

# *Pre-purchase Building Inspection Report*

Exclusively for: Mr. Johnson

Irvine, CA.



Prepared by:

California Real Estate Inspection Association Master Inspector

***Steve Garcia Inspections***

*Building Inspections Since 1986*

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*(714) 264-5071*

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## REPORTS DEFINITIONS & SCOPE

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Thank you for selecting me to provide your property inspection. My business is mostly through referrals and I would appreciate you recommending my service to your family, friends and associates who may be in need of my services. Log onto my web site to see all of the inspection services I provide.

I am a Master Inspector of **CREIA** (California Real Estate Inspection Association) Established in 1976 , the first and largest Professional inspection organization in the state of California for property inspectors.

This report describes the property conditions on the date of the inspection, beyond the **CREIA** standards of practice due to who I am as a person, my experience and education. My judgment is based upon locally accepted practices for construction, comparable properties with respect to quality and workmanship allowing for reasonable wear and tear. The Building Code is one source I take into account, but my service is not a Code Compliance inspection or local city/ municipality ordinance compliance inspection.

Inaccessible features, and cosmetic considerations are specifically excluded from the scope of this report. My inspection is not technically exhaustive and does not include tests such as an appropriate specialist might perform on any given system with specialized tools. I test components with normal operating controls and do not break down nor take apart any system other than the front covers of electrical panels and furnaces /heating units. My fees do not include guarantees or warranties either expressed or implied.

Some features are not inspected. For instance: Sewer drainage, which can become blocked without warning; timer controlled devices; thermostats and similar control devices are not checked for calibration; security systems; elevators; and personal property such as refrigerators and drapes. I cannot judge what I cannot see, such as conditions hidden within walls, beneath rugs, or deliberately masked. I do not dismantle, turn on gas service to appliances, nor venture into or onto areas, which in my judgment may be hazardous. The inspection is strictly limited to those items detailed in this report. To review the standards of practice and code of ethics please visit [www.creia.org](http://www.creia.org).

**My services are to assist you, so please call me if you have any questions. (714)-264-5071**

I Serve Orange, Los Angeles, Riverside and San Bernardino Counties.

### I provide for my clients

#### Over 800 hours of College Education pertaining to Building/Home Inspection:

Council of American Building Officials (CABO) 1&2 Family Dwelling Codes  
 American Disability Act (ADA) Handicap Building Requirements  
 Commercial Mechanical Inspection  
 Residential Mechanical Inspection  
 HVAC 100-Refrigeration Principles  
 Air Conditioning Operation /Service  
 Air Conditioning /Air Balance  
 Concrete and Masonry Inspection  
 Steel & wood Frame Inspection  
 Fire /Life and Safety Codes  
 International Building Codes  
 California Building Codes  
 Plumbing Inspection  
 Electrical Inspection  
 California Energy Codes  
 Uniform Building Codes  
 Construction Inspection

#### Certification in:

The California Real Estate Inspection Association (CREIA) Designation of Master Inspector  
 Energy Inspection and Rating by the California State Energy Commission  
 Building Inspection Technology by Coastline Community College

This report was prepared for the client, participants in this transaction may call me before the close of this transaction. Any disputes regarding the information contained in this report please document the dispute in writing and send to PO Box 6457 H.B. CA. 92615-6457. Copyright 2010 All Rights Reserved. Steve Garcia Inspections (714) 264-5071

Building Anchorage Systems by Simpson Strong-Tie

**Membership in:**

The International Association of Plumbing and Mechanical Officials (IAPMO)  
The International Association of Electrical Inspectors (IAEI)  
The California Real Estate Inspection Association (CREIA)  
Indoor Air Quality Association (IAQA)

**Over 30 years Experience in:**

New Construction Quality Control Monitoring (Builder and Buyer)  
Commercial and Residential Building Construction  
Class Action Construction Defect Litigation  
Building Inspection  
Home Inspection

I have over 2000 hours of Inspection profession associated continuing education  
at conferences, seminars and other educational meetings

This report exceeds the CREIA Standards of Practice for some systems and components

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## CODE DEFINITIONS

### SAFETY CONCERNS

**[SC] Safety Concerns:** Conditions noted that may pose a physical danger or hazard to health. These conditions warrant immediate further evaluation and corrections by an appropriate specialist, from the appropriate field, using the approved methods with full signed documentation describing the work that was completed and the present condition of the component or system before the completion of this transaction.

### FURTHER EVALUATION

**[FE] Further Evaluation:** Items noted that warrant a degree of examination beyond my generalist inspection by an appropriate specialist from the appropriate field, with full signed documentation describing the present condition of the component or system, including: cost estimates, corrective measures and life expectancies.

