

Green Valley Inspections

Commercial Inspection Report



**GREEN VALLEY
INSPECTIONS**



1234 Main St, Your Town, CA 92333
Inspection prepared for: John Smith
Date of Inspection: 4/10/2013 Time: 10:00AM
Age of Home: 1996 Size: 9899
Weather: Clear

Inspector: Eric Richards
InterNACHI 11110107
12663 5th st, Yucaipa, CA 92399
Phone: 909-913-1353
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INTRODUCTION

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your emailed report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

PURPOSE AND SCOPE

This Inspection Report is supplemental to the Property Disclosure Statement.

This document was prepared as a report of all visual defects noted at the time and date of the inspection. It is not necessarily an all-inclusive summary, as additional testing or inspection information/processes and analysis may be pending. It is subject to all terms and conditions specified in the Inspection Agreement.

It should be noted that a standard pre-purchase inspection is a visual assessment of the condition of the structure at the time of inspection and is subject to day-to-day changes. The inspection and inspection report are offered as an opinion only, of items observed on the day of the inspection. Although every reasonable effort is made to discover and correctly interpret indications of previous or ongoing defects that may be present, it must be understood that no guarantee is expressed nor implied nor responsibility assumed by the inspector or inspection company for the actual condition of the building or property being examined.

This firm endeavors to perform all inspections in substantial compliance with the International Standards of Practice for Inspecting Commercial Properties (www.nachi.org/comsop). The scope of the inspection is outlined in the Inspection Agreement, agreed to and signed by the Client. Our inspectors inspect the readily accessible and installed components and systems of a property as follows: This report contains observations of those systems and components that are, in the professional opinion of the inspector authoring this report, significantly deficient in the areas of safety or function. When systems or components designated for inspection in the Standards are present but are not inspected, the reason the item was not inspected may be reported as well.

This report summarizes our inspection conducted on this date at the above address.

EXCLUSIONS AND LIMITATIONS

The inspection is supplemental to the Property Disclosure Statement. It is the responsibility of the Client to obtain any and all disclosure forms relative to this real estate transaction. The client should understand that this report is the assessment of a Property Inspection Consultant, not a professional engineer, and that, despite all efforts, there is no way we can provide any guaranty that the foundation, structure, and structural elements of the unit are sound. We suggest that if the client is at all uncomfortable with this condition or our assessment, a professional engineer be consulted to independently evaluate the condition, prior to making a final purchase decision.

This inspection is limited to any structure, exterior, landscape, roof, plumbing, electrical, heating, foundation, bathrooms, kitchen, bedrooms, hallway, and attic sections of the structure as requested, where sections are clearly accessible, and where components are clearly visible. Inspection of these

components is limited, and is also affected by the conditions apparent at the time of the inspection, and which may, in the sole opinion of the inspector, be hazardous to examine for reasons of personal or property safety. This inspection will exclude insulation ratings, hazardous materials, retaining walls, hidden defects, buried tanks of any type, areas not accessible or viewable, and all items as described in Sections 4 and 10 of the Inspection Agreement. As all buildings contain some level of mold, inspecting for the presence of mold on surfaces and in the air is not a part of the actual inspection, but is a value added service to help you, the client, minimize the risks and liabilities associated with Indoor Air Quality.

The International Standards of Practice for Inspecting Commercial Properties are applicable to all commercial properties. They are not technically exhaustive and do not identify concealed conditions or latent defects. Inspectors are not required to determine the condition of any system or component that is not readily accessible; the remaining service life of any system or component; determination of correct sizing of any system or component; the strength, adequacy, effectiveness or efficiency of any system or component; causes of any condition or deficiency; methods, materials or cost of corrections; future conditions including but not limited to failure of systems and components; the suitability of the property for any specialized use; compliance with regulatory codes, regulations, laws or ordinances; the market value of the property or its marketability; the advisability of the purchase of the property; the presence of potentially hazardous plants or animals including but not limited to wood destroying organisms or diseases harmful to humans; mold; mildew; the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances; the operating costs of any systems or components and the acoustical properties of any systems or components.

