

# California Commercial Property Inspectors

1 (888) 412-5642

<https://www.californiacommercialpropertyinspectors.com>

aking@californiacommercialpropertyinspectors.com

Inspected By: Andre King



## Commercial Inspection

Prepared For:

**Unspecified Client**

Property Address:

**39471 Big Bear Blvd**

**Big Bear Lake , CA 92315**

Inspected on Thu, May 19 2022 at 12:32 PM

# Table of Contents

Report Summary	5
General	8
Site	8
Parking	11
Exterior	16
Roofing	24
Structure	34
Electrical	35
HVAC	38
Plumbing	42
Interiors	43
Pool/Spa	49

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.

# Report Summary

## Walkways

---

1) Safety Hazard. 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.

## Steps/Stoops

---

2) Recommend adding handrails for steps. Steps exceed 30 inches from the ground.

## Parking

---

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

## Windows

---

4) The exterior trim around windows is deteriorated. Gaps and cracks around windows need to be sealed. Which could allow water intrusion.

## Entry Doors

---

5) The exterior door reveals daylight at threshold.

All rooms

## Balconies

---

6) Safety Hazard. Balcony is damaged and need to repaired or replaced

## Roof Covering

---

7) 2 of the 3 buildings roof need to be replaced. The roof surface is deteriorated and appeared to be at its service life.

This is a conducive condition for wood-destroying organisms. Consult with a qualified contractor to determine replacement options. Note that some structural repairs are often needed after old roof surfaces are removed and the structure becomes fully visible. Related roofing components such as flashings and vents should be replaced or installed as needed and per standard building practices.

(Report Summary continued)

### Structure

---

8) Recommend sealing opening around front of building near Big Bear Blvd Seal cracks around footing. Opening around foundation is causing Hydrostatic Pressure. The problems occur when the foundation begins to weaken. Foundations are commonly made of some form of concrete, which is a strong substance, but it is also porous.

### Service Panel Manufacturer

---

9) Panel in wash room 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.

### Smoke Detectors

---

10) All smoke detectors. The life expectancy of smoke alarms is generally 10 years, after which point their sensors can begin to lose sensitivity. The test button only confirms that the battery, electronics, and alert system are working; it doesn't mean that the smoke sensor is working. Bedroom need smoke detector.

### HVAC

---

11) Recommend to budget for replacement. All units are older than 10 years old. PTAC stands for: "Packaged Thermal Air Conditioner". Industry survey revealed that with proper care, PTAC units could last up \ to ten years, but advancements in energy efficiency and smart technology may entice consumers to replace them every 5-7 years. R

### Type of Equipment

---

12) The estimated useful life for most forced air furnaces is 15-20 years. This furnace appeared to be near its useful lifespan. Recommend budgeting for a replacement in the future.

(Report Summary continued)

#### Type of Equipment

---

13) The estimated useful life for most A/C units is 15-20 years. This unit age is near it's useful lifespan and will need replacing or significant repairs at any time. Recommend budgeting for a replacement in the near future.

#### Interiors

---

14) What appears to be Microbial growth on ceiling in room 120.

15) Moisture stains and water damage found 120,211 222,223,225,226.

#### Deck Material

---

16) Cracks, holes, settlement, heaving and/or deterioration were found on the patio/deck. Recommend that qualified contractor repair as necessary.

#### Pool/Spa

---

17) Recommend replacing filter, heater and pump. Due to the age of equipment. With regular use, most pool pumps last 8 to 12 years before needing replacement.

18) The pool surface shows signs of wear, stains and aging. Recommend a qualified pool contractor for further evaluation or repair

## General

Property Type:	Commercial
Furnished:	Yes
Occupied:	Yes
Soil Condition:	Dry
Utilities On During Inspection:	Electric Service, Gas Service, Water Service
People Present:	Client, Buyer's Agent

## 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
Vegetation:	Generally Maintained
Walkways:	Concrete
	Condition: Repair or Replace



### Comment 1:

Safety Hazard. 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

Steps/Stoops:

Wood

Condition: Repair or Replace

(Site continued)



Comment 2:

Recommend adding handrails for steps. Steps exceed 30 inches from the ground.



Figure 2-1



Figure 2-2

Patios/Decks:

Metal

Condition: Repair or Replace





# Parking



## Comment 3:

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



Figure 3-1



Figure 3-2



Figure 3-3



Figure 3-4

(Parking continued)



Figure 3-5



Figure 3-6



Figure 3-7



Figure 3-8



(Parking continued)



