended that all parapet walls be properly flashed with a listed cap. This will help guard against the possibility of water intrusion at these locations. **It is recommended that a proper cap be installed at the parapet wall by a licensed roofing contractor.**



(2) **Flashing Not Visible.** There was not a visible flashing at the roof wall connection of the electrical enclosure. It was not able to be verified that there were flashings at these locations. Flashings should be installed and provided with counter flashings that are properly imbedded into the wall and stucco. **Missing flashings increase the risk of water intrusions and leaks.** **It is recommended that these areas be further evaluated and repaired as needed by a licensed roofing contractor.**



1.2 SKYLIGHTS AND VENT TERMINATIONS

Comments: Repair or Replace

📍 (1) **NOTE:** This building had 8 skylights provided for the upstairs offices. There were four main skylights provided at the upstairs hallway as well as two skylights in the upstairs bathrooms, one in an office and another at the rear stairwell.

(2) **Damaged Vent Cap.** There was a vent termination at the roof that had a damaged vent cap. Vent caps are metal fittings which extend over the vents of gas fired appliances. This inhibits water from entering the vent stack which could cause damage to the equipment in which it serves. This vent goes to the water heater. It is recommended that this vent either be properly capped, or be removed by a licensed contractor or roofer.



1.3 ROOF VENTILATION

Comments: Not Present

FYI: Unknown Vents. The Venting for the attic space for this building was not able to be identified. It is recommended that this be further evaluated and repaired as needed by a licensed roofing contractor.

1.4 ROOF DRAINAGE SYSTEMS (gutters and downspouts)

Comments: Inspected

Keep Gutters Clear. There roof is not provided with secondary roof drains. Should the primary roof drains become blocked, water will pool at the roof's surface. It is recommended that these drains be kept clear of any debris and you may want to consider the installation of secondary scupper drains.



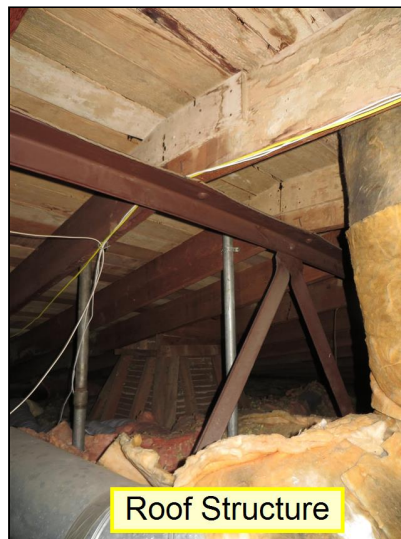
1.5 ROOF STRUCTURE AND ATTIC (Report leak signs or condensation)

Comments: Inspected

(1) **Water Staining Noted.** There were several areas of water staining at some of the sheathing and or rafters in the attic. **It could not be determined at time of inspection if there were any active leaks.** It is recommended that these areas be further evaluated and repaired as needed by licensed roofing contractor.



(2) **ROOF COMPONENTS:** The roof system was comprised of Steel Framing with Wood Roof Joists and wood sheathing. The visible roof structure was comprised of 2X15 wood roof joists held in position with the steel framing.



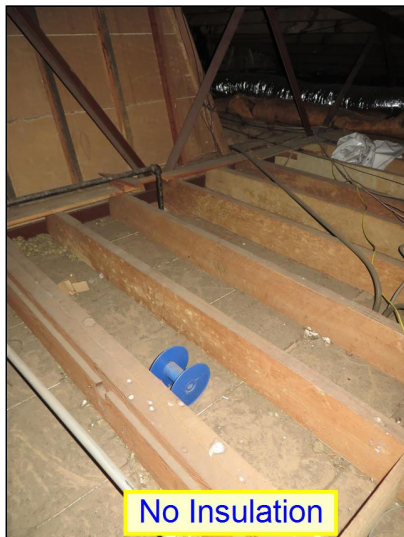
1.6 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

Comments: Not Present

1.7 INSULATION IN ATTIC

Comments: Repair or Replace

Missing Areas of Insulation. There are several areas in the attic where the insulation is missing or is not sufficient. Insulation is used to help keep a building energy efficient. Areas of missing or inadequate insulation will not only cause the building to not efficiently heat and cool; but it also can decrease the life expectancy of the roof. It is recommend that these areas have sufficient insulation provided to allow for the proper R-Value for today's energy requirements.



No Insulation



Minimal Insulation

1.8 VISIBLE ELECTRIC WIRING IN ATTIC

Comments: Repair or Replace

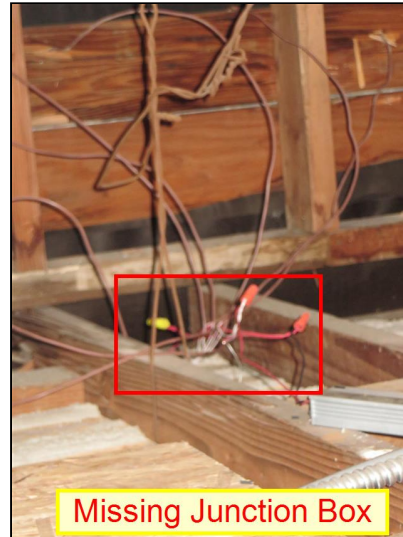
📍 (1) **Missing Cover on Junction Boxes.** There is at least one missing cover at the junction boxes in the attic. Junction boxes are used to conceal wire connections, protecting them from damage and decreasing the risk of fire and shock. **Recommend installation of cover plates on all outlet boxes.**



Missing Covers



(2) **Missing Electrical Boxes.** All wire connections need to be concealed within proper listed electrical boxes. Currently there are wire connections not contained with junction boxes. Junction boxes are used to conceal wire connections, protecting them from damage and decreasing the risk of fire. **Recommend installation of outlet boxes on all exposed wire connections.**



(3) **INOP Light... Bulb?** The light in the attic did not operate at time of inspection. This could be due to the bulb not working OR an electrical problem. **Recommend replacing existing bulb with that of a new bulb and retesting unit. If light still does not work recommend calling licensed electrician to test light switch or replace light fixture.**

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

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Style:

Cement stucco
Concrete

Siding Material:

Masonry

Exterior Entry Doors:

Single pane glass

Appurtenance:

Covered porch
Sidewalk

Driveway/ Parking Area:

City Owned/ Maintained

Items

2.0 DRIVEWAY AND PARKING AREAS

Comments: Not Present

NOTE: This property did not have a designated parking lot. This building was provided with street parking and had a city maintained parking lot behind the building.

2.1 WALL CLADDING FLASHING AND TRIM

Comments: Repair or Replace

↑ (1) Building Structure: This building is a stand alone building with a lower concrete exterior wall. The upper portion of the wall was supported with a cripple wall and steel posts. The interior walls appear to have been constructed with old school 2x4 redwood lumber. The ceiling joists varied in size depending on the floor level and ranged between 2X10 and 2X15 floor joists. Most of the building's structural elements were not exposed and are now covered by the building's interior finishes (plaster) with some sections of drywall. We cannot issue an opinion on the condition of these hidden elements; however, all visible structural elements appear to be professionally installed, stable and in good condition. No problematic modifications were noted at any visible structural framing members.



Exterior Wall Construction (Between Floors)

↑ (2) NOTE: It was noted that there were areas of patchwork as some areas of the building. The reason for all of the patchwork was not be determined. It was observed that some of this patchwork was caused when some of the exterior wood was removed from the wall face. There were currently no visible problems with these areas at the time of inspection and this is noted for your information only.