Inspectors are not required to operate any system or component that is shut down or otherwise inoperable; any system or component which does not respond to normal operating controls or any shut off valves or switches. Inspectors are not required to offer or perform any act or service contrary to law; offer or perform engineering services or work in any trade or professional service. We do not offer or provide warranties or guarantees of any kind or for any purpose. Inspectors are not required to inspect, evaluate, or comment on any and all underground items including, but not limited to, septic or underground storage tanks or other underground indications of their presence, whether abandoned or active; systems or components that are not installed; decorative items; systems or components that are in areas not entered in accordance with the International Standards of Practice for Inspecting Commercial Properties; detached structures; common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

Inspectors are not required to enter into or onto any area or surface, or perform any procedure or operation which will, in the sole opinion of the inspector, likely be dangerous to the inspector or others or damage the property, its systems or components; nor are they required to move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice or debris or dismantle any system or component, or venture into confined spaces. Our inspectors are not required to enter crawlspaces or attics that are not readily accessible nor any area which has less than 36" clearance or a permanently installed walkway or which will, in the sole opinion of the inspector, likely to be dangerous, inaccessible, or partially inaccessible to the inspector or other persons, or where entry could possibly cause damage to the property or its systems or components. Inspector wants the Client to know that he is not a licensed Professional Engineer or Architect, and does not engage in the unlicensed practice of either discipline. Opinions contained herein are just that.

A WORD ABOUT RODENTS, VERMIN, AND PESTS

Vermin and other pests are part of the natural habitat, but they often invade buildings. Rats and mice have collapsible rib cages and can squeeze through even the tiniest crevices. And it is not uncommon for them to establish colonies within basements, crawlspaces, attics, closets, and even the space inside walls, where they can breed and become a health-hazard. Therefore, it would be prudent to have an exterminator evaluate the structures to ensure that it is rodent-proof, and to

periodically monitor those areas that are not readily accessible.

A WORD ABOUT CONTRACTORS AND 20-20 HINDSIGHT

A common source of dissatisfaction with inspectors sometimes comes as a result of off-the cuff comments made by contractors (made after-the-fact), which often differ from ours. Don't be surprised when someone says that something needed to be replaced when we said it needed to be repaired, replaced, upgraded, or monitored. Having something replaced may make more money for the contractor than just doing a repair. Contractors sometimes say, "I can't believe you had this building inspected and they didn't find this problem." There may be several reasons for these apparent oversights:

Conditions during inspection - It is difficult for clients to remember the circumstances in the subject property at the time of the inspection. Clients seldom remember that there was storage everywhere, making things inaccessible, or that the air conditioning could not be turned on because it was 60° outside. Contractors do not know what the circumstances were when the inspection was performed.

The wisdom of hindsight - When a problem occurs, it is very easy to have 20/20 hindsight. Anybody can say that the roof is leaking when it is raining outside and the roof is leaking. In the midst of a hot, dry, or windy condition, it is virtually impossible to determine if the roof will leak the next time it rains. Predicting problems is not an exact science and is not part of the inspection process. We are only documenting the condition of the property at the time of the inspection.

A destructive or invasive examination - The inspection process is non-destructive, and is generally noninvasive. It is performed in this manner because, at the time we inspected the subject property, the Client did not own, rent, or lease it. A Client cannot authorize the disassembly or destruction of what does not belong to them. Now, if we spent half an hour under a sink, twisting valves and pulling on piping, or an hour disassembling a furnace, we may indeed find additional problems. Of course, we could possibly CAUSE some problems in the process. And, therein lies the quandary. We want to set your expectations as to what an inspection is, and what it not.

We are generalists - We are not acting as specialists in any specific trade. The heating and cooling contractor may indeed have more heating expertise than we do. This is because heating and cooling is all he's expected to know. Inspectors are expected to know heating and cooling, plumbing, electricity, foundations, carpentry, roofing, appliances, etc. That's why we're generalists. We're looking at the forest, not the individual trees.