Figure 3-9



Figure 3-10



Figure 3-11

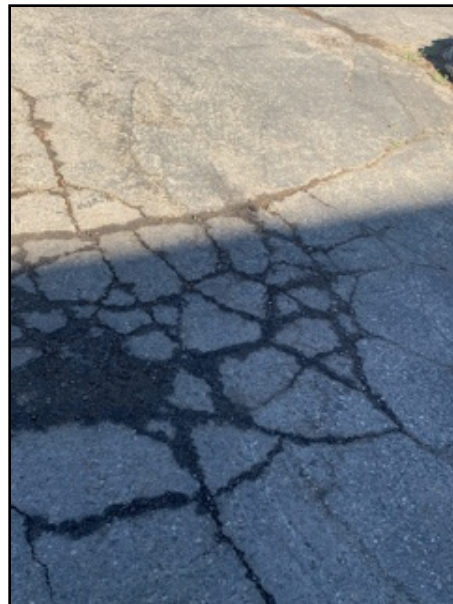


Figure 3-12

(Parking continued)



Figure 3-13



Figure 3-14



Figure 3-15



Figure 3-16



(Parking continued)



Figure 3-17



Figure 3-18



Figure 3-19



Figure 3-20

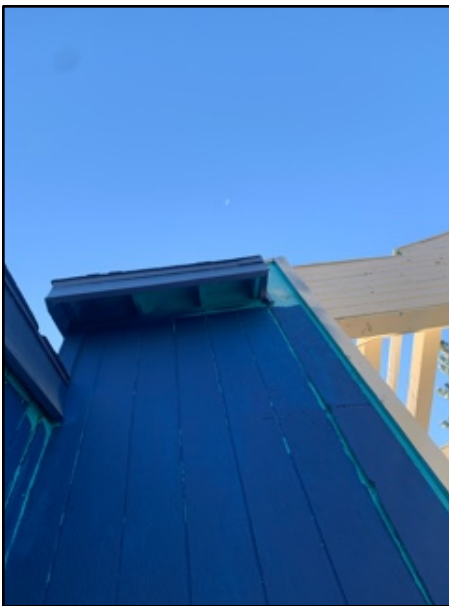
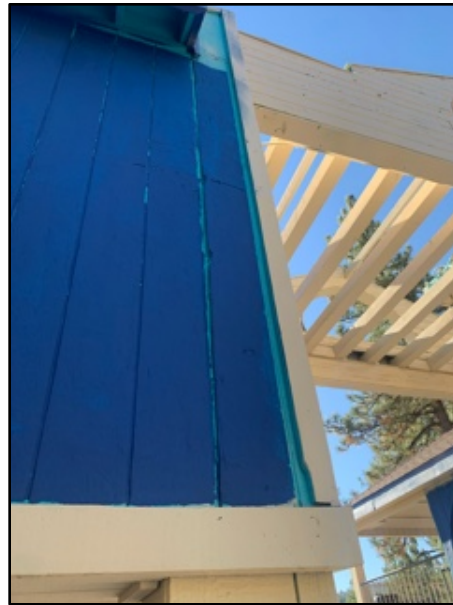
# Exterior

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:

Lap Wood

Condition: Marginal



Exterior Trim Material:

Wood

Condition: Satisfactory



(Exterior continued)

Windows:

Wood, Aluminum

Condition: Repair or Replace



Comment 4:

The exterior trim around windows is deteriorated. Gaps and cracks around windows need to be sealed. Which could allow water intrusion.



Figure 4-1



Figure 4-2



Figure 4-3



Figure 4-4

(Exterior continued)



Figure 4-5



Figure 4-6

Entry Doors:

Wood, Steel

Condition: Repair or Replace



Comment 5:

The exterior door reveals daylight at threshold.

All rooms

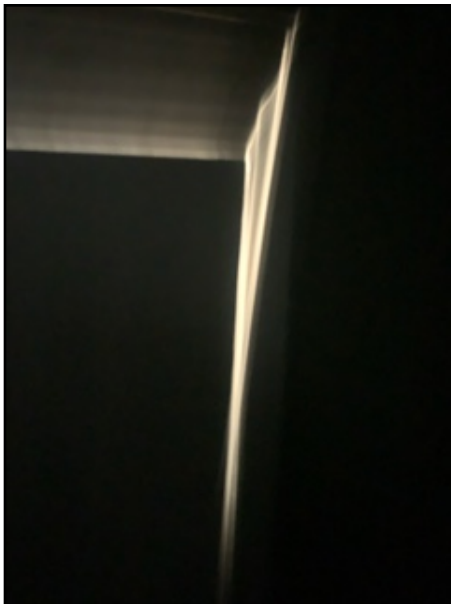


Figure 5-1



Figure 5-2

(Exterior continued)



