

California Commercial Property Inspectors

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Inspected By: Andre King



Commercial Inspection

Prepared For:

Unspecified Client

Property Address:

Inspected on Fri, Oct 18 2019 at 1:35 PM

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The report contained herein is CONFIDENTIAL, and is given solely for the use and benefit of the client, and is not intended to be for the benefit of or relied upon by any other buyer, lender, title insurance company, or other third party. The inspection is essentially a performance inspection and as such should not be construed as a code compliance inspection. Code compliance inspections are performed by city/ county building inspection departments.

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this property. 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. Please read the entire report - including photos and related comments for all items.

Representative samples of building components are viewed in areas that are readily accessible at the time of the inspection. No destructive testing or dismantling of building components is performed. This inspection is visual only. The purpose of this inspection is to identify and disclose visually observable major deficiencies of the inspected systems and items at the time of the inspection. Detached structures or buildings are not included. This inspection is not intended to be technically exhaustive nor is it considered a guarantee or warranty, expressed or implied, regarding the conditions of the property, items and systems inspected. The inspection and report should not be relied on as such.

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. The Inspector is neither a guarantor nor insurer. Not all improvements will be identified during this inspection.

The inspection and related report do not address and are not intended to address code and/or regulation compliance, mould, mildew, indoor air quality, asbestos, radon gas, lead paint, urea formaldehyde, soils contamination and any other indoor or outdoor substances.

The client is urged to contact a competent specialist if information, identification or testing of the above is desired. The acceptance of this report by the client acknowledges the client's agreement to all of the terms and conditions of the inspection contract.

Please refer to the inspection contract for a full explanation of the scope of the inspection.

General

Property Type: Commercial
Furnished: Yes
Occupied: Yes
Utilities On During Inspection: Electric Service, Gas Service, Water Service

Site

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Site Grading: Mostly Level
Walkways: Concrete



Comment 1:

Cracks, holes, settlement, heaving and/or deterioration were found on the walkway. The walkway is uneven and is a trip hazard Recommend that qualified contractor repair as necessary.



Figure 1-1



Figure 1-2

(Site continued)

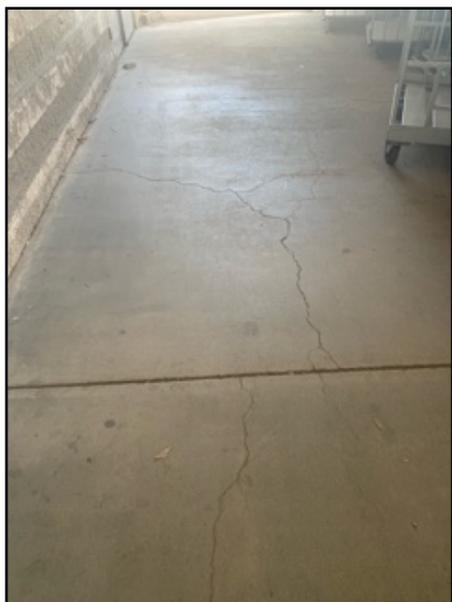


Figure 1-3



Figure 1-4



Figure 1-5



Figure 1-6

(Site continued)



Figure 1-7



Figure 1-8



Figure 1-9

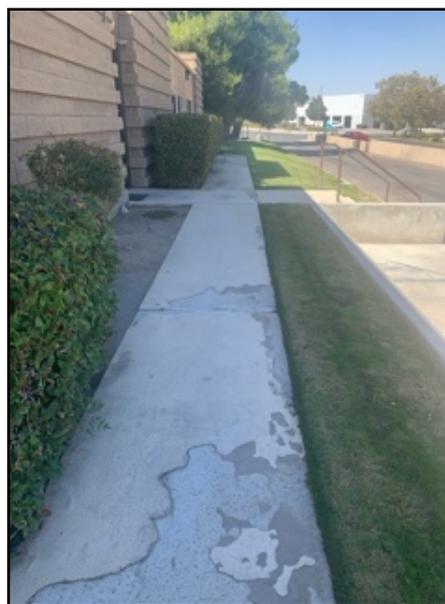


Figure 1-10

Parking



Comment 2:

Cracks, holes, settlement, heaving and/or deterioration were found in the driveway. Trip Hazard. Recommend that qualified contractor repair as necessary.