Report Summary

6.5.1 Roof		
Page 6 Item: 1	Roof Covering	<ul style="list-style-type: none"> the material is in normal condition over most of the roof surface but several repairs are needed. The material is shrinking from age-sun exposure, the modified bitumen is sliding downward from beneath the metal side-wall flashing at parapet walls. More roof material should be installed around the entire roof perimeter or water will eventually begin leaking at the base of the parapets. <p>There is a hole in the roof material at the northeast side of the roof, the material needs to be repaired at this location to.</p> <p>The is a large area the mineral granules are missing from the roof material at the southeast. Water leaks at the roof drains, I could see water stains inside the building at interior walls and below roof drain at the west.</p>
Page 7 Item: 4	Downspouts	<ul style="list-style-type: none"> Roof scupper and downspout needs repair and replacement
Page 7 Item: 5	Vents, Flashings, Skylights, Chimney and other Roof Penetrations	<ul style="list-style-type: none"> All roof penetration need to be sealed, plumbing vent, conduits, skylights, etc. There is a crack at the roof drain at the southwest portion of the roof. The roof material should be replaced at all roof drains.
Page 8 Item: 7	Leaks	<ul style="list-style-type: none"> Both roof drains are in need or repair. Damage to roof material.
Page 8 Item: 8	Clogged	<ul style="list-style-type: none"> Roof drain pit should be clear from all debris
6.5.2 Exterior		
Page 9 Item: 1	Siding, Flashing and Trim	<ul style="list-style-type: none"> There are several cracks in the blocks, some through the center of blocks, others following mortar joints. I could see sunlight from inside the building looking outward at the south wall. You should have a structural engineer review the masonry walls and design a repair method to help eliminate further cracking or wall failure. There are open cracks in mortar joints, blocks sheared in half and step cracks. Have a licensed masonry contractor or structural engineer review the masonry walls before your inspection contingency period ends.
Page 9 Item: 2	Doors, Decks, Stoops, Steps, Stairs, Porches, Railings, Eaves, Soffits and Fascias	<ul style="list-style-type: none"> The spring tension needs to be adjusted at the northwest overhead door, the door will not stay upward when opened.
Page 9 Item: 4	Windows	<ul style="list-style-type: none"> The rubber window seals installed where the glass meets the frames have shrunk from age sun-exposure, I could see water stains at the interior frames. Have a commercial glass contractor replace all deteriorated window seals. There are gaps at the window frames where the windows meet the walls, new caulk is needed.
Page 10 Item: 5	Vegetation	<ul style="list-style-type: none"> Trees should be trimmed back away from the structure.

Page 10 Item: 7	Storm Water Drainage System	<ul style="list-style-type: none"> • Water ponds at the northeast and southeast portion of the property. When the site was designed the architect didn't take into consideration the water has no place to flow from the east, you should consider having a dry-well(s) installed so water is not ponding in the future.
Page 11 Item: 8	Parking Areas	<ul style="list-style-type: none"> • The asphalt is cracking due to age, the striping is deteriorated, the handicap parking label is not clearly identified.
Page 12 Item: 9	Lighting	<ul style="list-style-type: none"> • The electricity was off at the time of this inspection, I could see a front exterior light with the light- globe missing, the other lights have deteriorated globes from sun exposure. Whether the lights function is unknown
6.5.5 Heating and Ventilation		
Page 13 Item: 6	Luminaire And Receptacle Outlet	<ul style="list-style-type: none"> • There is no luminaire and receptacle outlet provided at or near the appliance.
Page 13 Item: 7	Connector Damage	<ul style="list-style-type: none"> • Flexible conduit has failed and should be replaced
Page 14 Item: 9	Condensate Drains	<ul style="list-style-type: none"> • Condensate drain lines are missing off of one and not connected on the other
6.5.6 Cooling		
Page 15 Item: 3	Condition	<ul style="list-style-type: none"> • Recommend service on swamp coolers. algae noted on filters
6.5.7 Plumbing		
Page 16 Item: 4	Toilets	<ul style="list-style-type: none"> • The toilet in the Mens restroom needs repair, the water stop in the tank is broken and the water fill valve supplies water slower than normal, we suggest you have a new Tank Kit installed.
6.5.8 Electrical		
Page 17 Item: 7	Panel Openings	<ul style="list-style-type: none"> • The electric panel back box has open knock out holes which need the appropriate knock out seals put in them
Page 17 Item: 10	Missing Covers	<ul style="list-style-type: none"> • Missing receptacle and covers, exposed wiring, recommend repair.
6.5.12 Life Safety		
Page 19 Item: 1	Fire Alarm Systems	<ul style="list-style-type: none"> • The fire suppression system has not been inspected since 2009, I suggest contacting the alarm company who is monitoring the system, attached with photos is their contact information