Figure 5-3

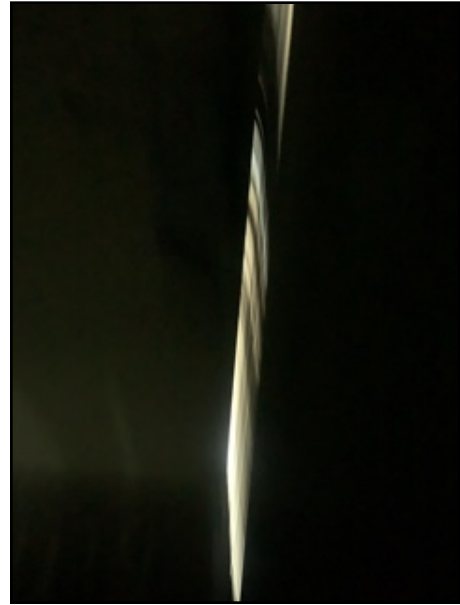


Figure 5-4



Figure 5-5

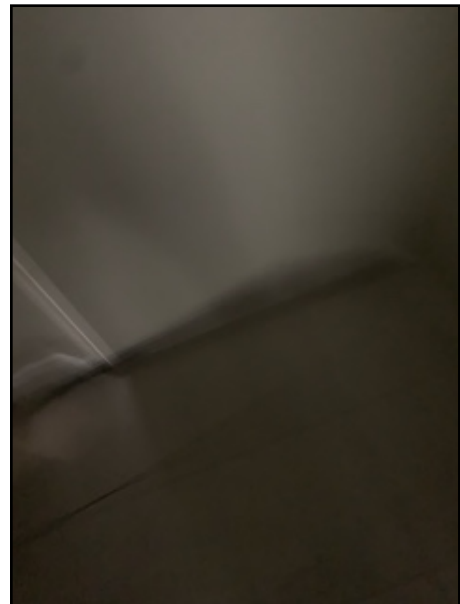


Figure 5-6

Balconies:

Steel

Condition: Repair or Replace

(Exterior continued)



Comment 6:  
Safety Hazard. Balcony is damaged and need to repaired or replaced



Figure 6-1

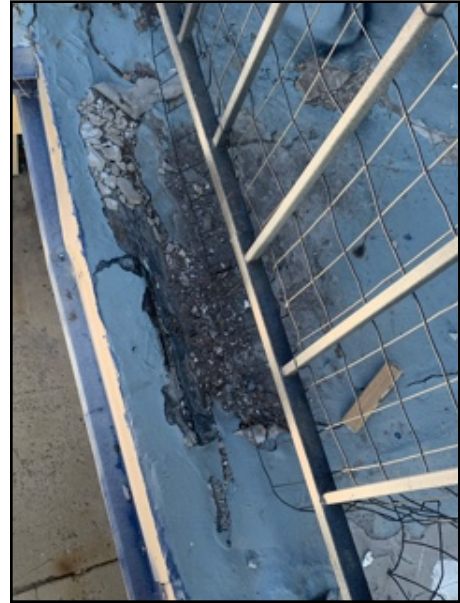


Figure 6-2



Figure 6-3



Figure 6-4



(Exterior continued)



Figure 6-5

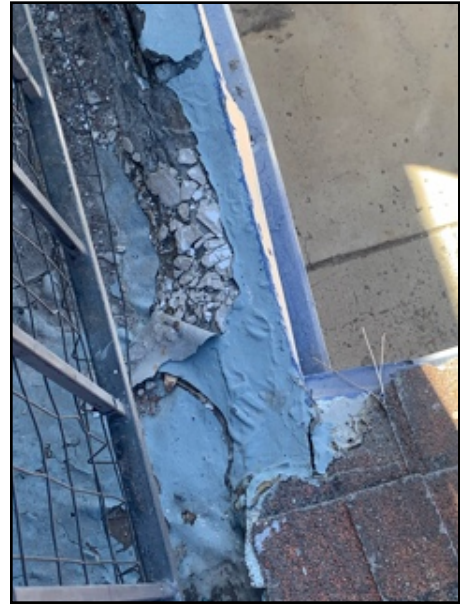


Figure 6-6



Figure 6-7



Figure 6-8

(Exterior continued)

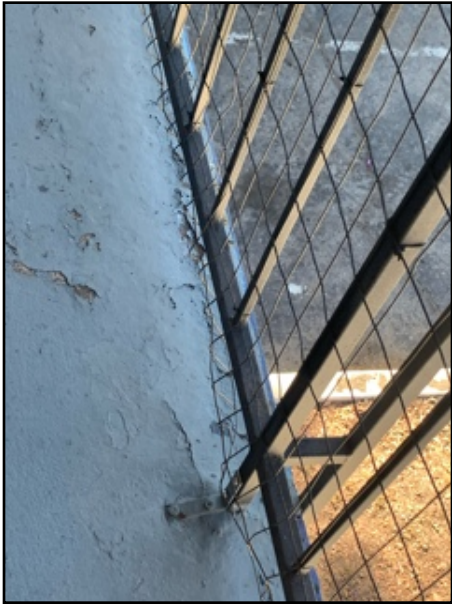


Figure 6-9



Figure 6-10



Figure 6-11



Figure 6-12



(Exterior continued)