Figure 2-1



Figure 2-2



Figure 2-3



Figure 2-4

(Parking continued)



Figure 2-5



Figure 2-6



Figure 2-7



Figure 2-8

(Parking continued)



Figure 2-9

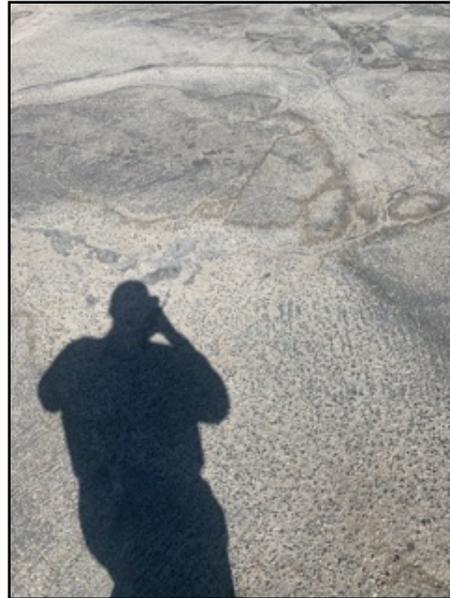


Figure 2-10

Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building and safety of the tenants and general public.

Exterior Covering: Brick, Stucco



Comment 3:

Cracks, deterioration and/or damage were found in one or more areas of the exterior finish. In damp climates, moisture can enter cracks or damaged areas and further deteriorate the covering. Also the wall behind the covering can become damaged from moisture. Recommend that a qualified contractor repair or replace covering as necessary.

(Exterior continued)



Figure 3-1



Figure 3-2



Figure 3-3



Figure 3-4

(Exterior continued)



Figure 3-5



Figure 3-6



Figure 3-7



Figure 3-8

(Exterior continued)



Figure 3-9



Figure 3-10

Entry Doors:

Steel



Comment 4:

Major damage/deterioration

One or more exterior doors had major damage and/or deterioration.

Cracks, deterioration and/or damage were found. In damp climates, moisture can enter cracks.

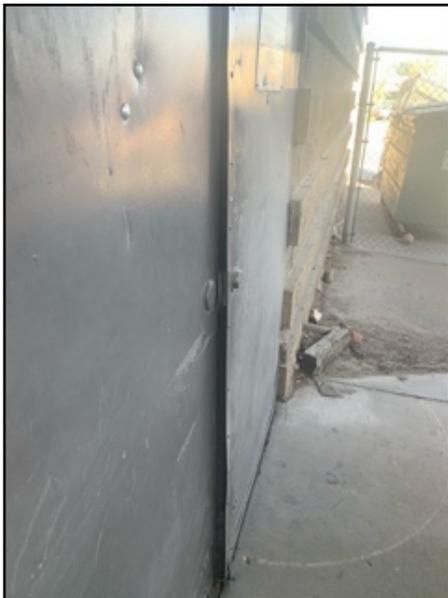


Figure 4-1

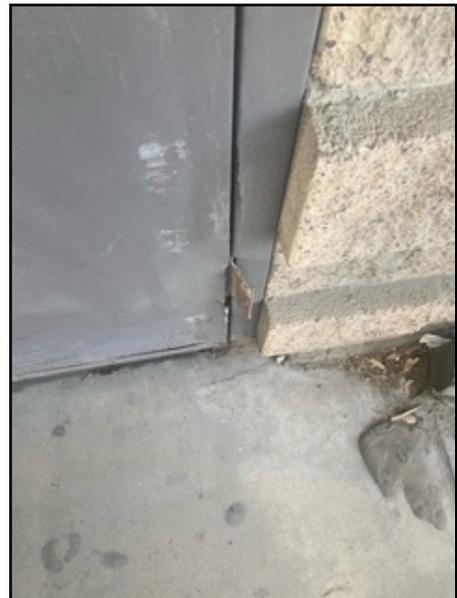


Figure 4-2

(Exterior continued)