Exterior Patching Noted



(File Photo)

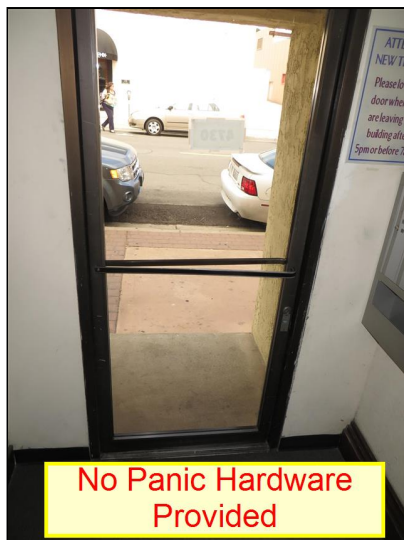
(3) **Flashings Not Visible.** There were no visible flashings between this building and the adjacent building. **Typically this is not a common flashing, however there were areas of moisture damage present at the interior walls at these locations.** The source of this moisture damage was not able to be identified, however it is possible that water may be getting between the buildings. **It is recommended that the interior walls be further evaluated and the source be located. Flashings may be needed at the connection point between buildings.**



2.2 DOORS (Exterior)

Comments: Repair or Replace

🚪 Safety Hazards. The egress doors (main doors) for the upstairs office access are not provided with panic hardware. Currently a key is needed to unlock one of the doors- when locked. Should a fire or other emergency occur after hours or when the doors are locked and tenants, clients or customers are inside the building, they would not be able to exit the building. This is a health and safety issue that should be addressed. **It is recommended that you check with the local jurisdiction about the door requirements at these locations.**




2.3 WINDOW SCREENS

Comments: Not Present

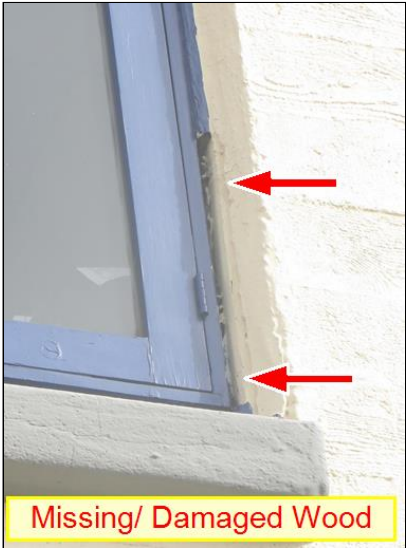
No Window Screens. There were no screens provided for this building.

2.4 WINDOWS


Comments: Repair or Replace

 (1) **Window Note:** The majority of the windows at the upstairs offices are single pain and may be original or close to original. The majority of these windows are wood frame, push-out windows. The upper portion of these windows have been painted shut and were not tried for working order.

(2) **Missing Wood at Frame.** One of the exterior windows was missing a section of the frame. This was noted at the rear window (suite # 209). There was water staining and or damaged noted to the interior wall at this location. *It is recommended that this be further evaluated and repaired as needed.*




Missing/ Damaged Wood



Interior Staining/ Damage


(3) **Missing Window Trim.** It was noted that a section of the front window trim is missing. This trim helps to keep the windows within the frames. *It is recommended that all areas of missing and damaged window trim be repaired.*



Missing Window Trim

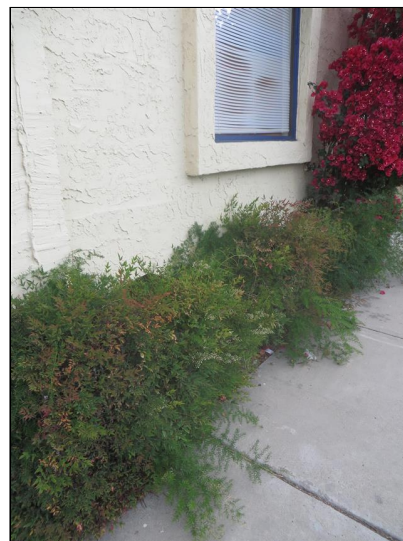
2.5 VEGETATION, GRADING, AND DRAINAGE

Comments: Repair or Replace

 (1) **Planter Boxes Against Building.** There are areas around the perimeter of the building which have planter boxes. These planter boxes can allow the soil level to become too high at the wall. Soil should not extend above the foundation due to the increased possibility of moisture damage to the walls and interior structure. **The interior wall at this location was not able to be inspected due to not having access to this unit.** It is recommended that the planter boxes be removed and the soil be leveled at this area.



(2) **Plants Against Building.** There are areas where the shrubs or tree limbs come into contact with the roof line or the walls of the building. It is recommended that all shrubbery and trees be cut away from the house to create a clear space of about 12 inches. This will help to minimize potential moisture and pest related problems.




2.6 STAIRS, PATIOS WALKWAYS AND DRIVEWAYS

Comments: Not Present

NOTE: The exterior walkways appear to fall under the jurisdiction of the city. There was a small sidewalk at the rear of the building as well as a covered entry at the front of the building which appear to be part of this property. It is recommended you consult with the city zoning department to determine what is your responsibility and what is the responsibility of the city.

2.7 EXTERIOR LIGHT FIXTURES AND OUTLETS

Comments: Repair or Replace

 (1) **NOTE: GFCI Protection.** Although GFCI protected outlets may not have been required at all exterior locations at the time in which this house was constructed, it is recommended all exterior outlets be listed for outdoor use (with covers) and be GFCI protected. GFCI's are a safety device built into an outlet to "trip" the circuit if it detects that electricity is unbalanced, or if it detects improper connections of the neutral. Recommend ALL exterior outlets to be GFCI protected by a licensed electrician.

(2) **Loose Electrical Cover.** All electrical outlets outside should have protective weather covers provided. Currently there was a junction box at the east side of the building that had a loose cover. This can allow for water to enter this box. **It is recommended that this cover be secured to ensure proper working order.**



2.8 Screens and Vents

Comments: Not Present

2.9 OTHER NOTES:

Comments: Not Inspected

NOTE: Asbestos and Lead Information. Due to the age of construction, this house may have been built with materials that contain the use of asbestos and or lead. These materials can pose serious health risks if damaged, disturbed or ingested. **We are not able to determine if the materials used during construction contain either of these items.** If you are concerned about the effects or presence of Asbestos or Lead in this home, it is recommended that a specialist be called out to take samples and have them professionally tested at a lab. For more information about these materials and their health risks please follow the provided links:

Lead Based Paint:

http://portal.hud.gov/hudportal/HUD?src=/program_offices/healthy_homes/healthyhomes/lead

http://en.wikipedia.org/wiki/Lead_paint

Asbestos:

<http://en.wikipedia.org/wiki/Asbestos>

<http://www.cancer.gov/cancertopics/factsheet/Risk/asbestos>

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

3. Interior of Units

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials:

Drywall
Plaster
Ceiling Tile

Wall Material:

Drywall
Plaster

Floor Covering(s):

Carpet
Tile
Linoleum
Unfinished
Concrete

Interior Doors:

Hollow core
Wood


Window Types:

Single pane
Tilt feature
Casement

Items

3.0 CEILINGS

Comments: Repair or Replace

 (1) **NOTE:** There were some areas of patchwork noted at some of the ceilings. The reason for this patchwork could not be determined, but there did not appear to be any current damage or issues at these areas. This is noted only for your information.

NOTE: There were a few rooms in the house in which there were some minor settlement cracks and or patchwork noted at the drywall/ plaster of the ceilings. These are common and did not show signs of having structural issues. These areas can be repaired at your convenience, if so desired and was noted for your information.

(2) **Ceiling Water Stains.** There were several areas with water staining noted at the ceilings of the upstairs hallways and offices. It appears that there have been several roof leaks at these locations. **It could not be determined if these leaks have been properly repaired.** The most extensive staining was noted in suite # 209. The ceiling has been replaced with a drop-down type ceiling and the extent of damage was not able to be determined. **It is recommended that the roof and ceiling be further evaluated and repaired as needed by a licensed roofing contractor.**



3.1 WALLS

Comments: Repair or Replace

📍 (1) **NOTE:** Because the units were occupied at the time of inspection there are many areas that cannot be fully inspected due to belongings. These may include, but are not limited to, areas of flooring, walls, closets, shelving, some electrical outlets, windows and ceilings.

(2) **Water Staining and Damage.** There was some water damage noted at some of the walls of this building. The most extensive staining was located in suite # 209. This unit is located below a roof drain. There was severe staining at both the ceilings and walls of this unit. **It is recommended that further evaluation be conducted in this suite to ensure there is no structural damage that was not visible at the time of the inspection.**



3.2 FLOORS


Comments: Inspected

3.3 DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

3.4 WINDOWS (REPRESENTATIVE NUMBER)


Comments: Repair or Replace

 **Cracked/ Damaged Window.** The window in the upstairs hallway was cracked at one of the office windows. It is recommended for safety purposes that this be repaired or replaced by a licensed contractor or window professional.