Figure 6-13

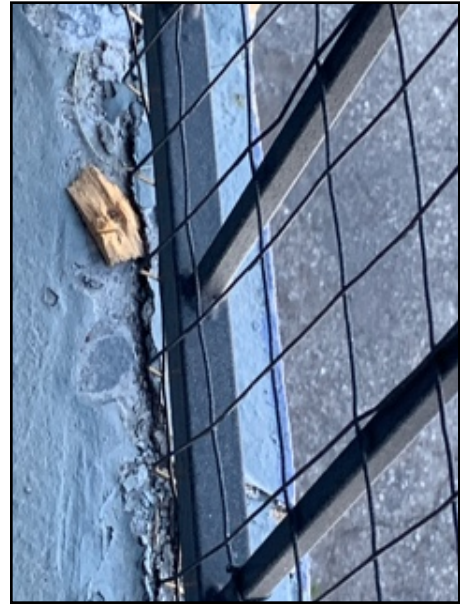


Figure 6-14



Figure 6-15

# 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.

Roof Design:

Gable, Hip

Roof Covering:

3 Tab Shingle

Condition: Repair or Replace



## Comment 7:

2 of the 3 buildings roof need to be replaced. The roof surface is deteriorated and appeared to be at its service life.

This is a conducive condition for wood-destroying organisms. Consult with a qualified contractor to determine replacement options. Note that some structural repairs are often needed after old roof surfaces are removed and the structure becomes fully visible. Related roofing components such as flashings and vents should be replaced or installed as needed and per standard building practices.



Figure 7-1



Figure 7-2



(Roofing continued)



Figure 7-3



Figure 7-4



Figure 7-5



Figure 7-6

(Roofing continued)



Figure 7-7



Figure 7-8



Figure 7-9



Figure 7-10



(Roofing continued)

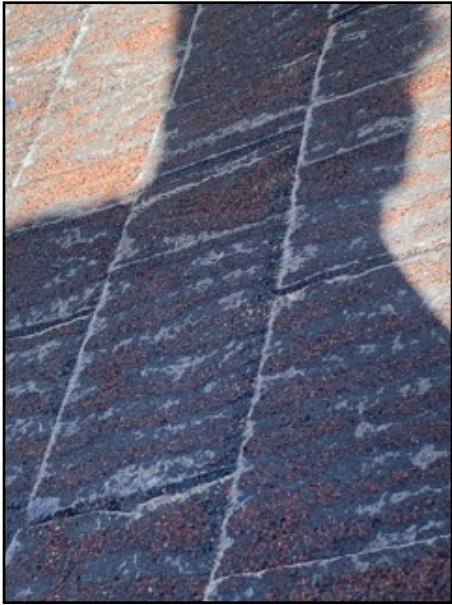


Figure 7-11



Figure 7-12



Figure 7-13



Figure 7-14

(Roofing continued)



Figure 7-15

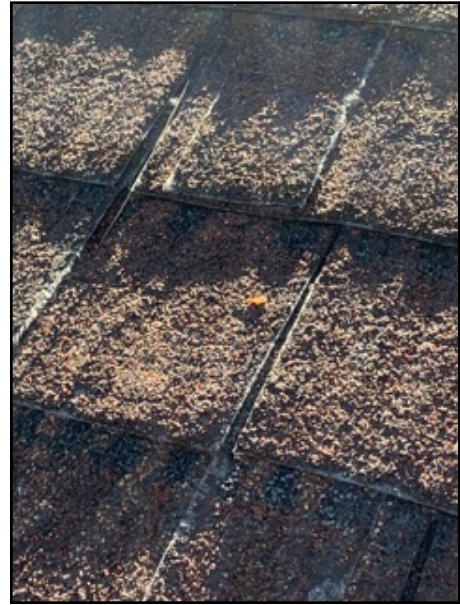


Figure 7-16



Figure 7-17

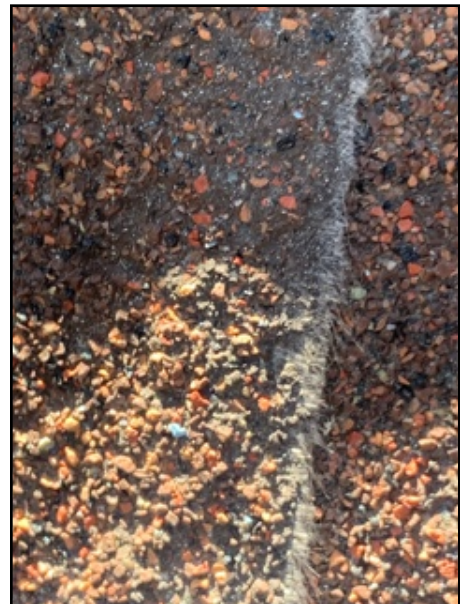


Figure 7-18



(Roofing continued)