### CORRECTIONS RECOMMENDED

**[CR] Corrections Recommended:** Items noted need to be made right, through maintenance, repair or replacement or some other method of correction. All corrections should be done by an appropriate specialist from the appropriate field, using the approved methods and materials, with full signed documentation describing the work that was completed and the present condition of the component or system before the completion of this transaction.

### RECOMMENDED UPGRADE

**[RU] Recommended Upgrades:** Inspector recommends items noted to be updated to current standards and/or equipment. Upgrades are systems and/or components that may not have been available or have been improved since the building was constructed. All upgrades should be done by an appropriate specialist from the appropriate field using approved methods and materials.

## INSPECTION INFORMATION

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This report is intended only as a general guide to help the Client make an evaluation of the overall condition of the Home/Building and is not intended to reflect the value of the property, nor make any representation as to the advisability of purchase. The report expresses the opinion of the Inspector, based upon visual impressions of the conditions that existed at the time of the inspection only.

Systems, conditions and environmental evaluation which are not within the scope of the building inspection include but are not limited to: formaldehyde, lead paint, mold, asbestos, radon, toxic or flammable materials, and other environmental hazards; pest infestation, recreational or playground equipment, calibration or efficiency measurement of insulation or heating and cooling equipment, concealed or underground drainage or plumbing piping systems, storage tanks, any systems which are shut down or otherwise secured; water wells ( water quality and quantity); zoning ordinances; building set-backs, property lines, intercoms; security systems; heat sensors; cosmetics; or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

Should any disagreement or dispute arise as a result of this inspection /report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration as set forth in the Inspection Agreement, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company Steve Garcia Inspections to inspect the claim prior to any repairs or replacements or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

Should repairs be necessary I suggest they be performed by an appropriate specialist in the appropriate trade and that all work complies with applicable laws, including governmental permits, inspections, and approval requirements.

Buyer should obtain from Seller receipts for repairs performed by others or seller, a written statement indicating the date and details of repairs performed by others or seller. Buyer should verify the conditions of systems or components that were repaired.

California law requires a broad disclosure statement to be provided by the sellers to buyer of most residential property (CA D.R.E. Form TDS-14). If the statement was provided to us, it is used at the inspection to double-check problem areas. I do not cover all the items in the state form; and some items may not be inspected.

**NOTWITHSTANDING POSSIBLE STATEMENTS TO THE CONTRARY IN THE REAL ESTATE TRANSFER DISCLOSURE STATEMENT (CA D.R.E.FORM TDS-14), OUR INSPECTION IS NOT A SUBSTITUTE DISCLOSURE AS DESCRIBED BY CIVIL CODE 1102.** This means we are *not* responsible for any errors or omissions on the disclosure statement nor any possible consequences of such errors or omissions.

It is the Clients sole responsibility to read this report in its entirety, not rely upon any verbal comments and to research any and all jurisdictional permits required by the local authorities regarding the property in contract before the close of this transaction. The Client is to personally perform a diligent visual inspection of the property after the Seller vacates to insure that no "condition" was concealed by personal property and/or stored items while occupied or damaged during the Sellers evacuation of the building. Should any "condition" be revealed that was not addressed within this report prior to, or after the close of this transaction, please contact me immediately for an additional evaluation regarding such "condition."

Resources for lowering your energy costs: Online Consumer & Business Conservation Rebate Database [www.consumerenergycenter.org](http://www.consumerenergycenter.org) California Department of Consumer Affairs: [www.dca.ca.gov/energychallenge.htm](http://www.dca.ca.gov/energychallenge.htm) Local Utility companies (partial list): PG&E 800-743-5000, Edison 800-655-4555, San Diego Gas and Electric 800-411-7343, Southern California Gas Company 800-427-2200

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**CLIENT & SITE INFORMATION**

**FILE/DATE/TIME** This is a preliminary report before the recommended specialist evaluation /reports.  
File # 170510  
Date of inspection: May 17, 2010  
Time of inspection: 10:00 AM - 3:30 PM.

**CLIENT'S NAME** Mr. Johnson.

**INSPECTION ADDRESS** Irvine, CA.

**WEATHER/SOIL** Weather conditions during the inspection: overcast, 65-68 degrees, and the ground was dry.

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**BUILDING CHARACTERISTICS**

**MAIN ENTRY** Faces: Street.

**DESCRIPTION** 6 year old commercial building.

**TYPE OF STRUCTURE** Concrete Tilt-Up building.

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**UTILITIES**

**ELECTRICITY** Municipal power was switched on at the beginning of the inspection, and switched off at the completion of the inspection.