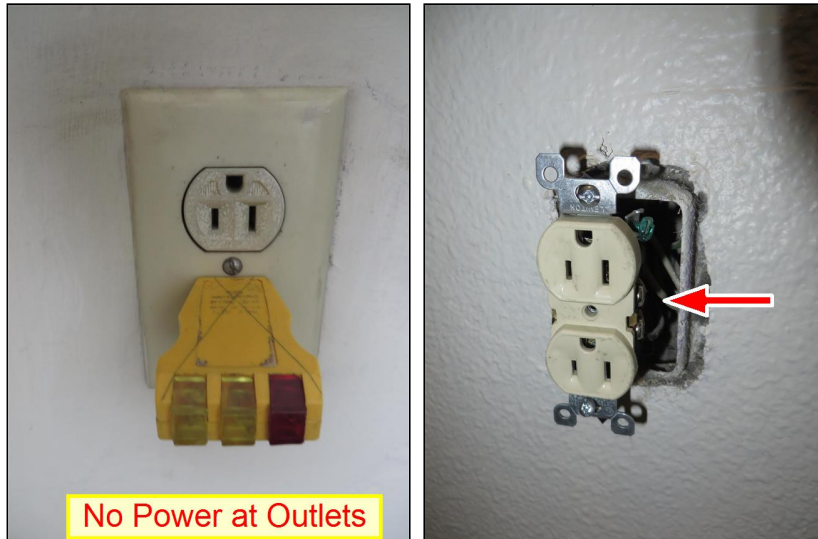
3.5 OUTLETS SWITCHES AND FIXTURES


Comments: Repair or Replace

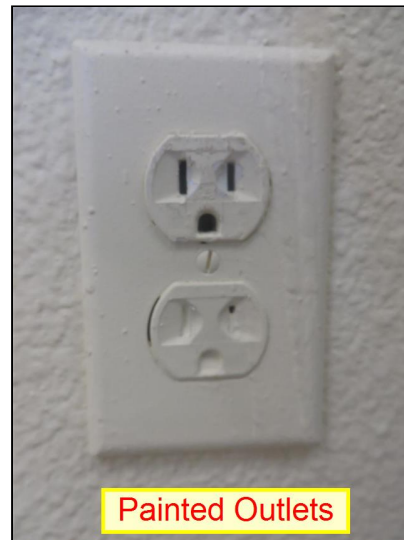
 (1) **FYI:** Due to the year in which this building was constructed, the original style of two pronged outlets have remained at some locations. It is important to know and understand that the two pronged outlets may have not been upgraded with grounding.



 (2) **Inoperative Outlets.** There were a few outlets that did not work at time of inspection. These were noted at being located in the upstairs hallway (outside of suite # 211) and in one of the offices of suite # 8295. **There was no power at these outlets.** It is recommended that this be further evaluated by a licensed electrician.



 (3) **Painted Outlets.** Several of the outlets in suite # 8295 were not covered when painting was conducted, and the outlets were painted. Painting of outlets increases the risk paint chips entering the receptacle and creating resistance. **This can cause the outlet to over heat causing damage to the outlet and an increased risk of fire.** It is recommend that all outlets which have been painted be replaced as needed by a licensed electrician.



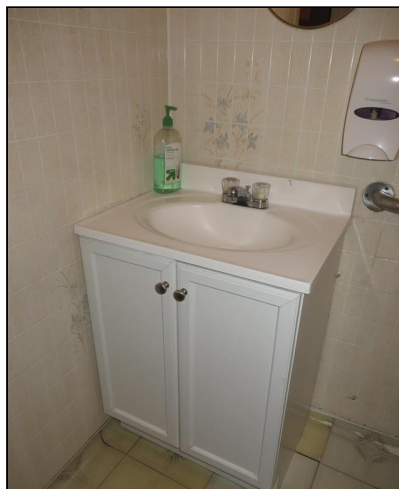
3.6 BATHROOM(s)

Comments: Repair or Replace

(1) **NOTE:** Toilet cannot be verified as being water saving (low flow) toilet. Although the toilet works, it is recommended that it be changed out to the low flow type. Vouchers can often be obtained from the city for replacement toilets. Ask your realtor about the current regulations for these toilets.

(2) **Vanities Not Secured to Wall.** The vanity in the lower bathrooms were not secured to the wall or floor.

Movement of this can cause personal injury as well as pipe and plumbing separation, and or damage. It is recommended that the vanity be properly secured to the wall.



Not Secured to Wall/ Floor

🏠 (3) **Loose Toilet.** The toilet fixtures in the lower bathrooms (both men's and Women's) were loose at the floor. This could cause the wax ring to become dislodged and your toilet to leak water onto the floor. It is recommended that this toilet have the wax ring replaced and the toilet secured to the floor (to ensure a proper seal), and caulking be applied to the base of the toilet. **(WARNING) Over tightening will cause the porcelain to crack and the need for replacement of the toilet.**



Loose Toilets at Floor

3.7 STAIRWAY

Comments: Repair or Replace

🏠 **Improper Wall Height.** The wall (guard rail) around the interior stairs does not meet today's height requirements. It is required for today's standards that guard rails have a minimum height of 42 inches. The current height of the wall at around the staircase is only **29 inches**. Currently this wall is low for today's standards. For safety purposes it is recommended that this be altered to meet the today's standard safety requirements.



Low Wall at Stairs

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

4. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Foundation: Poured concrete	Floor Structure: Slab Not visible	Anchor Bolts Provided?: Not Verified
Wall Structure: Masonry 2 X 4 Wood Not Visible	Floor System Insulation: NONE	

Items

4.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Comments: Inspected

FOUNDATION NOTE: The foundation of this property was slab on grade. The depth of the foundation, footings and reinforcing steel was not able to be determined.

4.1 COLUMNS OR PIERS

Comments: Not Inspected

4.2 WALLS (Structural)

Comments: Inspected

NOTE: Structural Walls. The building has solid masonry exterior walls and it is likely to be reinforced concrete, however this was not able to be determined at the time of the inspection. There were also some steel beams noted at some of the exterior walls.

4.3 CEILINGS (structural)

Comments: Inspected

NOTE: Ceiling Structure. The ceilings of this building were constructed with wood ceiling joists. The joists at these locations (at the ceilings between floors and at the roof) differed in size ranging from 2X8 to 2X15 redwood lumber. There were no visible modifications or damage to these sections. This is noted for your information.

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

5. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.


Styles & Materials


Plumbing Water Supply (into building): Galvanized (old)	Plumbing Water Distribution (inside building): Copper Galvanized	Plumbing Waste Line: Cast iron AGED
Water Heater Power Source: Gas (quick recovery)	Water Heater Capacity: 30 Gallon (small)	Water Heater Manufacturer: RHEEM

Items

5.0 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES


Comments: Repair or Replace

 (1) **Plumbing Notes:** The plumbing for this building consisted of both copper and galvanized supply lines. Galvanized plumbing is an older supply system that is no longer being used in today's construction for use as potable water. The galvanized lines within this building are believed to be original and may contain traces of lead at the joints. Some of the newer plumbing sections have been completed with copper. These two materials are not compatible and can cause corrosion and deterioration of the copper lines if joined together without the use of a dielectric union. It is recommended that the original galvanized supply lines be changed to a new style of plumbing (Copper, PE or similar material) and that all connections be verified as having proper protection.

 (2) **Copper To Galvanized.** It was noted that there was a Copper to Galvanized plumbing connection made at the water heater connection. All connections between incompatible materials should be protected by the use of a dielectric union. Dielectric unions are a fitting designed to join a copper pipe to a galvanized pipe, called a 'union'. Pipes that do not have this union can become damaged by electrical impulses from the water's acidity. This eventually can cause the pipe to deteriorate and leak. **It is recommended that the supply system be further evaluated and repaired as needed by a licensed plumbing contractor.**

5.1 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Repair or Replace

 **NOTE: Cast Iron Plumbing.** The waste lines at the underside of this building may be constructed of cast iron. These lines are not visible and were not able to be inspected for interior physical damage, clogs, root intrusion or other damage. **Due to the type and age of the material it is recommended that the waste lines be further evaluated.** Cast iron waste lines rust and deteriorate from the inside out- The true dimensional circumference, and function could not be determined at the time of the inspection. **It is highly recommended that a plumber, equipped with a camera, be called out to scope the interior of these lines before**

the end of the contingency period. This will help to determine the true condition of the waste lines from the house to the city connection.