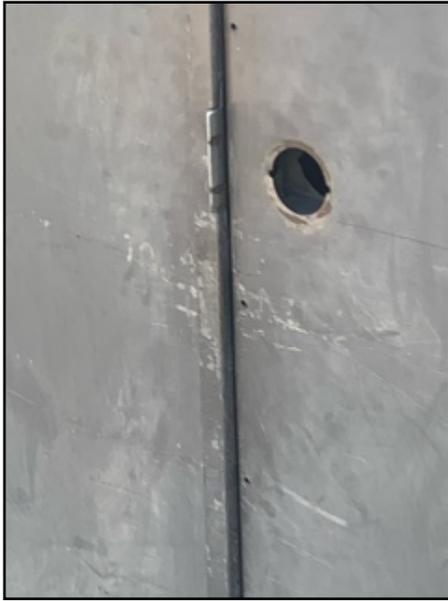


Figure 4-3

Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy. Quotes for any mentioned repairs should be sought by a professional roofing company.

Inspection Method:	Walked Roof
Roof Design:	Flat
Roof Covering:	Roll Roofing

(Roofing continued)



Comment 5:

The roof covering is ponding. Water ponding act as a magnifying glass on the roof under the pond, which increases the damaging ultraviolet exposure of that area of the roof. Contribute to the photo-oxidation (i.e. premature deterioration) thus compromising the integrity of the roof system.



Figure 5-1



Figure 5-2



Figure 5-3



Figure 5-4

(Roofing continued)



Figure 5-5



Figure 5-6



Figure 5-7



Figure 5-8

(Roofing continued)



Figure 5-9



Figure 5-10

Gutters & Downspouts:

Hidden Box



Comment 6:

Significant amounts of debris have accumulated in drain over garage. It can overflow and cause water to come in contact with the building exterior, or water can accumulate around the foundation. This is a conducive condition for wood-destroying organisms.



Figure 6-1



Figure 6-2

(Roofing continued)



Figure 6-3

Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of this inspection. For structural defects beyond this scope, a structural engineer may be consulted.

Foundation Types: Slab on Grade

Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for safety and operation. Random accessible outlets are tested for proper wiring and installation. GFCI outlets are tested and reset. The continuity of ground wires cannot not be verified in finished areas.

Type of Service: Underground
Main Disconnect Location: Service Panel
Service Panel Location: Interior
Service Panel Manufacturer: Zinsco

(Electrical continued)



Comment 7:

Panel was manufactured by the Zinsco company. These panels and their circuit breakers have a history of problems including bus bars made from aluminum that oxidize and corrode, breakers that don't trip under normal overload conditions, and breakers that appear to be tripped when they're not. This is a potential safety hazard for shock and/or fire. Recommend that a qualified electrician carefully evaluate all Zinsco brand panels and components and make repairs as necessary. Consider replacing Zinsco panels with modern panels that offer more flexibility for new, safer protective technologies like arc fault circuit interrupters (AFCIs).



Figure 7-1



Comment 8:

Challenger breakers were installed in hundreds of thousands of homes during the 80's and 90's.

Over the years it was discovered that 2 types of circuit breakers manufactured by Challenger are overheating under NORMAL conditions at the connection point to the busbar. This causes expansion and contraction which in turn causes arcing between the circuit breaker and the busbar damaging both. This continues over time until these components actually melt down completely, causing hazardous conditions such as fire and/or shock hazard.

(Electrical continued)



Figure 8-1



Figure 8-2



Figure 8-3

HVAC

Heating systems are tested for proper function using normal operating controls. A visual inspection of the readily accessible components of the HVAC systems is performed to include installation, safety and operating concerns on the day of the inspection. The HVAC industry generally recommends replacement of rooftop heating/cooling systems every 10 - 15 years. The reasoning for that recommendation is that as these units age, the sheet metal pans under the condensing coils, the frame and the exterior panels can corrode due to the constant moisture from weather and condensate. This corrosion can lead to leaks under the units that will allow moisture to drop onto the ceilings below the units.