**WATER/SEWER** Municipal water was on at the time of the inspection.

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**OTHER INFORMATION**

**PEOPLE PRESENT** **People present:** Client was present at the beginning and the completion of the inspection.

**BUILDING OCCUPIED** The building was vacant at the time of inspection.

**INSPECTED BY** Steven William Garcia and Mark Leuschen.

**COMMENTS** Where noted, material defect(s) in the systems, structures, or components of the building are preceded by condition codes i.e. [SC], [FE], [CR] and [RU]. Each code is defined in the Condition Code section of page 3 of this report. I recommend all maintenance, repairs, or corrections be made by the appropriate specialist in the appropriate trades using approved methods prior to the close of this transaction.

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**INTRODUCTORY NOTES**

**IMPORTANT INFORMATION**

[NOTE] Any statements made in the body of this inspection report pertaining to left, right, front or rear were referenced by standing in front of and facing the building front door.

[NOTE] Line item numbers within report are for reference and identification purposes only.

[NOTE] I recommend obtaining equipment operating manuals and documentation

for all warranted items of the building.

[NOTE] Photographs, when used, are simply a tool to convey my findings, they are not intended to enhance those findings or diminish any findings not photographed.

[NOTE] Regardless of the age of the building I recommend inquiring about all permits and inspection records with final signatures from the Department of Building and Safety with authority of jurisdiction for any alterations, additions and repairs that may have been made to the building.

[NOTE] Further evaluations and all corrections are recommended to be completed by the appropriate specialist in the appropriate trades using approved methods and materials before the close of this transaction, with all documentation/receipts regarding evaluations and corrections be made available to you.

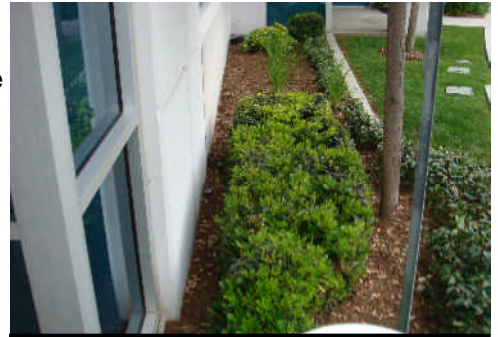
## SITE & HARDSCAPE

### SITE & HARDSCAPE COMPONENTS

#### 200 SITE GRADING

**Description:** Near level site.

[CR] The grading at the front and left side is not adequately sloped away from the foundation. It is important that surface grade be sloped away from the perimeter foundation to prevent moisture accumulation next to the foundation, which may infiltrate below the building effecting the structural integrity of the building support systems.



Front grade /planter, no visible drains.

[FE] The interior slab/floor level is marginally above the exterior landscaping. I recommend modifications in these areas to maintain a minimum of 2 inches clearance between the grade and slab/floor level.

#### 201 SITE DRAINAGE

**Description:** Grading surface water runoff only.

See comments above.

[FE] I recommend the planters be evaluated during heavy rains to determine the drainage plan that may be needed.

#### 202 DRIVEWAY / PARKING

**Description:** Asphalt. The driveway and parking area is functional.

#### 203 WALKWAY(S)

**Description:** Concrete. The walkways were functional with some slight cracks, and with exception noted below.

[SC] Uneven section in the walkway surface at the front entry is a potential trip hazard. Lifted 3/8"

**204 MAIN ENTRY**

**Description:** concrete. The entry was functional, with exception noted below.

[CR] The right side adjacent window frame caulking is not maintained.



**NOTES**

[FE] Sprinkler systems are outside the scope of this inspection.

## BUILDING ENVELOPE & COMPONENTS

### BUILDINGS WALLS & SIDINGS

**310 DESCRIPTION**

Concrete Tilt-Up walls.



**318 CONCRETE WALL(S)**

The concrete walls appeared functional, with exceptions noted below.

[CR] The concrete walls finish /paint appeared worn, weathered and chipping at the front second floor window ledge.

[CR] There are cracks in the concrete walls. These conditions are conducive to moisture intrusion/deterioration.





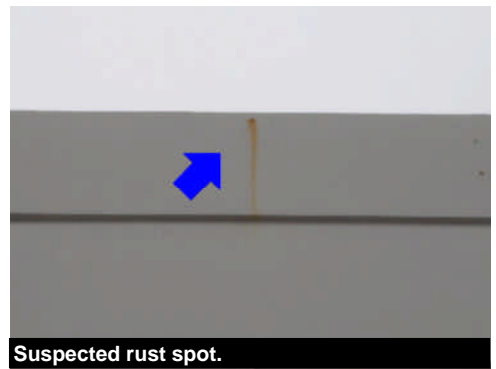
**321 COMMENTS**

[FE] The exterior wall appears to be bowed out at the rear right corner of the warehouse. A gap is evident between the interior wall.



**322 INSPECTOR RECOMMENDS**

[FE] There is a suspected rust spot at the rear upper right area.