Figure 7-19

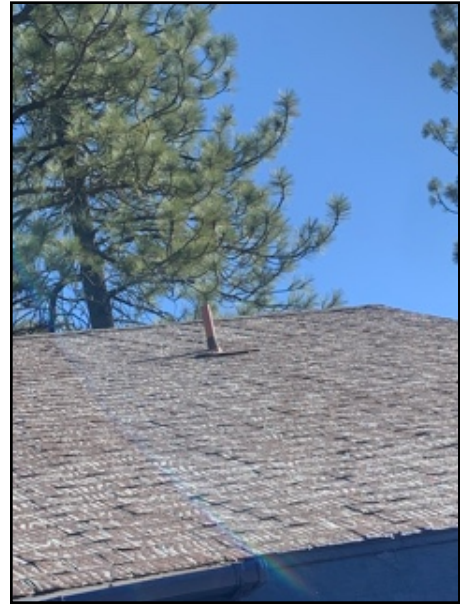


Figure 7-20



Figure 7-21

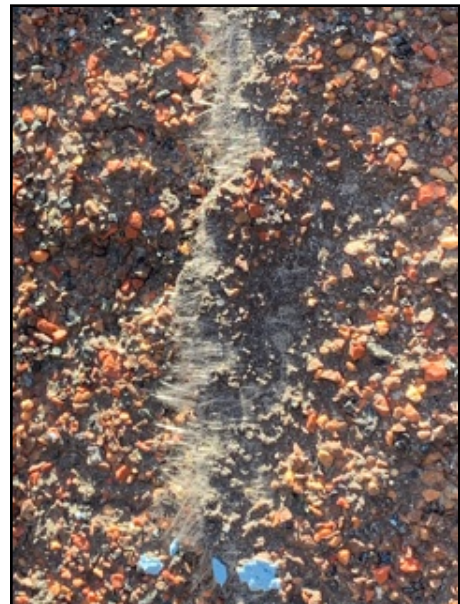


Figure 7-22

(Roofing continued)



Figure 7-23



Figure 7-24



Figure 7-25



Figure 7-26



(Roofing continued)



Figure 7-27



Figure 7-28



Figure 7-29

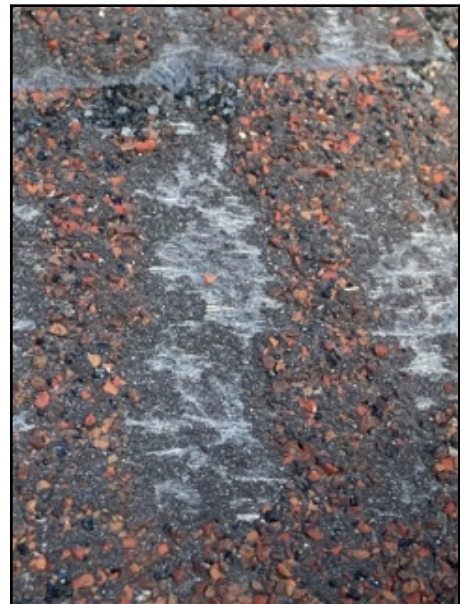


Figure 7-30

(Roofing continued)



Figure 7-31

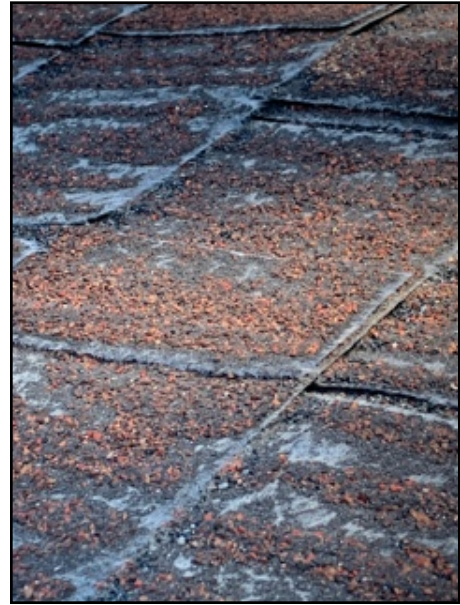


Figure 7-32



Figure 7-33

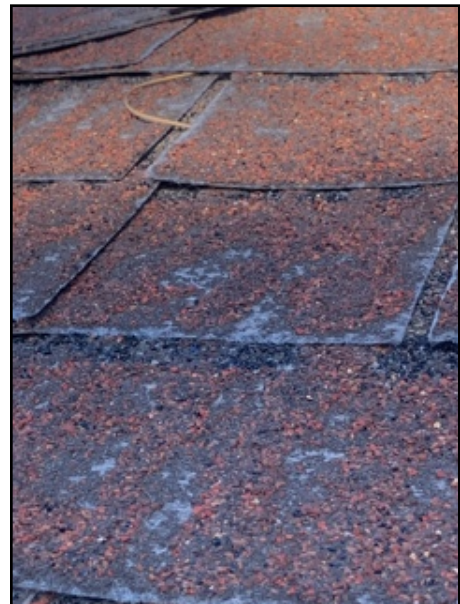


Figure 7-34



(Roofing continued)