HVAC System Type: Central Split System



Comment 9:

All A/C packaged units are older than 15 years old and half of the units are older than 20 years old. Due to Victorville's extreme heat and age of units recommend replacing. The estimated useful life for most packaged units is 15-20 years. This packaged unit appeared to be near this age and/or its useful lifespan and may need replacing or significant repairs at any time. Recommend budgeting for a replacement in the near future. HVAC System did work at time of inspection. Recommend HVAC professional service units. A/C did cool the building at time of inspection.



Figure 9-1



Figure 9-2



Figure 9-3



Figure 9-4

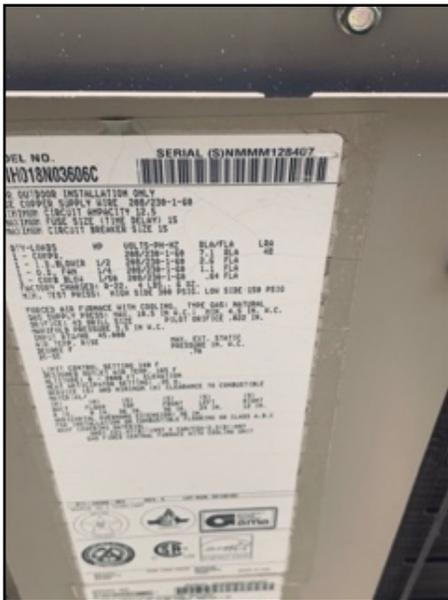


Figure 9-5



Figure 9-6



Figure 9-7

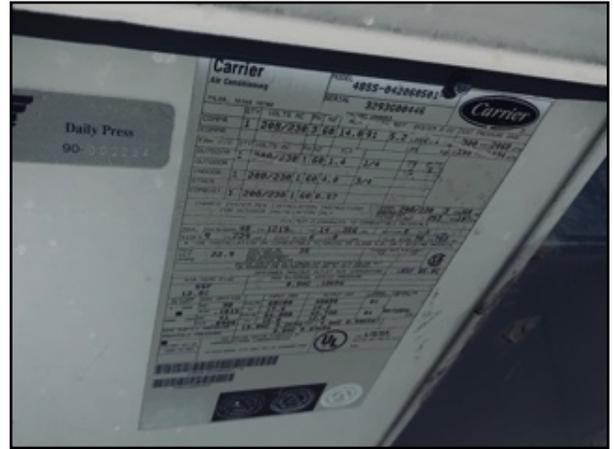


Figure 9-8

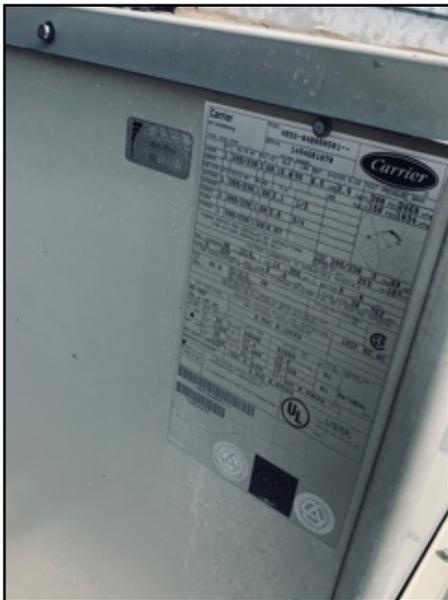


Figure 9-9



Figure 9-10

Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Installation defects, physical damage, active leaks and apparent mould are considered during the inspection process. Defective items discovered during the inspection are noted below. Future conditions cannot be commented on or speculated. Private water and waste systems are beyond the scope of this inspection.



Comment 10:

Recommend having the main line scoped. Due to the cracks in the parking lot

Interiors

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors are tested during the inspection. Major physical damage, water staining, apparent mould and other major cost deficiencies found on the day of the inspection are also noted.



Comment 11:

Moisture stains found on the ceiling.