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**WINDOWS & DOORS**

**326 EXTERIOR WINDOW CONDITIONS**

**Description:** Single pane, aluminum frame fixed windows.

The windows viewed from the exterior appeared functional, with exceptions noted below.

[CR] The front window frame is not sealed at the base. Moisture intrusion is evident.



**327 INTERIOR WINDOW OPERATION**

The windows did not have any moisture intrusion visible other than the front window.

There are visible safety glass markings on the glass at the required locations.



**328 EXTERIOR DOOR  
CONDITIONS /  
OPERATION**

**Description:** Single pane, aluminum frame, tempered safety glass double doors.

The doors were functional, with exceptions noted below.

[CR] The left door upper pin locking mechanism is sticking. The door does not latch with the lock bolt key.



Door pin only latched by pushing up.

**GARAGE(S)**

**GARAGE /WAREHOUSE**

**400 INFORMATION**

[SC] One florescent bulb fell and is broken on the plywood above the added room.



**401 EXTERIOR**

[CR] The added metal rear gate drags on the slab, and the iron wall fastener plate is missing fasteners.



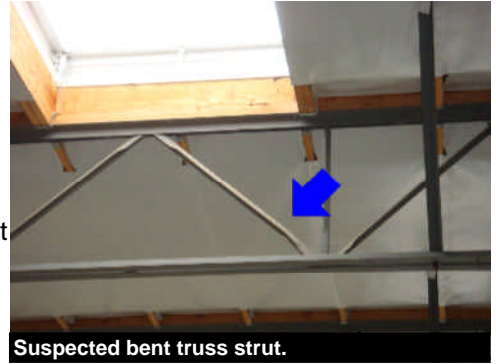
Gate is bent /damaged at bottom.

**402 ROOF /FRAMING**

The roof framing and deck sheathing is not visible due to the vapor barrier.

The metal truss framing was visible below the barrier and appeared functional, with the exception noted below.

[FE] Suspected bent truss strut at the front right area of the warehouse.



Suspected bent truss strut.

**403 INTERIOR / WALLS**

The concrete walls appeared to be functional, with slight cracking.

[FE] Small holes in the concrete wall at the left side adjacent to the roll-up door, and rear wall. Visible round patch at rear wall.

[FE] The gap /separation between the rear right walls may be a breach in the fire separation between warehouses.

[CR] The center of the right side wall board has impact damaged.

[CR] All gaps and voids should be sealed with proper fire rated materials.

**404 INTERIOR CONDITIONS**

An addition appears to have been built into the warehouse at the right side.

There is no fire separation between the office spaces and suspected utility room addition.

[CR] The office walls and ceilings fiberglass batt insulation is out of place and missing.



Non-fire rated ducts through the wall.

**405 FIRE SEPERATION**

[SC] Fire separation between the office spaces and the wearhouse is lacking.



No fire separation wall /ceiling.

**406 CONCRETE SLAB**

The visible areas of the warehouse floor appeared functional, with exceptions noted below.

[CR] There is cutoff bolts in the slab that are not flush with the slab. A few bolts are sticking up from the surface of the slab. Trip concern.

[FE] The slab concrete has a few pop-outs.



Grind the bolts down to prevent tripping.

**407 VENTILATION**

There is no visible ventilation for the warehouse.

**408 OVERHEAD DOOR(S)**

**Description:** Metal roll-up doors.

The doors were operated and are functional.

[FE] When closing the doors the operating chains must be controlled by the operator. The doors can come down fast if not controlled.

[CR] The left door bottom seal is separated.

The rear door cover is bent and damaged. This condition did not impede the operation of the door.



**410 FIRE SEPERATION DOOR(S)**

**Description:** Solid-core doors.

The doors between the warehouse and office space were fire separation doors, and the hall door was self-closing & latching.

[CR] The utility door was not self closing and latching.

**411 PEDESTRIAN DOOR(S)**

**Description:** Metal doors. The doors were functional, with exceptions noted below.

[CR] The left door threshold is loose and missing a fastener. The door closing device should be adjusted to close slower for safety. The closer cover is missing.



**ROOF SYSTEMS**

**DESCRIPTION**

**500 DECK SLOPE**

Low slope roof deck framing.



View of the rear left scupper. See below.

**502 ROOF COVERING(S)**

built-up with a mineral cap sheet surface.



**504 INSPECTOR NOTES**

[SC] The roof access metal ladder fastener is loose at the top.

[SC] The access roof deck puddles water adjacent to the access ladder. Poor drainage area is a slip and fall hazard.



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**ROOF COVERINGS**

**514 BUILT-UP ROOFING**

The roof surface appeared functional, with exceptions noted below. Periodic inspections and maintenance is recommended.