5.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

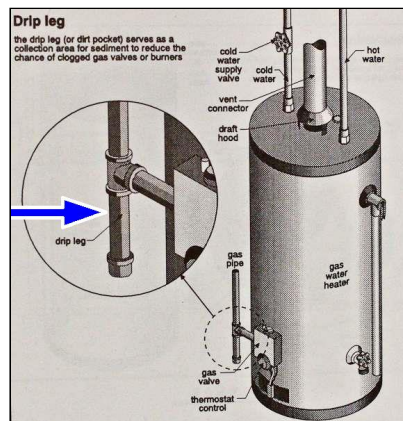
Comments: Repair or Replace

↑ (1) Water Heater Information: The building has a 2004 small residential water heater rated at 30 gallons. It was stated by a tenant that there are two offices within this building which contain either showers or tubs- These showers/ tubs were not observed or tested. The building has no kitchen or other areas requiring much hot water so the current water heater size should be sufficient for the current building occupancy.

↑ (2) Cant Verify TPR Valve. This water heater is equipped with a Watts 210 Gas shut off valve in lieu of the standard TPR type blow off type valve. This valve will shut off the gas if the water pressure or temperature exceeds the tanks limits. **This system still REQUIRES a TPR valve to be located at an exterior cold water line.** This is a required safety measure that was not able to be verified at the time of the inspection. It is recommended that this TPR Valve be located or installed as needed by a licensed plumber.



↑ (3) No Sediment Trap. There was currently no sediment trap on the gas line leading into the hot water heater. It is recommended by the manufacturer that a sediment trap be installed at this heater. It is recommended that a trap be installed by a licensed plumber.



5.3 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Comments: Inspected

Gas Line Note: The gas supply lines for this building were constructed with both black iron and galvanized plumbing. There did not appear to be any visible deficiencies with these lines.

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

6. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

<p>Electrical Service Conductors: Below ground</p>	<p>Current Service Output: Could not Verify</p>	<p>Amperage to Each Unit: 200 AMP 100 AMP</p>
<p>Panel Type: Fuses Circuit breakers</p>	<p>Electric Panel Manufacturer: CHALLENGER CUTLER HAMMER GENERAL ELECTRIC MURRAY PUSHMATIC SQUARE D Unknown</p>	<p>Branch wire 15 and 20 AMP: Copper Recommend Further Alalysis</p>
<p>Wiring Methods: Conduit</p>		

Items

6.0 SERVICE ENTRANCE CONDUCTORS

Comments: Inspected

(1) **Electrical System:** The building is equipped with multiple services of 120/240v AC 2 phase 3 wire electrical services (Although there was a panel set up with a 208/120v 3 Phase 4 Wire System??) The main Service disconnects (located at an exterior electrical closet) are newer and have been provided with newer conduits runs which connect to interior sub-panels. There are multiple sub panels scattered throughout the building and offices. The main sub-panels are located in both a downstairs meter room as well as an upstairs closet. The overall systems appear to be under-rated for the current provided. Some panels and feeder runs were not able to be properly identified or labeled at the panels. Most of the sub-panels were standard breaker type systems, however there was also an older Pushmatic breaker type panel as well as an older fused panel.

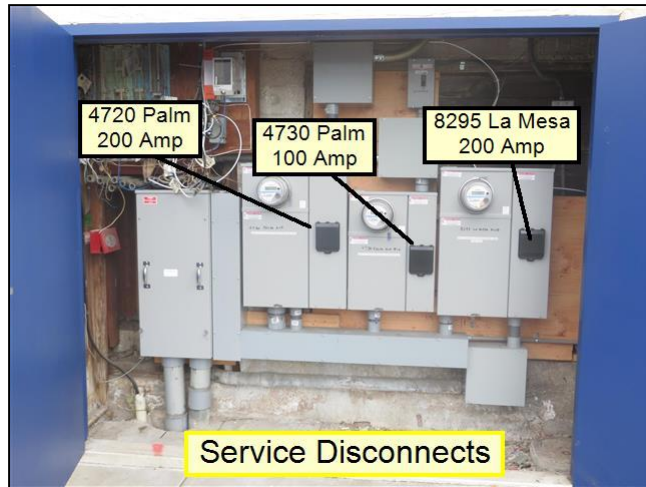
The system for this building was not able to be completely understood or followed. There were multiple discrepancies and problems found within these panels and wire runs.

**(2) Main Service Disconnect
Amperage: (Rear of Building)**

4720 Palm Ave. - 200 Amp Service
(Two Sub Panels Located)

4730 Palm Ave- 100 Amp Service.
(Four Sub-Panels Located- Not all identified)


8295 La Mesa Blvd. - 200 Amp Service. (Four Sub-Panels Located)



The panels were not labeled to identify each unit within the building.

6.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Comments: Repair or Replace

 (1) **NOTE:** There is an older Pusmatic type breaker system. This is an older system which utilizes a breaker system that is no longer being used or manufactured. Replacement breakers for this panel are difficult to find and expensive. You may wish to convert this to a more modern breaker type system. This is noted for your information.



📍 (2) **NOTE:** There was a panel that is on a old fuse type system. This is an older system that is considered to be outdated for today's standards. You may wish to convert this to a more modern breaker type system. This is noted for your information.



📍 (3) **Undersized Panels.** It appears that the sub-panel for unit 8295 "B" and 4730 are undersized (rated at 125 and 100 Amps) for the amount and sizing of breakers provided. This load appears to be too large for the panel capacity. This may cause your breakers to "Trip" due to overloading of the circuits. **This Panel may need to be upgraded to a larger service.** It is recommended that this panel be further evaluated and the loads be properly calculated by a licensed electrician and repaired or replaced as needed.



📍 (4) **Could Not Verify Protection of Circuit.** There was an improperly connected branch/ feeder wire located in the upstairs service closet. The wire leading to the disconnect, labeled "Suite 209/210" was double tapped at the supply lug and may be improperly connected within the gutter. Hot and neutral wires may not share termination points at the bussing or at connected breakers and should be appropriately sized according to AWG standards.