6.5.1 Roof

1. Roof Covering

Good	Fair	Poor	N/A	None
	X			

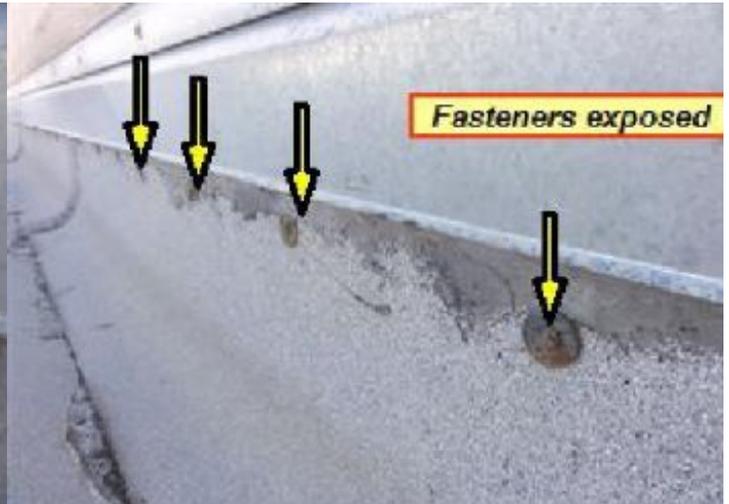
Materials: Flat with parapet • Modified Bitumen

Observations:

- the material is in normal condition over most of the roof surface but several repairs are needed. The material is shrinking from age-sun exposure, the modified bitumen is sliding downward from beneath the metal side-wall flashing at parapet walls. More roof material should be installed around the entire roof perimeter or water will eventually begin leaking at the base of the parapets.

There is a hole in the roof material at the northeast side of the roof, the material needs to be repaired at this location to.

The is a large area the mineral granules are missing from the roof material at the southeast. Water leaks at the roof drains, I could see water stains inside the building at interior walls and below roof drain at the west.



2. Slopes

Good	Fair	Poor	N/A	None
X				

3. Evidence of Ponding

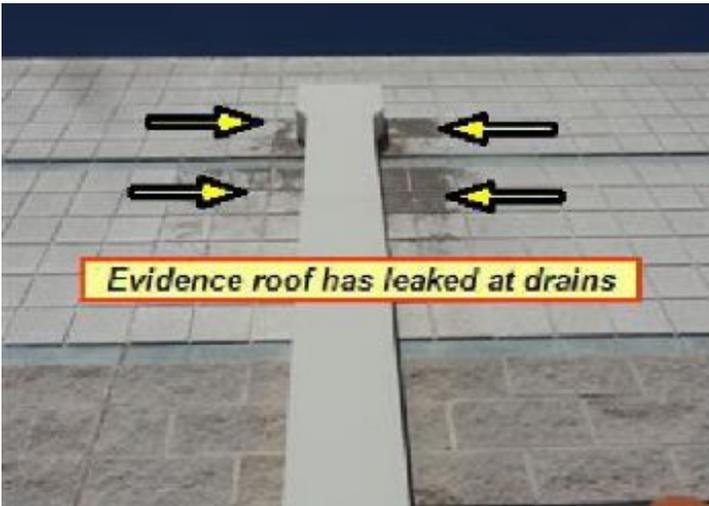
Good	Fair	Poor	N/A	None
X				

4. Downspouts

Good	Fair	Poor	N/A	None
		X		

Observations:

- Roof scupper and downspout needs repair and replacement



5. Vents, Flashings, Skylights, Chimney and other Roof Penetrations

Good	Fair	Poor	N/A	None
		X		

Observations:

- All roof penetration need to be sealed, plumbing vent, conduits, skylights, etc. There is a crack at the roof drain at the southwest portion of the roof. The roof material should be replaced at all roof drains.