[FE] The rear left roof scupper is restricted by roofing material. The opening is between 2" - 3". This condition could cause puddling of water during excessive rains.

[FE] Puddling is evident adjacent to the scupper. Regular maintenance of the areas is vital to prevent the build-up of vegetation, debris, sagging and possible damage to the roof.



**Rear left roof scupper.**

**515 PARAPET WALL(S)**

The parapet walls appeared functional.



**Mastic patching at the rear left corner.**

516 COMMENTS



View of the scupper & puddling water.

FLASHINGS

517 DESCRIPTION Metal flashing at the front wall is functional.

518 FLASHING(S) [FE] The electrical conduit pipes do not appear to have jack flashings. One of the conduits is leaning over.



PENETRATIONS & VENT PIPES

520 PENETRATION(S) The visible roof penetrations appeared maintained.

The front iron pipe appeared to have leaked onto the second floor left office ceiling panel. The pipe is sealed at the roof.

The second floor center office area has a slight stain on the ceiling panel. This stain appears to have been from an unsealed plumbing vent pipe that is sealed at this time.



Pipe /area of suspected leak.

[FE] The pipes do not appear to have jack flashings.

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## SKYLIGHTS

### 523 SKYLIGHT(S)

The visible skylights appeared functional, with no evidence of leakage.



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## ROOF DRAINAGE

### 526 DOWNSPOUT(S)

**Description:** Metal. The visible downspouts appeared functional, with exceptions noted below.

[CR] The rear left corner downspout end is crushed /damaged.

The front roof drain conductor is within the building wall, and the termination point is not visible.



### 527 COMMENTS

No stains below the front left roof drains.





# ATTICS

## ACCESS OPENING(S) & ACCESSIBILITY

**601 ATTIC ACCESS(S)** Above the first and second floors suspended ceilings will be identified as the attic space.

The space between the suspended ceilings is restricted by insulation, ducting, and the ceiling support wires /hangers.

**602 COMMENTS** [CR] The visible right side joining wall above the suspended ceilings are lacking fire separation board on this side of the framing.



Lacking fire seperation board & not sealed

## FRAMING & SHEATHING

**603 DESCRIPTION** Metal trusses and chip board roof sheathing.

**606 TRUSS FRAMING SYSTEM** The visible areas of the roof trusses appeared functional.

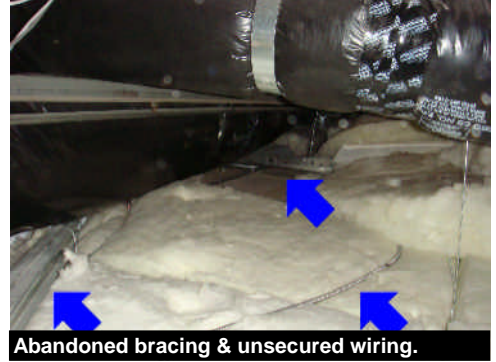
**607 ROOF SHEATHING** The visible areas of the roof sheathing appeared functional.

**611 INSPECTOR RECOMMENDS** [CR] I recommend abandoned bracing be removed, the suspended ceiling hangers be evaluated, the electrical wiring be secured and the insulation be placed properly.



**612 COMMENTS**

[FE] It appears partition walls have been altered leaving metal braces abandoned and hanging above the second floor ceiling.



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**INSULATION**

**617 DESCRIPTION**

Materials: fiberglass batts.

**618 INSULATION**

The visible attic insulation appeared functional, with exceptions noted below.

[CR] The insulation is out of place/ missing in areas of the ceilings and walls.



**619 COMMENTS**

[CR] The insulation over the bathrooms and walls has been improperly installed.



## FOUNDATIONS & SUB-STRUCTURES

### FOUNDATION & SUPPORT COMPONENTS

**801 FOUNDATION TYPE(S)**

Concrete slab on grade and grade beams.

**803 EXTERIOR PERIMETER**

Not visible. Only the surface grade beam and column footing surfaces.

**804 INTERIOR SLAB**

The interior office space concrete slab could not be inspected due to wall-to-wall floor coverings.

## PLUMBING

### WATER SERVICE

**900 MAIN SHUTOFF LOCATION**

The main water shutoff valve is located at the left side of the building.

The valve was operational.



Main shutoff valve & static pressure.

**901 MAIN WATER LINE**

Materials: 2" Copper main water supply pipe.

### WATER SUPPLY PIPING

**904 DESCRIPTION**

Materials: Copper piping, where visible.

**905 WATER PIPING CONDITIONS**

The visible water supply piping appeared functional, with exception noted below.

[CR] The water supply pipe feeding the roof faucet does not appear to be supported properly below the roof.



Unsupported end of pipe feeding roof.