Figure 7-35

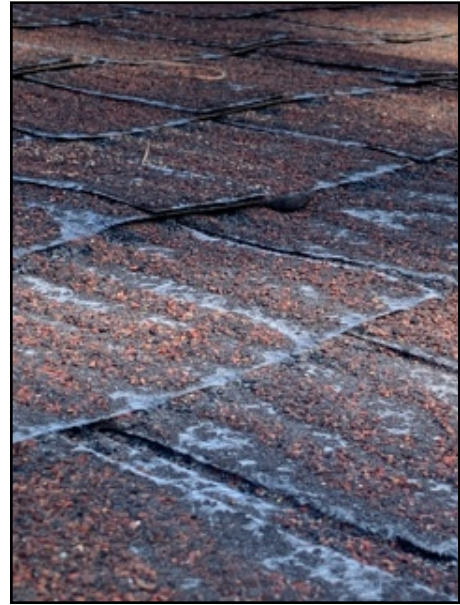


Figure 7-36



Figure 7-37

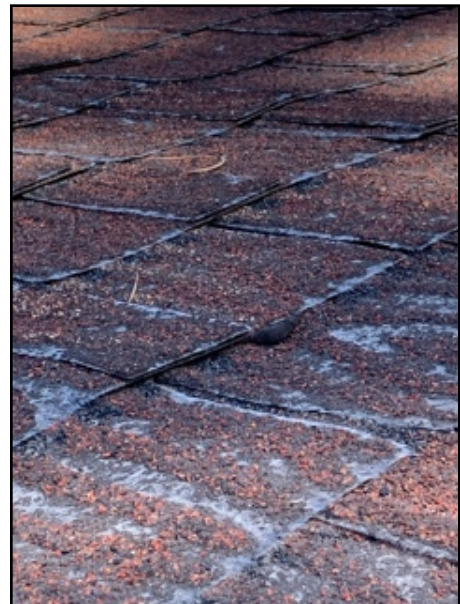


Figure 7-38

(Roofing continued)



Figure 7-39

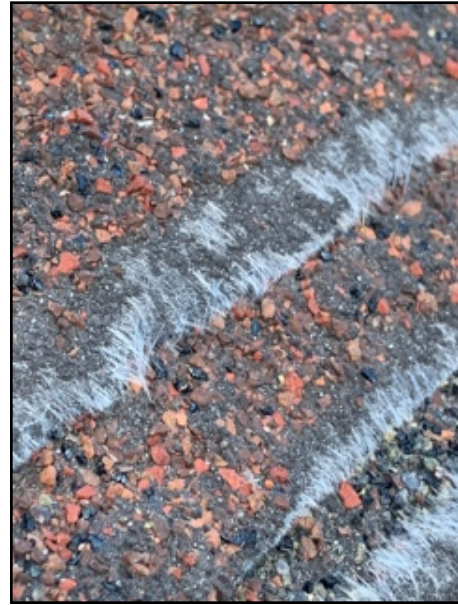


Figure 7-40

## 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

Foundation Material:

Poured Concrete

Condition: Satisfactory



Comment 8:

Recommend sealing opening around front of building near Big Bear Blvd Seal cracks around footing. Opening around foundation is causing Hydrostatic Pressure. The problems occur when the foundation begins to weaken. Foundations are commonly made of some form of concrete, which is a strong substance, but it is also porous.



(Structure continued)



Figure 8-1



Figure 8-2

## 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:	Challenger
	Condition: Repair or Replace

(Electrical continued)



Comment 9:

Panel in wash room 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.



Figure 9-1

Smoke Detectors:

9 volt Battery Type

Condition: Repair or Replace

(Electrical continued)



Comment 10:

All smoke detectors. The life expectancy of smoke alarms is generally 10 years, after which point their sensors can begin to lose sensitivity. The test button only confirms that the battery, electronics, and alert system are working; it doesn't mean that the smoke sensor is working. Bedroom need smoke detector.



Figure 10-1

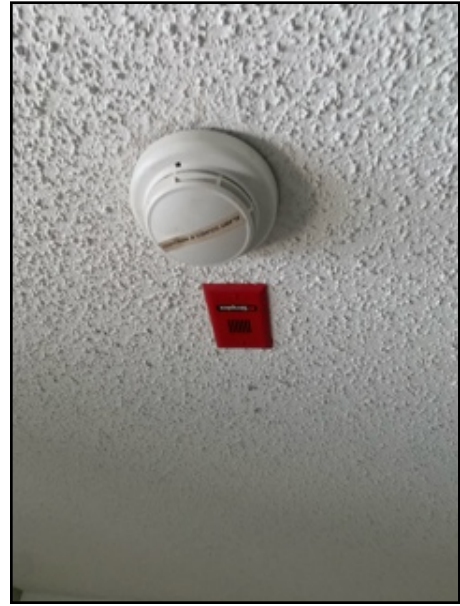


Figure 10-2



Figure 10-3



Figure 10-4

(Electrical continued)



Figure 10-5

## 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



(HVAC continued)



Comment 11:

Recommend to budget for replacement. All units are older than 10 years old. PTAC stands for: "Packaged Thermal Air Conditioner". Industry survey revealed that with proper care, PTAC units could last up \ to ten years, but advancements in energy efficiency and smart technology may entice consumers to replace them every 5-7 years. R



Figure 11-1



Figure 11-2



Figure 11-3



Figure 11-4

(HVAC continued)



Figure 11-5

## Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of this inspection. A licensed HVAC contractor should be consulted if in question.