6. General Structure of the Roof

Good	Fair	Poor	N/A	None
X				

Observations:

- Truss construction

7. Leaks

Good	Fair	Poor	N/A	None
		X		

Observations:

- Both roof drains are in need or repair. Damage to roof material.



8. Clogged

Good	Fair	Poor	N/A	None
		X		

Observations:

- Roof drain pit should be clear from all debris

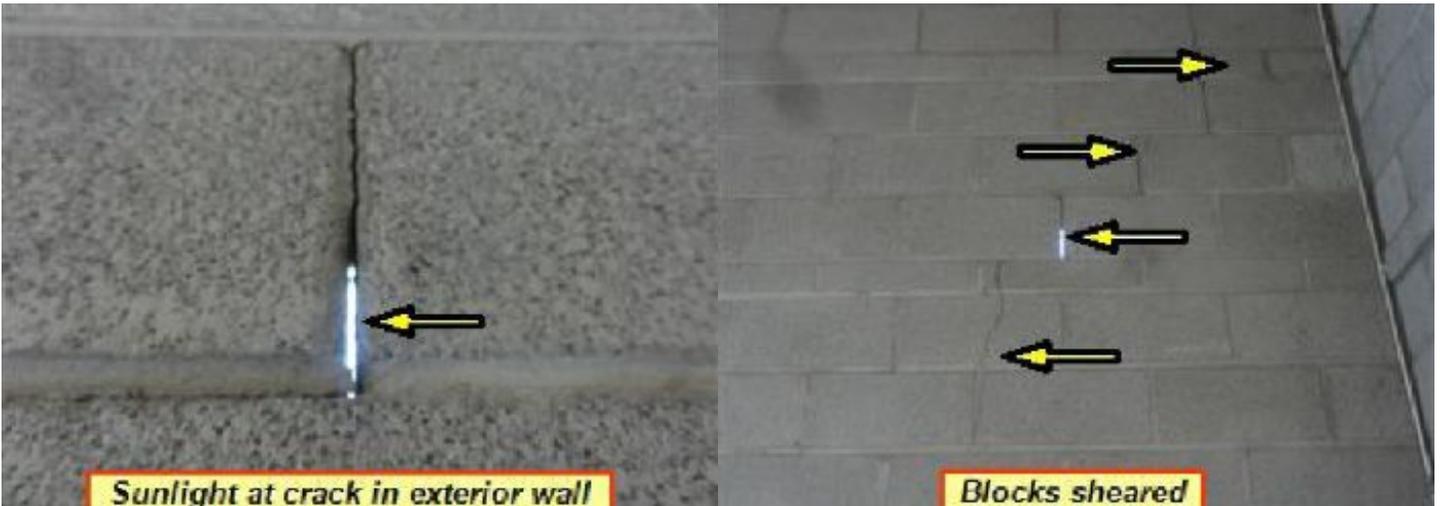
6.5.2 Exterior

1. Siding, Flashing and Trim

Good	Fair	Poor	N/A	None
		X		

Observations:

- Concrete Block
- There are several cracks in the blocks, some through the center of blocks, others following mortar joints. I could see sunlight from inside the building looking outward at the south wall. You should have a structural engineer review the masonry walls and design a repair method to help eliminate further cracking or wall failure.
- There are open cracks in mortar joints, blocks sheared in half and step cracks. Have a licensed masonry contractor or structural engineer review the masonry walls before your inspection contingency period ends.



2. Doors, Decks, Stoops, Steps, Stairs, Porches, Railings, Eaves, Soffits and Fascias

Good	Fair	Poor	N/A	None
	X			

Observations:

- Main Entry door is aluminum storefront material with tempered glass
- The spring tension needs to be adjusted at the northwest overhead door, the door will not stay upward when opened.