**906 HOSE FAUCET(S)**

The accessible hose faucet at the left side was functional. Anti-siphon backflow preventer is installed.

**907 INSPECTOR RECOMMENDS**

[CR] The static water pressure was measured at the left side exterior hose faucet and was 82 PSI, which exceeds the 80 PSI maximum. This condition is conducive to plumbing leaks (pipes and faucets). I recommend adjusting or replacing the pressure regulator to limit the water pressure to or below 60 PSI, or appliance design limits.

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**WASTE, DRAIN & VENT PIPING**

**908 UNDERGROUND / FLOOR DRAIN PIPING DESCRIPTION**

Not visible.

**910 UNDER SINK / BASIN DRAIN PIPES**

The visible drain pipes were functional, with exceptions noted below.

[FE] The hallway sink drain is soiled.

**911 DRAIN & WASTE VENT PIPING**

The visible areas of the vent pipes appeared functional.

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**WATER HEATERS**

**WATER HEATER INFORMATION**

**1001 LOCATION(S)**

The 19.9 gallon 6 year old electric water heater tank is located in the interior hall closet.



## WATER HEATER CONDITIONS

### 1009 WATER SUPPLY CONNECTIONS

[RU] The shutoff valve and water supply connectors appeared functional. Valves are not operated. I recommend insulating the exposed water piping to minimize heat loss.

[FE] The water supply connectors have slight corrosion evident.



### 1012 ENERGY SOURCE(S)

The electrical connection was functional.

### 1013 TANK "T & P" SAFETY RELIEF VALVE(S)

A temperature & pressure relief valve and discharge line are installed. The discharge line extended and terminated close to the ground facing downward.

### 1014 SEISMIC SAFETY STRAPS

The water heater is double strapped and stabilized/blocked to resist movement.

### 1017 PLATFORM

There is no drip pan and drain line under the water heater to catch and divert any dripping water to the exterior.

## HEATING & A/C SYSTEMS

### HEATING UNIT(S) / FURNACE(S)

#### 1100 LOCATION(S)

The units are located on the roof.



1101 DESCRIPTION

Central Heat Pumps. An air condition system, that when operated in reverse generates heat for the building.



Unit manufacture label.

1102 BRAND

York units.



Second unit manufacture label.

1103 APPROX. AGE

The units are original equipment with the building.



First floor unit

1105 RETURN AIR FILTER(S)

Disposable cheap filters are installed in the units. Two filters per unit.

[RU] I recommend pleated type filters be installed into the office ceilings return air grills, to prevent the return air ducts from becoming soiled, and having to access the roof, open the covers and replace the filters.



Cheap filters in the units.

**1106 UNIT(S)  
CONDITIONS**

The units operated and conditioned the office spaces.

[CR] Each unit is missing one cover securing screw.



Second floor heat pump unit

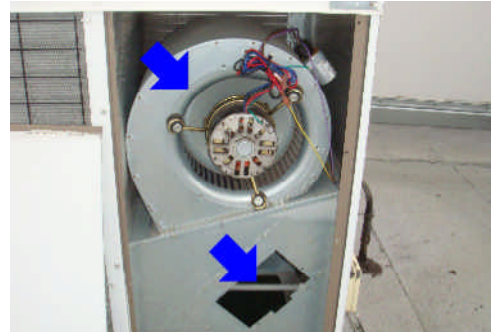
**1107  
THERMOSTAT(S)**

The thermostats were operated and the systems responded properly.

**1111 FAN(S) /  
HOUSING(S)**

The unit fans were functional. Cover removed to expose smoke /fire detector unit.

[FE] The automatic smoke /fire detector outer cover is damaged on one of the units. I recommend these devices be evaluated.



View of the fan & smoke /fire sensor.

**SMOKE DETECTOR**

[FE] The units have this device in the return air plenums.



Damaged smoke sensor outer casing.

**1113 AIR SUPPLY  
PLENUM(S)**

The supply air plenums were functional.

**1114 RETURN AIR PLENUM(S)**

The return air ducting and plenums appeared functional.

The units have fresh air dampers above the return plenums that opens during operation.

[FE] The second floor unit damper sticks open on the hood.



Return air plenum & fresh air damper.

**1115 ENERGY SOURCE CONNECTIONS**

An electrical disconnect is present on the units, with fuses.

[CR] The second floor unit has a GFCI receptacle for unit maintenance. The GFCI receptacle is not operating.



View of a unit power supply disconnect.

**1116 COMMENTS**

[FE] The insulation board is starting to separate inside of the units. I recommend bonding the insulation down.



Lifting /separating insulation board.