Cant Verify Protection of Circuit

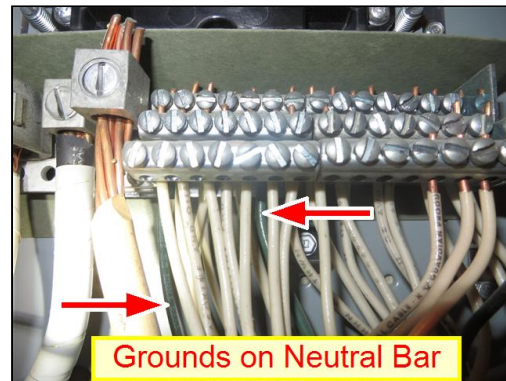


Improper Wire Tap



Verify Protection and Size of Wire

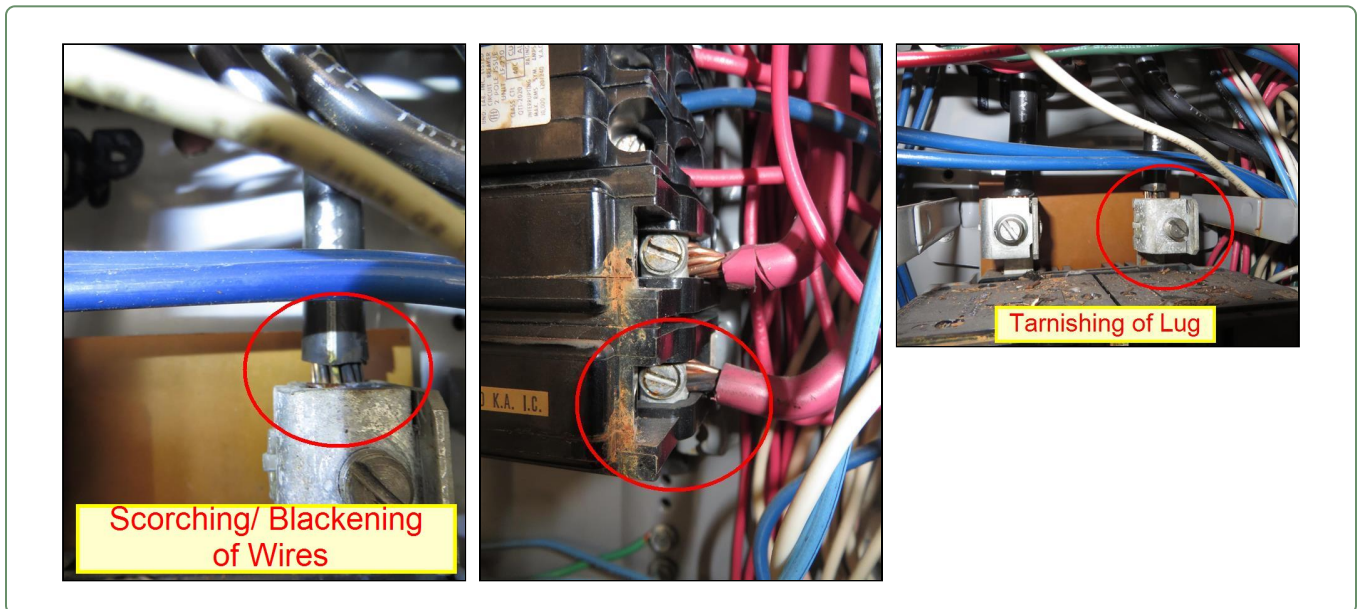
📍 (5) **Grounds On Neutral Bar.** The sub-panel currently has the grounds bonded to the neutral bar. In sub-panels, the neutral (white) wires should be isolated or "floating" (not touching the panel, the grounding wires ((bare copper or green)), or any other metal part of the panel). It is recommended that a licensed electrician further evaluate this panel and correct as needed.



Grounds on Neutral Bar

📍 (6) **Breakers Not Properly Labeled.** The Breakers at several of the sub panels are not properly labeled for individual use or are improperly labeled. There were several breakers labeled as "Spare" that were currently in use. There were also sub-panels that were receiving power from unidentified sources. All sub-panels should be properly identified and each panel- including their location within the building. It is recommended that each breaker be properly labeled for its correct use and location.

📍 (7) **Scorching of Wires.** There are scorched wires and tarnished of the service lug noted within the sub panel of unit # 4730. Currently this panel was undersized but protected for the current load potential. It is recommended that this is further inspected and repaired by a licensed electrician.

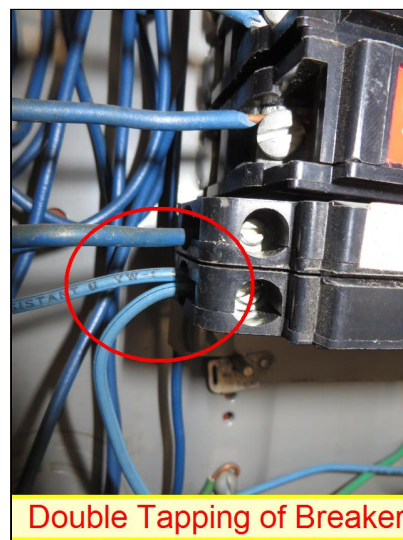



6.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Comments: Repair or Replace

📌 (1) **Wire Methods:** There were several runs of rigid conduit throughout the building; it appears that contemporary (THHN or Similar) wiring has been pulled through these runs within the past few years. Some of the upstairs junction boxes and sub-panels had cloth-wrapped wire insulation. Both Rigid and flexible metal conduit was used pretty much throughout the building. All of the wiring visibly examined within the panels was copper. A spot check was made of the receptacles in the building. This was done with a simple three-pin receptacle tester. In places where computers are to be used, the wiring should be more thoroughly examined and the circuits tested; you may find it appropriate to add dedicated, protected circuits for any areas using mainframes and or computer devices.

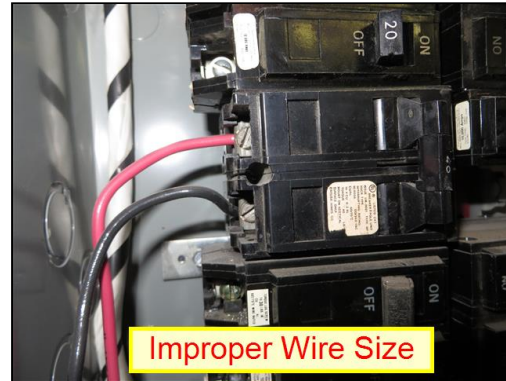
📌 (2) **Double Tapping of Breaker.** The sub panel has a breaker that is double tapped. Double tapping is when two wires enter a single breaker. This typically occurs when the panel is too small for the current amount of breakers provided, or an additional was breaker was just not added. **Recommend further evaluation and repair by a licensed electrician.**



 (3) **Improper Wire Size.** The sub panel for 4720 "Panel E" has an undersized wire for one of the breakers. The 40 amp breaker should be sized with a minimum of a #8 AWG copper wire. It is currently wired with a smaller #10 AWG copper wire.

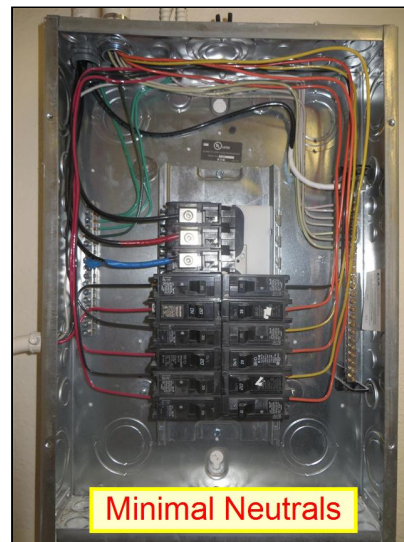
Improper wire sizing causes the wires to over heat increasing the risk of fire and damage.

Recommend that this be further evaluated and corrected by a licensed electrician.



 (4) **Minimal Number of Neutrals.**

Typically each 120amp branch service should contain a hot and a neutral and a grounding source. Currently there were sub-panels containing more breakers than neutrals. This can be observed in sub-panel 8295 "A" as well as others. This particular has 12 active small branch circuits with only 7 neutrals provided. It is recommended that this be further evaluated and repaired as needed by a licensed electrician.



6.3 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Comments: Inspected

6.4 SMOKE DETECTORS

Comments: Not Inspected

NOTE: Smoke detectors are recommended in the following locations: At each floor level and at a point centrally located in the hallway. It is recommend that there are working smoke detectors at each of these locations and that the units are tested upon moving in to home and every 6 months thereafter.

NOTE: The two most commonly recognized smoke detection technologies are ionization smoke detection and photoelectric smoke detection: Ionization type smoke detectors can be more prone to false (nuisance) alarms than photoelectric smoke detectors. This can cause people to remove the batteries from the units, causing a home to no longer have a working smoke alarm.

For more information about smoke alarms please visit the following sites:

http://www.firesafetycouncil.com/pdf/review_on_best_sensor_type_for_kitchens.pdf

http://en.wikipedia.org/wiki/Smoke_detector

6.5 CARBON MONOXIDE DETECTORS

Comments: Not Present

NOTE: It is recommended that a carbon monoxide tester be provided at each floor level and tested. The location and placement of these devices vary widely depending on Manufactures recommendations. Typically these are suppose to be installed at each building level. It is recommended that that you read and follow the manufactures recommendation as to the proper location of these devices. Batteries should be changed every 6 months or when indicated by device or manufactures recommendations.

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

7. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.


Styles & Materials

<p>Heat System Brand: UNKNOWN SEQUOIA YORK</p>	<p>Energy Source: Gas Electric</p>	<p>Number of Heat Systems (excluding wood): Four</p>
<p>Ductwork: Partially insulated</p>	<p>Cooling Equipment Type: Heat Pump Forced Air (also provides warm air) Heater & A/C Combo Unit</p>	<p>Cooling Equipment Energy Source: Electricity</p>
<p>Central Air Manufacturer: DUCANE</p>	<p>Number of AC Only Units: Two</p>	


Items

7.0 HEATING EQUIPMENT

Comments: Repair or Replace

 (1) **HVAC NOTE:** The Scope of this inspection does not include a thorough analysis of the inner components of the provided furnaces, heat pumps or Air-conditioning units. Currently there were two, roof-top mounted split unit air conditioning systems as well as two package units. Due to limited access to the thermostats and the units be occupied at the time of the inspection, a complete testing of these systems was not able to be conducted. The A/C was tested at several of the suites and found to be sufficient- although the distribution was not equally balanced. The heating element of these systems was not able to be conducted. It was stated by one of the occupants that the heating unit for unit # 8295 was not functional. The heat from this unit is provided by a heat pump located at the interior ceiling of space # 4716. **There was an abandoned furnace located in the attic space above suite # 212. The gas was shut off to the furnace at this location.** It is not known which of these units this unit provided heat for or if this complete system has been abandoned.