Location:

Wash Room

Type of Equipment:

Forced Air

Condition: Repair or Replace



Comment 12:

The estimated useful life for most forced air furnaces is 15-20 years. This furnace appeared to be near its useful lifespan. Recommend budgeting for a replacement in the future.



(Heating continued)



Figure 12-1

Approximate Age: Over 20 Years Old

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

## Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of this inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source: Electric  
Type of Equipment: Split System  
Condition: Repair or Replace

(Cooling continued)

**Comment 13:**

The estimated useful life for most A/C units is 15-20 years. This unit age is near it's useful lifespan and will need replacing or significant repairs at any time. Recommend budgeting for a replacement in the near future.



Figure 13-1

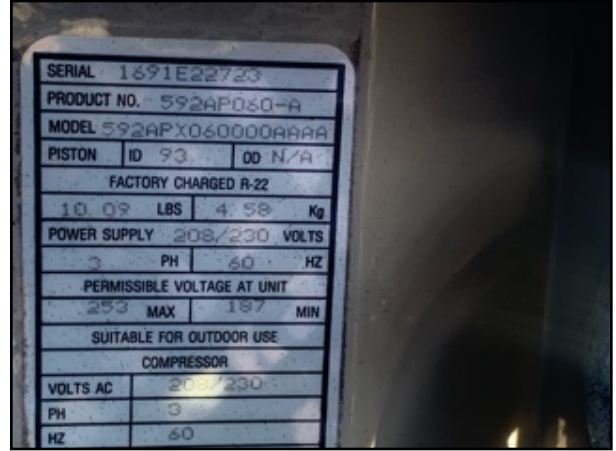


Figure 13-2

Condenser Approximate Age: Over 30 Years Old

Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.

## 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.

Water Service:	Public
Supply Pipe Material:	Copper
	Condition: Satisfactory
Location of Main Water Shutoff:	At Meter
Sewer System:	Public

(Plumbing continued)

Waste Pipe Material: PVC  
Condition: Satisfactory

## Water Heater

Manufacturer: Bradford  
Fuel: Natural Gas  
Approximate Age: 3 Years Old  
Seismic Straps Installed: Yes  
Condition: Satisfactory

## 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.

Floors: Wood  
Condition: Satisfactory  
Walls: Painted Drywall  
Condition: Satisfactory  
Window Types: Fixed  
Condition: Satisfactory



(Interiors continued)



Comment 14:

What appears to be Microbial growth on ceiling in room 120.



Figure 14-1



Comment 15:

Moisture stains and water damage found 120,211 222,223,225,226.



Figure 15-1



Figure 15-2

(Interiors continued)



Figure 15-3



Figure 15-4



Figure 15-5



Figure 15-6

(Interiors continued)



Figure 15-7



Figure 15-8



Figure 15-9

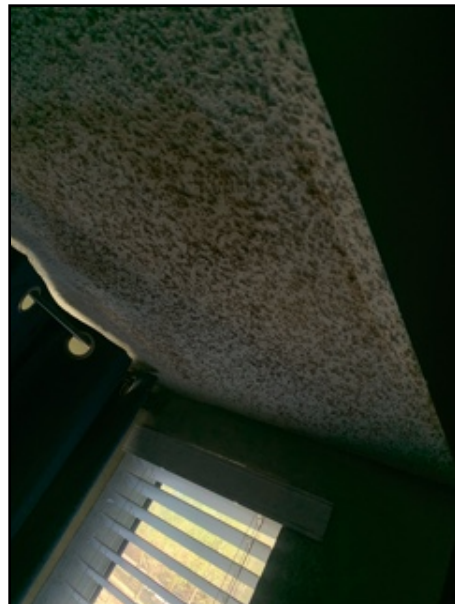


Figure 15-10



(Interiors continued)



Figure 15-11



Figure 15-12



Figure 15-13



Figure 15-14

(Interiors continued)



Figure 15-15



Figure 15-16



Figure 15-17

## Pool/Spa

The inspection of the pool/spa and related components is limited to the visual observation of the listed components if operating. The determination of if the pool is leaking or will leak is beyond the scope of this inspection.

Deck Material:

Concrete

Condition: Repair or Replace



Comment 16:

Cracks, holes, settlement, heaving and/or deterioration were found on the patio/deck. Recommend that qualified contractor repair as necessary.