3. Safety Issues

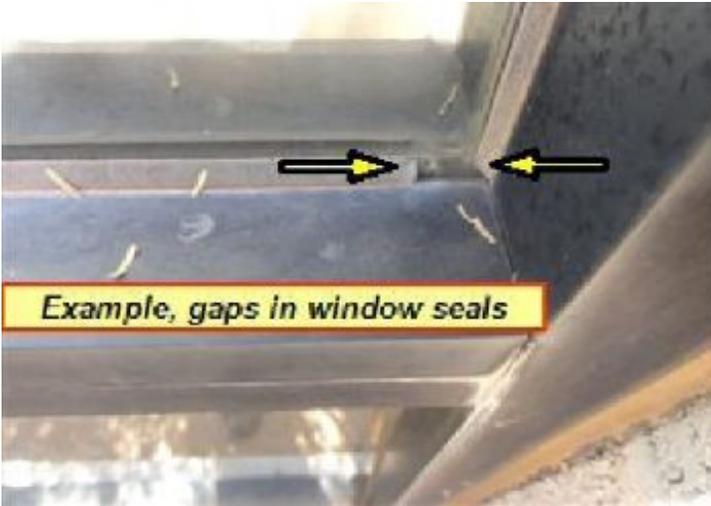
Good	Fair	Poor	N/A	None
				X

4. Windows

Good	Fair	Poor	N/A	None
		X		

Observations:

- Tempered Glass
- The rubber window seals installed where the glass meets the frames have shrunk from age sun-exposure, I could see water stains at the interior frames. Have a commercial glass contractor replace all deteriorated window seals. There are gaps at the window frames where the windows meet the walls, new caulk is needed.



5. Vegetation

Good	Fair	Poor	N/A	None
	X			

Observations:

- Trees should be trimmed back away from the structure.



6. Accessibility Barriers

Good	Fair	Poor	N/A	None
				X

7. Storm Water Drainage System

Good	Fair	Poor	N/A	None
		X		

Observations:

- Water ponds at the northeast and southeast portion of the property. When the site was designed the architect didn't take into consideration the water has no place to flow from the east, you should consider having a dry-well(s) installed so water is not ponding in the future.



8. Parking Areas

Good	Fair	Poor	N/A	None
	X			

Observations:

- You should have all cracks in the asphalt sealed with tar, then have the surface seal-coated to stop further deterioration.
- The asphalt is cracking due to age, the striping is deteriorated, the handicap parking label is not clearly identified.





9. Lighting

Good	Fair	Poor	N/A	None
		X		

Observations:

- The electricity was off at the time of this inspection, I could see a front exterior light with the light- globe missing, the other lights have deteriorated globes from sun exposure. Whether the lights function is unknown



10. Wall Covering

Good	Fair	Poor	N/A	None
		X		

Observations:

- Wall covering was natural block

6.5.5 Heating and Ventilation

1. Gas Meters

Good	Fair	Poor	N/A	None
X				

2. Heating Systems Operating Controls and Energy Source

Good	Fair	Poor	N/A	None
	X			

Observations:

- The heating system was inoperable at the time of inspection using normal operating controls, no electrical

3. Heating Systems Operation

Good	Fair	Poor	N/A	None
			X	

4. Heating Systems Accessibility

Good	Fair	Poor	N/A	None
X				

5. Permanent Means Of Roof Access

Good	Fair	Poor	N/A	None
X				

Observations:

- A permanent means of access with permanent ladders and/or catwalks is present for equipment and appliances on this roof which is higher than 16 feet.

6. Luminaire And Receptacle Outlet

Good	Fair	Poor	N/A	None
		X		

Observations:

- There is no luminaire and receptacle outlet provided at or near the appliance.

7. Connector Damage

Good	Fair	Poor	N/A	None
		X		

Observations:

- Flexible conduit has failed and should be replaced



8. Gas Piping Marking

Good	Fair	Poor	N/A	None
X				

9. Condensate Drains

Good	Fair	Poor	N/A	None
		X		

Observations:

- Condensate drain lines are missing off of one and not connected on the other



6.5.6 Cooling

1. Compressor Identification

Good	Fair	Poor	N/A	None
	X			

Observations:

- Could not operate due to electricity being locked off

2. Central cooling equipment using normal operating controls

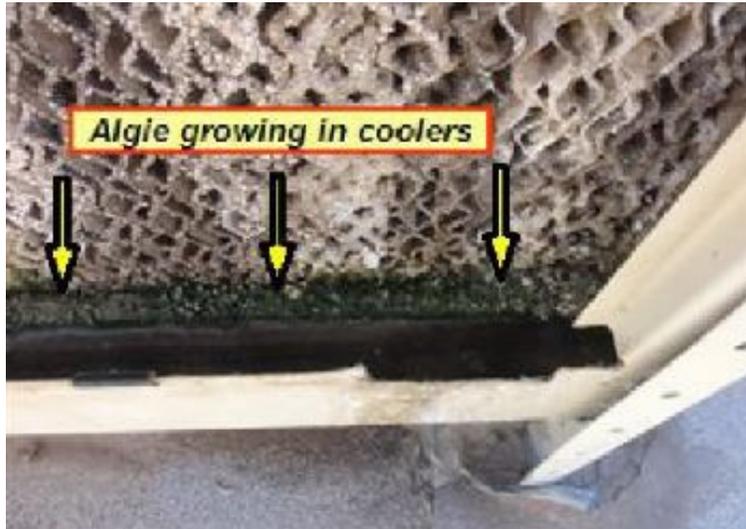
Good	Fair	Poor	N/A	None

3. Condition

Good	Fair	Poor	N/A	None
		X		

Observations:

- **Recommend service on swamp coolers. algae noted on filters**



6.5.7 Plumbing

1. Main Shutoff

Good	Fair	Poor	N/A	None
X				

2. Backflow Preventer

Good	Fair	Poor	N/A	None
X				

3. Water Heating Equipment

Good	Fair	Poor	N/A	None
X				

Observations:
• Located above offices

4. Toilets

Good	Fair	Poor	N/A	None
		X		

Observations:
• The toilet in the Mens restroom needs repair, the water stop in the tank is broken and the water fill valve supplies water slower than normal, we suggest you have a new Tank Kit installed.

5. Sinks, Tubs, Showers

Good	Fair	Poor	N/A	None
		X		

Observations:
• Kitchen sink faucet leaks

6. Water Supply

Good	Fair	Poor	N/A	None
X				

7. Drain, Waste, Vent

Good	Fair	Poor	N/A	None
X				

8. Public or Private Water

Good	Fair	Poor	N/A	None
X				

Observations:
• Public water

9. Flow

Good	Fair	Poor	N/A	None
X				

10. Hot and Cold Identification

Good	Fair	Poor	N/A	None
X				

6.5.8 Electrical

1. Service Drop/Lateral

Good	Fair	Poor	N/A	None
X				

Observations:
 • Underground service

2. Meter Enclosures

Good	Fair	Poor	N/A	None
X				

3. Service Conductors

Good	Fair	Poor	N/A	None
X				

Observations:
 • Service conductors are encased in rigid conduit

4. Main Disconnect

Good	Fair	Poor	N/A	None
X				

Observations:
 • Main disconnect is located Below the meter in its own enclosure

5. Amperage Rating

Good	Fair	Poor	N/A	None
X				

Observations:
 • 800 amp

6. Panelboards

Good	Fair	Poor	N/A	None
X				

Observations:
 • The type of conductors from the Meter Panel to the Sub Panels are Copper 208/120 Volt, 200 Amp. three phase four wire

7. Panel Openings

Good	Fair	Poor	N/A	None
	X			

Observations:
 • The electric panel back box has open knock out holes which need the appropriate knock out seals put in them

8. Labeling

Good	Fair	Poor	N/A	None
X				

9. Switches and Lights

Good	Fair	Poor	N/A	None
X				

10. Missing Covers

Good	Fair	Poor	N/A	None
X				

Observations:
 • Missing receptacle and covers, exposed wiring, recommend repair.



11. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

6.5.12 Life Safety

1. Fire Alarm Systems

Good	Fair	Poor	N/A	None
		X		

Observations:

- The fire suppression system has not been inspected since 2009, I suggest contacting the alarm company who is monitoring the system, attached with photos is their contact information



2. Alarm Panel Accessibility

Good	Fair	Poor	N/A	None
X				