**AIR CONDITIONING UNIT(S)**

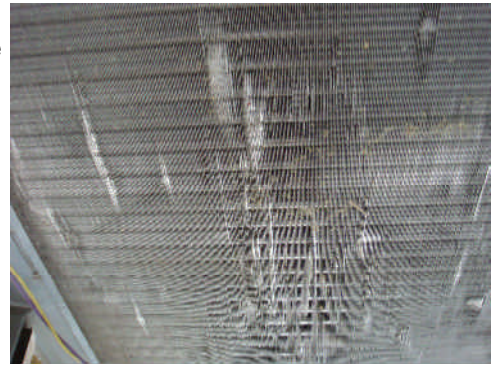
**1117 LOCATION(S)**

The A/C units are the heat pumps on the roof as documented above.



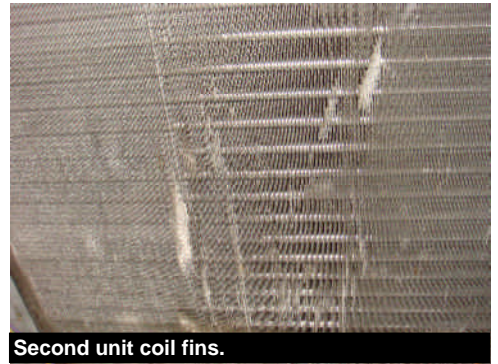
**1122 CONDENSING UNIT(S)**

[FE] A number of the heat pump coil fins are bent down. This condition can reduce the units overall performance.



**1123 SYSTEM CONDITION(S)**

The system responded to normal operating controls and a temperature differential between the supply and return air grills on the ceilings adjacent to each other in the office spaces were within the range of (13 - 16) degrees.



Second unit coil fins.

**1124 CONDENSATE DRAIN(S)**

The visible areas of the condensate drain line(s) appeared functional, with exceptions noted below.

[FE] The drain pipes are connected to each other. The termination of the pipe is connected into the men's bathroom basin drain pipe.



Condensated drain pipes connected.

**AIR SUPPLY SYSTEMS**

**1128 DUCT TYPE(S)**

Plastic covered and metalized covered insulated flexible ducting.

[FE] The duct connections /splices do not appear to have metal connectors.



**1129 DUCT CONDITIONS**

The visible areas of the conditioned air ducts appeared functional, with exceptions noted below.

[CR] The duct insulation is lacking at a couple of areas.



**1130 REGISTER(S) & GRILL(S)**

There is air supply and return from the ceiling grills.



View of a return air duct /grill.

**1132 COMMENTS**

The ducts have manual controlled dampers visible at the ducts and plenum.



Damper at the plenum, controlled from duct

# ELECTRICAL SYSTEMS

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## POWER COMPANY SERVICE ENTRANCE

### 1201 CONDUCTOR CONNECTION POINT

The underground service lateral is not visible to inspect at the main electrical cabinet.

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## SERVICE EQUIPMENT

### 1203 CAPACITY

The electrical system capacity appeared adequate for the structure.  
400 amp. 3 pole /3wire service.

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## SERVICE EQUIPMENT AND GROUNDING

### 1206 GROUNDING/ BONDING

[FE] The grounding connection(s) are not visible/located in the main electrical cabinet.

### 1207 COMMENTS

There is an abandoned grounding rod adjacent to the panel. The function of the rod is unknown.



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## MAIN SERVICE PANEL

### 1208 LOCATION OF MAIN DISCONNECT

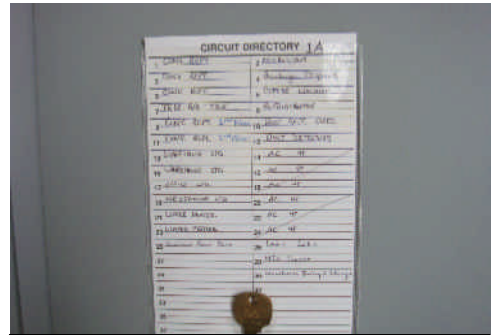
At the main electrical cabinet.



Main disconnect switch at main cabinet.

**1209 DISCONNECT TYPE**

Switch.



**Circuit breaker labeling.**

**1210 MAIN PANEL**

The circuit breakers in the panel are labeled. The accuracy of the labeling is not verified.

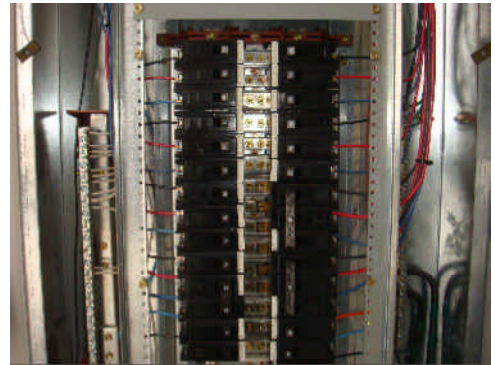
[SC] The panel cover exterior is not identified /labeled properly. The labeling of the cover should be corrected.