 (2) **Gas OFF- Not Tested.** The Heating System in this property could not be tested and was not inspected. The gas was shut off at the unit and the furnace was not tested. **It is recommended that the furnace be further evaluated (If needed) and applicable repairs be needed before initial use.**




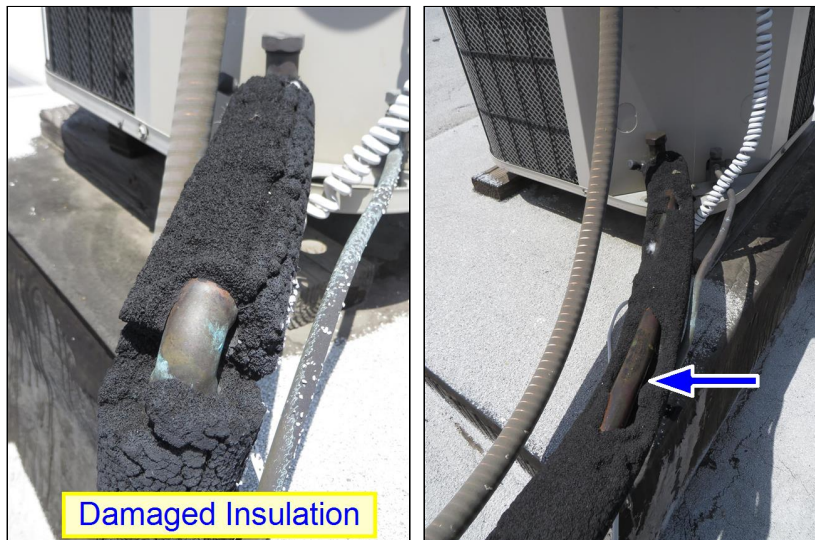
7.1 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Not Inspected

7.2 COOLING AND AIR HANDLER EQUIPMENT

Comments: Repair or Replace

 **Missing/ Worn Insulation at Cooling Line.** The insulation for the cooling lines has become worn and damaged. This insulation helps keep the cooling lines cold. Damaged or missing insulation at these lines makes the unit run harder, making it less efficient. **It is recommended that the insulation on these lines be replaced for better efficiency and energy savings.**




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


8. Other Notes

Items

8.0 ADA COMPLIANCE

Comments: Repair or Replace

 (1) **NOTE: Americans With Disabilities Act.** Most public buildings or buildings that provided services to the public are required to comply to certain guidelines set forth by the state of California. The age, occupancy and use of a building will dictate which and what ADA standards must be in compliance. **We do not cover ADA compliance in this inspection and will not be held liable for any ADA requirements for accessible design and construction.** All ADA requirements, compliance and issues pertaining to the ADA laws and legislature should be further investigated and evaluated by a ADA specialist. It is recommended that you consult with a specialist to discuss what is needed for this building to comply with today's ADA requirements.

 (2) **Not ADA Compliant.** This building does not currently comply with today's ADA (Americans with Disabilities Act) requirements. Due to the year in which this building was constructed, many of today's requirements will not be applicable; however there are still several requirements this building should be in

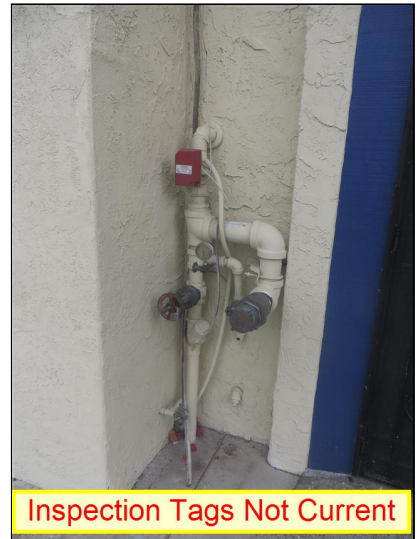
compliance with. This building should fall under Title III - Public Accommodations (and Commercial Facilities). **Not following the ADA requirements can result in lawsuits on top of additional repairs, modifications, alterations and or additions to the building and it's structure.** It is recommended that you consult with the local jurisdiction or building authority to determine what requirements should be met in order to comply.



8.1 FIRE SUPPRESSION SYSTEMS

Comments: Not Inspected

NOTE: Sprinkler System/ Fire Extinguishers: This building was provided with a fire sprinkler system throughout the building. This sprinkler system was not tested and the tags at the meter were not up to date. It is recommended that the sprinkler system be inspected by a qualified company and that all fire extinguishers be verified as being up to date, properly charged and needed where required.



General Summary



Nation Wide Inspections

10928 Black Mtn Rd # 18
San Diego Ca. 92126

Customer
Sample Report

Address
8295 La Mesa Blvd.
La Mesa Ca 91941

1. Roofing / Chimneys / Roof Structure and Attic

1.0 ROOF COVERINGS

Repair or Replace




(1) **FYI:** The roof inspection is a general overview of the roof's current condition. We are not roofing specialists. We cannot always accurately determine if there are active roof leaks. Often times a roof can leak due to problems or issues that are not visible at the time of the inspection. We will not be held liable for roof leaks that do not have visible issues at the time of the inspection. This includes patching of a roof. Visible evidence includes: physical damage, visible water staining at the interior ceilings, visible roof defects, improper roofing material or improper application of visible materials, worn areas, or improper and missing materials or flashings. Please understand that we do our best to determine and analyze the true condition of your roof and it's components. We try and report everything as accurately as we can. If you are concerned about any areas of this home, you are always encouraged to further evaluate any areas you have concerns about through a licensed specialist.

Roof Overview: The roof is accessed through the men's bathroom or through the attic area above this location. The access is through a wood panel which exits onto the roof deck. The roof appears to have an asphalt coating over an unknown existing roof type. The roof type and application is not standard, and we are not truly familiar with this system. It appears that this roof had a coating applied over an original composition or hot mopped roof. It appears that this roof might have a Polara roof System- with warranties from the roofing contractor (Possibly Sully Jones?) and not through a national manufacturer. This was not able to be verified and a test cut would have to be conducted to know exactly what the underlayment and substrate is. It appears that this roof was covered with one layer of polyester fabric and an asphalt flood cover. This coating may have a limited life in comparison to a re-roof with a complete roof system (ie. base sheet, inter-ply and cap sheet or a similarly designed system with a manufacturer's warranty. There are a few points on the roof where rain water ponds due to inadequate pitch to the drains. These areas are not severe; however, this roof should be periodically inspected by a roofing company to monitor for splits in the water proofing membranes at these locations. The roof is pitched towards the exterior parapet walls with internal roof drains. There were no visible scupper openings at the base of the parapet walls for

1. Roofing / Chimneys / Roof Structure and Attic


secondary drains. The building has a three foot high parapet wall along the perimeter of the roof. There are no sheet metal coping caps at the tops of the parapet walls.

FYI: Patching Noted. There were some areas of the roof that have been patched. This is noted for your information. There did not appear to be any visible problems with these areas. **We are not able to determine at the time of the inspection if the roof leaks at these areas.** This is noted for your information, and as a disclaimer. Because a roof is not completely visible for this inspection, it is always recommended that a licensed roofing contractor be called out for further evaluation if the repairs cannot be verified as being done by a licensed roofing contractor.