Figure 11-1



Figure 11-2

(Interiors continued)

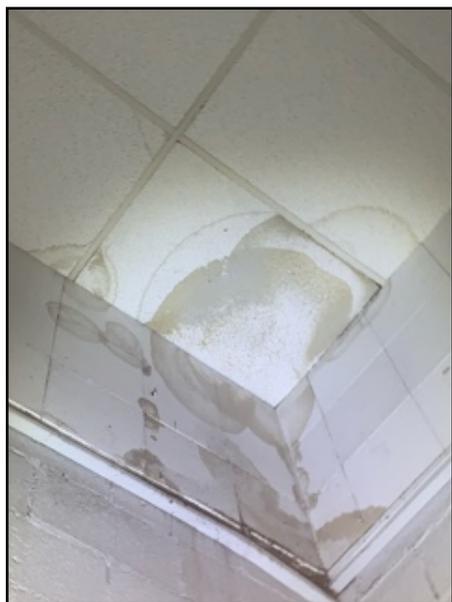


Figure 11-3



Figure 11-4



Figure 11-5



Figure 11-6

(Interiors continued)



Figure 11-7

Report Summary

Walkways

1) Cracks, holes, settlement, heaving and/or deterioration were found on the walkway. The walkway is uneven and is a trip hazard Recommend that qualified contractor repair as necessary.

Parking

2) Cracks, holes, settlement, heaving and/or deterioration were found in the driveway. Trip Hazard. Recommend that qualified contractor repair as necessary.

Exterior Covering

3) Cracks, deterioration and/or damage were found in one or more areas of the exterior finish. In damp climates, moisture can enter cracks or damaged areas and further deteriorate the covering. Also the wall behind the covering can become damaged from moisture. Recommend that a qualified contractor repair or replace covering as necessary.

Entry Doors

4) Major damage/deterioration

One or more exterior doors had major damage and/or deterioration.

Cracks, deterioration and/or damage were found. In damp climates, moisture can enter cracks.

Roof Covering

5) The roof covering is ponding. Water ponding

act as a magnifying glass on the roof under the pond, which increases the damaging ultraviolet exposure of that area of the roof.

Contribute to the photo-oxidation (i.e. premature deterioration) thus compromising the integrity of the roof system.

Gutters & Downspouts

6) Significant amounts of debris have accumulated in drain over garage. It can overflow and cause water to come in contact with the building exterior, or water can accumulate around the foundation. This is a conducive condition for wood-destroying organisms.

Service Panel Manufacturer

7) Panel was manufactured by the Zinsco company. These panels and their circuit breakers have a history of problems including bus bars made from aluminum that oxidize and corrode, breakers that don't trip under normal overload conditions, and breakers that appear to be tripped when they're not. This is a potential safety hazard for shock and/or fire. Recommend that a qualified electrician carefully evaluate all Zinsco brand panels and components and make repairs as necessary. Consider replacing Zinsco panels with modern panels that offer more flexibility for new, safer protective technologies like arc fault circuit interrupters (AFCIs).

8) Challenger breakers were installed in hundreds of thousands of homes during the 80's and 90's.

Over the years it was discovered that 2 types of circuit breakers manufactured by Challenger are overheating under NORMAL conditions at the connection point to the busbar. This causes expansion and contraction which in turn causes arcing between the circuit breaker and the busbar damaging both. This continues over time until these components actually melt down completely, causing hazardous conditions such as fire and/or shock hazard.

HVAC System Type

9) All A/C packaged units are older than 15 years old and half of the units are older than 20 years old. Due to Victorville's extreme heat and age of units recommend replacing. The estimated useful life for most packaged units is 15-20 years. This packaged unit appeared to be near this age and/or its useful lifespan and may need replacing or significant repairs at any time. Recommend budgeting for a replacement in the near future. HVAC System did work at time of inspection. Recommend HVAC professional service units. A/C did cool the building at time of inspection.

Plumbing

10) Recommend having the main line scoped. Due to the cracks in the parking lot

Interiors

11) Moisture stains found on the ceiling.