Figure 16-1

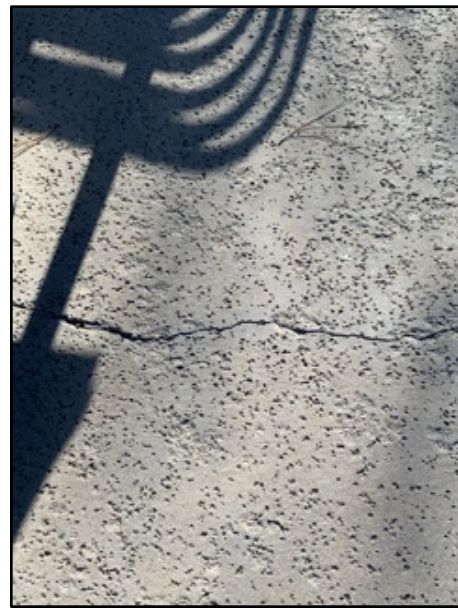


Figure 16-2



(Pool/Spa continued)



Figure 16-3



Figure 16-4



Figure 16-5

(Pool/Spa continued)



**Comment 17:**

Recommend replacing filter, heater and pump. Due to the age of equipment. With regular use, most pool pumps last 8 to 12 years before needing replacement.



Figure 17-1



Figure 17-2



**Comment 18:**

The pool surface shows signs of wear, stains and aging. Recommend a qualified pool contractor for further evaluation or repair



Figure 18-1



Figure 18-2



(Pool/Spa continued)



Figure 18-3



Figure 18-4



Figure 18-5

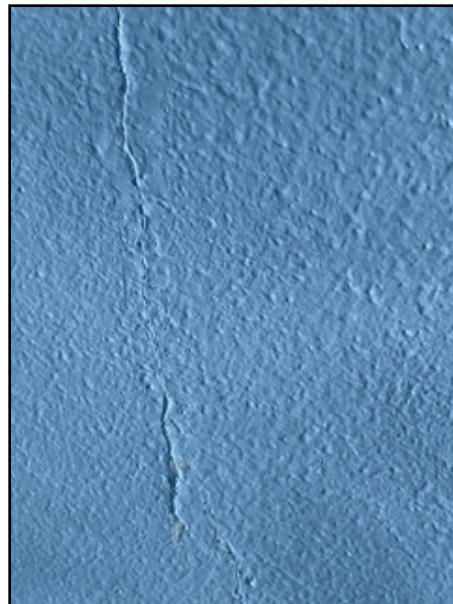


Figure 18-6



(Pool/Spa continued)

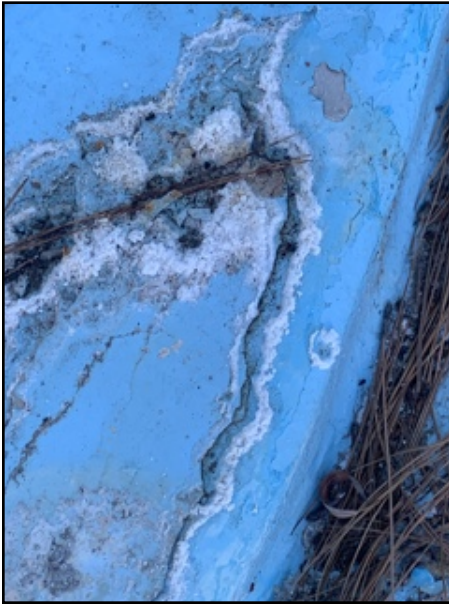


Figure 18-7

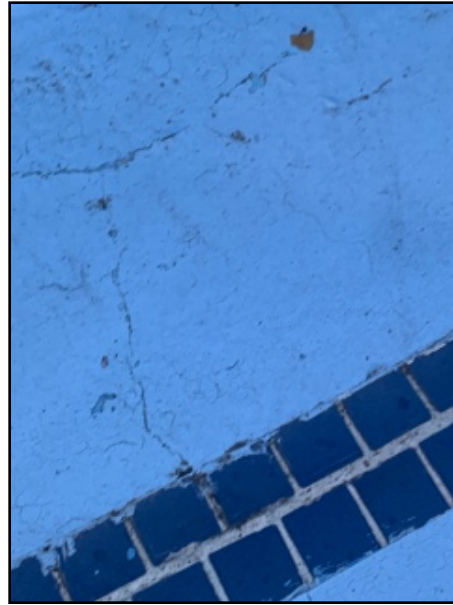


Figure 18-8

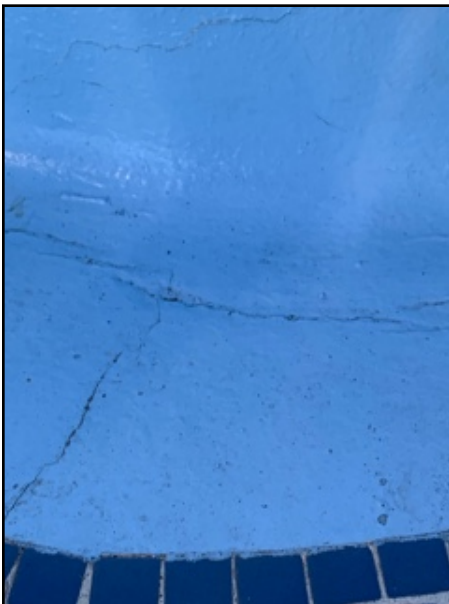


Figure 18-9



Figure 18-10