-  (3) **Improper Slopes- Pooling Water.** There are some locations on the roof in which there is evidence of pooling water. There were unlevel surfaces which are collecting water. This was noted at the Northwest corner. **It is recommended that efforts are made to slope these areas to allow the water to effectively shed water to the drains.**


1.1 FLASHINGS

Repair or Replace

-  (1) **No Caps at Parapet Wall.** This building has a parapet wall. Due to the nature of parapet walls, and the difficulty of properly sealing the roofing materials at these locations, it is recommended that all parapet walls be properly flashed with a listed cap. This will help guard against the possibility of water intrusion at these locations. **It is recommended that a proper cap be installed at the parapet wall by a licensed roofing contractor.**


1.2 SKYLIGHTS AND VENT TERMINATIONS

Repair or Replace

-  (1) **NOTE:** This building had 8 skylights provided for the upstairs offices. There were four main skylights provided at the upstairs hallway as well as two skylights in the upstairs bathrooms, one in an office and another at the rear stairwell.

1.8 VISIBLE ELECTRIC WIRING IN ATTIC



Repair or Replace

-  (1) **Missing Cover on Junction Boxes.** There is at least one missing cover at the junction boxes in the attic. Junction boxes are used to conceal wire connections, protecting them from damage and decreasing the risk of fire and shock. **Recommend installation of cover plates on all outlet boxes.**

2. Exterior


2.1 WALL CLADDING FLASHING AND TRIM

Repair or Replace

-  (1) **Building Structure:** This building is a stand alone building with a lower concrete exterior wall. The upper portion of the wall was supported with a cripple wall and steel posts. The interior walls appear to have been constructed with old school 2x4 redwood lumber. The ceiling joists varied in size depending on the floor level and ranged between 2X10 and 2X15 floor joists. Most of the building's structural elements were not exposed and are now covered by the building's interior finishes (plaster) with some sections of drywall. We cannot issue an opinion on the condition of these hidden elements; however, all visible structural elements appear to be professionally installed, stable and in good condition. No problematic modifications were noted at any visible structural framing members.
-  (2) **NOTE:** It was noted that there were areas of patchwork as some areas of the building. The reason for all of the patchwork was not be determined. It was observed that some of this patchwork was caused when some of the exterior wood was removed from the wall face. There were currently no visible problems with these areas at the time of inspection and this is noted for your information only.

2.2 DOORS (Exterior)

Repair or Replace

-  **Safety Hazards.** The egress doors (main doors) for the upstairs office access are not provided with panic hardware. Currently a key is needed to unlock one of the doors- when locked. Should a fire or other emergency occur after hours or when the doors are locked and tenants, clients or customers are inside the building, they would

2. Exterior

not be able to exit the building. This is a health and safety issue that should be addressed. **It is recommended that you check with the local jurisdiction about the door requirements at these locations.**

2.4 WINDOWS

Repair or Replace



(1) **Window Note:** The majority of the windows at the upstairs offices are single pain and may be original or close to original. The majority of these windows are wood frame, push-out windows. The upper portion of these windows have been painted shut and were not tried for working order.

2.5 VEGETATION, GRADING, AND DRAINAGE

Repair or Replace



(1) **Planter Boxes Against Building.** There are areas around the perimeter of the building which have planter boxes. These planter boxes can allow the soil level to become too high at the wall. Soil should not extend above the foundation due to the increased possibly of moisture damage to the walls and interior structure. **The interior wall at this location was not able to be inspected due to not having access to this unit.** **It is recommended that the planter boxes be removed and the soil be leveled at this area.**

2.7 EXTERIOR LIGHT FIXTURES AND OUTLETS

Repair or Replace



(1) **NOTE: GFCI Protection.** Although GFCI protected outlets may not have been required at all exterior locations at the time in which this house was constructed, it is recommended all exterior outlets be listed for outdoor use (with covers) and be GFCI protected. GFCI's are a safety device built into an outlet to "trip" the circuit if it detects that electricity is unbalanced, or if it detects improper connections of the neutral. Recommend ALL exterior outlets to be GFCI protected by a licensed electrician.

3. Interior of Units

3.0 CEILINGS

Repair or Replace



(1) **NOTE:** There were some areas of patchwork noted at some of the ceilings. The reason for this patchwork could not be determined, but there did not appear to be any current damage or issues at these areas. This is noted only for your information.

NOTE: There were a few rooms in the house in which there were some minor settlement cracks and or patchwork noted at the drywall/ plaster of the ceilings. These are common and did not show signs of having structural issues. These areas can be repaired at your convenience, if so desired and was noted for your information.

3.1 WALLS

Repair or Replace



(1) **NOTE:** Because the units were occupied at the time of inspection there are many areas that cannot be fully inspected due to belongings. These may include, but are not limited to, areas of flooring, walls, closets, shelving, some electrical outlets, windows and ceilings.

3.4 WINDOWS (REPRESENTATIVE NUMBER)

Repair or Replace



Cracked/ Damaged Window. The window in the upstairs hallway was cracked at one of the office windows. **It is recommended for safety purposes that this be repaired or replaced by a licensed contractor or window professional.**


3.5 OUTLETS SWITCHES AND FIXTURES


Repair or Replace



(1) **FYI:** Due to the year in which this building was constructed, the original style of two pronged outlets have remained at some locations. It is important to know and understand that the two pronged outlets may have not been upgraded with grounding.


3. Interior of Units

 (2) **Inoperative Outlets.** There were a few outlets that did not work at time of inspection. These were noted at being located in the upstairs hallway (outside of suite # 211) and in one of the offices of suite # 8295. **There was no power at these outlets.** It is recommended that this be further evaluated by a licensed electrician.

 (3) **Painted Outlets.** Several of the outlets in suite # 8295 were not covered when painting was conducted, and the outlets were painted. Painting of outlets increases the risk paint chips entering the receptacle and creating resistance. **This can cause the outlet to over heat causing damage to the outlet and an increased risk of fire.** It is recommend that all outlets which have been painted be replaced as needed by a licensed electrician.


3.6 BATHROOM(s)

Repair or Replace

 (3) **Loose Toilet.** The toilet fixtures in the lower bathrooms (both men's and Women's) were loose at the floor. This could cause the wax ring to become dislodged and your toilet to leak water onto the floor. It is recommended that this toilet have the wax ring replaced and the toilet secured to the floor (to ensure a proper seal), and caulking be applied to the base of the toilet. **(WARNING) Over tightening will cause the porcelain to crack and the need for replacement of the toilet.**

3.7 STAIRWAY


Repair or Replace


 **Improper Wall Height.** The wall (guard rail) around the interior stairs does not meet today's height requirements. It is required for today's standards that guard rails have a minimum height of **42 inches**. The current height of the wall at around the staircase is only **29 inches**. Currently this wall is low for today's standards. For safety purposes it is recommended that this be altered to meet the today's standard safety requirements.

5. Plumbing System

5.0 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES


Repair or Replace

 (1) **Plumbing Notes:** The plumbing for this building consisted of both copper and galvanized supply lines. Galvanized plumbing is an older supply system that is no longer being used in today's construction for use as potable water. The galvanized lines within this building are believed to be original and may contain traces of lead at the joints. Some of the newer plumbing sections have been completed with copper. These two materials are not compatible and can cause corrosion and deterioration of the copper lines if joined together without the use of a dialectic union. It is recommended that the original galvanized supply lines be changed to a new style of plumbing (Copper, PE or similar material) and that all connections be verified as having proper protection.

 (2) **Copper To Galvanized.** It was noted that there was a Copper to Galvanized plumbing connection made at the water heater connection. All connections between incompatible materials should be protected by the use of a dialectic union. Dialectic unions are a fitting designed to join a copper pipe to a galvanized pipe, called a 'union'. Pipes that do not have this union can become damaged by electrical impulses from the water's acidity. This eventually can cause the pipe to deteriorate and leak. It is recommended that the supply system be further evaluated and repaired as needed by a licensed plumbing contractor.


5.1 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Repair or Replace

 **NOTE: Cast Iron Plumbing.** The waste lines at the underside of this building may be constructed of cast iron. These lines are not visible and were not able to be inspected for interior physical damage, clogs, root intrusion or other damage. **Due to the type and age of the material it is recommended that the waste lines be further evaluated.** Cast iron waste lines rust and deteriorate from the inside out- The true dimensional circumference, and function could not be determined at the time of the inspection. It is highly recommended that a plumber, equipped with a camera, be called out to scope the interior of these lines before the end of the contingency period. This will help to determine the true condition of the waste lines from the house to the city connection.