**View of the circuit breakers.**

**1211 WORKMANSHIP**

The wiring within the panel appeared functional.



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**WIRING & CONDUITS**

**1219 DESCRIPTION**

Power Cable: Copper

Branch Wiring, Copper

Wiring Type, metallic flex cable and conduit /pipe.

[SC] Above the second floor ceiling is a junction box overfilled with wiring splices. The cover is not secured.



**Overfilled junction box wire splicing.**

**1220 CIRCUIT WIRING**

[CR] The wiring above the second floor center office suspended ceiling is not secured properly.



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**RECEPTACLES & LIGHT FIXTURES**

**1224 SWITCHES**

The switches were functional.

[FE] We were unable to determine the timer switch function in the first floor front right office.

**1225 RECEPTACLE(S)**

The accessible receptacles are functional, with exceptions noted below.

[CR] Receptacle cover plates are damaged/missing at the hall and second floor front right office, and the center office has a loose outlet box.

[CR] The utility room receptacle are loose.

**1226 LUMINARIES  
[LIGHT(S)/FIXTURE(S)]**

[CR] Some of the luminaries [light(s)] failed to function, 4 in the warehouse, front entry 4 failed, and two above the stairs.

[CR] The warehouse suspended luminaries are hung in an irregular manner. One tube fell onto the plywood above the utility room.



**Irregular suspended luminaries.**

**1227 GFCI DEVICE(S)**

[RU] There is no GFCI protection provided at the warehouse. I recommend upgrading by providing GFCI protection at the appropriate locations.

[CR] The roof top heat pump unit maintenance ground fault circuit Interrupter (GFCI) receptacle failed to function.

**1229 INSPECTOR RECOMMENDS**

[FE] It is unknown if the ceiling recessed light fixtures are "IC-rated for insulation contact. I recommend the light fixture trims and bulbs be removed to expose the manufactures label to determine the rating.



## BATHROOMS

### BATHROOMS

**1400 BASIN(S) & FAUCET(S)**

The basins /faucets and piping were functional.

**1401 COUNTERTOP(S)**

The countertop(s) are functional.

[CR] Caulking is cracked /separated at the mens counter. I recommend re-calking to prevent moisture intrusion into concealed spaces.

[FE] The handicap gab-bar, toilet paper unit and paper towel unit are not sealed to the wall properly.

**1403 TOILET(S)**

The toilet(s) functioned, with exceptions noted below.

[CR] The toilet is loose on the floor at the woman's bathroom.

[CR] The handicap rail is loose in the men's bathroom.

**1408 VENTILATION**

**Description:** Mechanical ceiling exhaust fans were operational, with exceptions noted below.

[CR] The two exhaust fans are noise and soiled.

**1409 WALL HEATER(S)**

The bathrooms do not have individual heating units, or central heating and A/C.

## INTERIOR OF BUILDING

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### CEILINGS

- 1500 DESCRIPTION Acoustic suspended ceiling panels.
- 1501 CONDITIONS The ceilings did not have visible defects other than, exceptions noted below.  
Two stained panels at the second floor offices.  
suspected sagging ceiling panels.

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### WALLS

- 1503 DESCRIPTION Sheetrock.
- 1504 CONDITIONS There were no visible defects evident.

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### CABINETS

- 1506 CABINET(S) / CONDITIONS The cabinet(s) were functional in hallway.
- 1507 COUNTERTOP(S) / CONDITIONS The hall countertop is functional, with the exception noted below.  
[CR] The sink is not secured or sealed to the counter.

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### FLOORING

- 1508 DESCRIPTION / MATERIALS Carpet and hard tile.
- 1509 CARPET The visible areas of the carpet appeared functional, with exceptions noted below.  
[CR] The carpet was soiled.
- 1513 HARD TILE The visible areas of the tile floor appeared functional, with exception noted below.  
[CR] There are cracked floor tiles in the woman's bathroom.



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### INTERIOR DOORS

- 1520 DOOR CONDITIONS The door(s) were functional.

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**STAIRS & RAILS**

- 1524 STAIRWELL(S)      The stairs are functional.
- 1525 HANDRAIL(S)      The handrail(s) are functional.
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**SMOKE ALARMS****1530 SMOKE  
ALARM(S)**

Testing of smoke detectors is not included in this inspection. Pushing the "test" button only verifies that there is power at the detector, either a battery or wired to the house wiring and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked on a routine basis and the batteries should be changed frequently.

**1531 INSPECTOR  
RECOMMENDS**

Recommend installing smoke alarms for fire life and safety!

[RU] I recommend a carbon monoxide detector be installed in the hallway adjacent to the warehouse door.