5.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Repair or Replace

 (1) **Water Heater Information:** The building has a 2004 small residential water heater rated at 30 gallons. It was stated by a tenant that there are two offices within this building which contain either showers or tubs- These

5. Plumbing System








showers/ tubs were not observed or tested. The building has no kitchen or other areas requiring much hot water so the current water heater size should be sufficient for the current building occupancy.

-  (2) **Cant Verify TPR Valve.** This water heater is equipped with a Watts 210 Gas shut off valve in lieu of the standard TPR type blow off type valve. This valve will shut off the gas if the water pressure or temperature exceeds the tanks limits. **This system still REQUIRES a TPR valve to be located at an exterior cold water line.** This is a required safety measure that was not able to be verified at the time of the inspection. **It is recommended that this TPR Valve be located or installed as needed by a licensed plumber.**
-  (3) **No Sediment Trap.** There was currently no sediment trap on the gas line leading into the hot water heater. It is recommended by the manufacturer that a sediment trap be installed at this heater. **It is recommended that a trap be installed by a licensed plumber.**

6. Electrical System


6.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Repair or Replace

-  (1) **NOTE:** There is an older Pumatic type breaker system. This is an older system which utilizes a breaker system that is no longer being used or manufactured. Replacement breakers for this panel are difficult to find and expensive. You may wish to convert this to a more modern breaker type system. This is noted for your information.
-  (2) **NOTE:** There was a panel that is on a old fuse type system. This is an older system that is considered to be outdated for today's standards. You may wish to convert this to a more modern breaker type system. This is noted for your information.
-  (3) **Undersized Panels.** It appears that the sub-panel for unit 8295 "B" and 4730 are undersized (rated at 125 and 100 Amps) for the amount and sizing of breakers provided. This load appears to be too large for the panel capacity. This may cause your breakers to "Trip" due to overloading of the circuits. **This Panel may need to be upgraded to a larger service.** **It is recommended that this panel be further evaluated and the loads be properly calculated by a licensed electrician and repaired or replaced as needed.**
-  (4) **Could Not Verify Protection of Circuit.** There was an improperly connected branch/ feeder wire located in the upstairs service closet. The wire leading to the disconnect, labeled "Suite 209/210" was double tapped at the supply lug and may be improperly connected within the gutter. Hot and neutral wires may not share termination points at the bussing or at connected breakers and should be appropriately sized according to AWG standards.
-  (5) **Grounds On Neutral Bar.** The sub-panel currently has the grounds bonded to the neutral bar. In sub-panels, the neutral (white) wires should be isolated or "floating" (not touching the panel, the grounding wires ((bare copper or green)), or any other metal part of the panel). **It is recommended that a licensed electrician further evaluate this panel and correct as needed.**
-  (6) **Breakers Not Properly Labeled.** The Breakers at several of the sub panels are not properly labeled for individual use or are improperly labeled. There were several breakers labeled as "Spare" that were currently in use. There were also sub-panels that were receiving power from unidentified sources. All sub-panels should be properly identified and each panel- including their location within the building. **It is recommended that each breaker be properly labeled for its correct use and location.**
-  (7) **Scorching of Wires.** There are scorched wires and tarnished of the service lug noted within the sub panel of unit # 4730. Currently this panel was undersized but protected for the current load potential. **It is recommended that this is further inspected and repaired by a licensed electrician.**




6.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Repair or Replace

-  (1) **Wire Methods:** There were several runs of rigid conduit throughout the building; it appears that contemporary (THHN or Similar) wiring has been pulled through these runs within the past few years. Some of the upstairs junction boxes and sub- panels had cloth-wrapped wire insulation. Both Rigid and flexible metal conduit was used pretty much throughout the building. All of the wiring visibly examined within the panels was copper. A spot check was made of the receptacles in the building. This was done with a simple three-pin receptacle tester. In places

6. Electrical System



where computers are to be used, the wiring should be more thoroughly examined and the circuits tested; you may find it appropriate to add dedicated, protected circuits for any areas using mainframes and or computer devices.

-  (2) **Double Tapping of Breaker.** The sub panel has a breaker that is double tapped. Double tapping is when two wires enter a single breaker. This typically occurs when the panel is too small for the current amount of breakers provided, or an additional was breaker was just not added. **Recommend further evaluation and repair by a licensed electrician.**
-  (3) **Improper Wire Size.** The sub panel for 4720 "Panel E" has an undersized wire for one of the breakers. The 40 amp breaker should be sized with a minimum of a #8 AWG copper wire. It is currently wired with a smaller #10 AWG copper wire. **Improper wire sizing causes the wires to over heat increasing the risk of fire and damage. Recommend that this be further evaluated and corrected by a licensed electrician.**
-  (4) **Minimal Number of Neutrals.** Typically each 120amp branch service should be contain a hot and a neutral and a grounding source. Currently there were sub-panels containing more breakers than neutrals. This can be observed in sub-panel 8295 "A" as well as others. **This particular has 12 active small branch circuits with only 7 neutrals provided. It is recommended that this be further evaluated and repaired as needed by a licensed electrician.**

7. Heating / Central Air Conditioning


7.0 HEATING EQUIPMENT

Repair or Replace

-  (1) **HVAC NOTE:** The Scope of this inspection does not include a thorough analysis of the inner components of the provided furnaces, heat pumps or Air-conditioning units. Currently there were two, roof-top mounted split unit air conditioning systems as well as two package units. Due to limited access to the thermostats and the units be occupied at the time of the inspection, a complete testing of these systems was not able to be conducted. The A/C was tested at several of the suites and found to be sufficient- although the distribution was not equally balanced. The heating element of these systems was not able to be conducted. It was stated by one of the occupants that the heating unit for unit # 8295 was not functional. The heat from this unit is provided by a heat pump located at the interior ceiling of space # 4716. **There was an abandoned furnace located in the attic space above suite # 212. The gas was shut off to the furnace at this location.** It is not known which of these units this unit provided heat for or if this complete system has been abandoned.
-  (2) **Gas OFF- Not Tested.** The Heating System in this property could not be tested and was not inspected. The gas was shut off at the unit and the furnace was not tested. **It is recommended that the furnace be further evaluated (If needed) and applicable repairs be needed before initial use.**

7.2 COOLING AND AIR HANDLER EQUIPMENT


Repair or Replace

-  **Missing/ Worn Insulation at Cooling Line.** The insulation for the cooling lines has become worn and damaged. This insulation helps keep the cooling lines cold. Damaged or missing insulation at these lines makes the unit run harder, making it less efficient. **It is recommended that the insulation on these lines be replaced for better efficiency and energy savings.**


8. Other Notes

8.0 ADA COMPLIANCE

Repair or Replace

-  (1) **NOTE: Americans With Disabilities Act.** Most public buildings or buildings that provided services to the public are required to comply to certain guidelines set forth by the state of California. The age, occupancy and use of a building will dictate which and what ADA standards must be in compliance. **We do not cover ADA compliance in this inspection and will not be held liable for any ADA requirements for accessible design and construction.** All ADA requirements, compliance and issues pertaining to the ADA laws and legislature should be further investigated and evaluated by a ADA specialist. It is recommended that you consult with a specialist to discuss what is needed for this building to comply with today's ADA requirements.

8. Other Notes

-  (2) **Not ADA Compliant.** This building does not currently comply with today's ADA (Americans with Disabilities Act) requirements. Due to the year in which this building was constructed, many of today's requirements will not be applicable; however there are still several requirements this building should be in compliance with. This building should fall under Title III - Public Accommodations (and Commercial Facilities). **Not following the ADA requirements can result in lawsuits on top of additional repairs, modifications, alterations and or additions to the building and it's structure.** It is recommended that you consult with the local jurisdiction or building authority to determine what requirements should be met in order to comply.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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INVOICE

Nation Wide Inspections
 10928 Black Mtn Rd # 18
 San Diego Ca. 92126
 Inspected By: Jason Havel

Inspection Date: 4/25/2014
 Report ID: J042514A

Customer Info:	Inspection Property:
Sample Report	8295 La Mesa Blvd. La Mesa Ca 91941
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
Commercial Buiding (Retail/ Office) 10,000 Sq Ft.	1600.00	1	1600.00
			Tax \$0.00
			Total Price \$1600.00

Payment Method: Pay Through Escrow
Payment Status: Waiting For Escrow
Note: To Be Paid At Escrow (Date _____)