831-275-0244

Property Inspection Report

Prepared exclusively for:

Brian Moss as Trustee of Cosco Family Trust

729 S Main St
Salinas, CA 93901
Inspection Date: 08/03/2026

Report Table of Contents

SUMMARY OF INSPECTION

IMPORTANT: This Summary is ***NOT*** the entire report. The complete report includes additional information of concern to you.

August 3, 2026

Brian Moss as Trustee of Cosco Family Trust

RE: 729 S Main St
Salinas, CA 93901

Dear Brian Moss as Trustee:

A visual inspection of the above referenced property was conducted by Dave Bigham, CCI on August 3, 2026. The report reflects the visual conditions of the property at the time of the inspection only. This summary is an opinion based excerpt of defects from the attached report and is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property, or the order in which any items in the report should be addressed.

This summary is NOT the entire report. It is the client's sole responsibility to read the report in its entirety, which contains additional information of concern.

We recommend that all conditions identified in this report be fully evaluated and/or corrected by specialists in the appropriate trade prior to the close of inspection contingencies so you are fully informed regarding extent, scope and potential costs involved with repairs.

Legend
[SC] Safety Concern: Conditions noted that may pose a hazard to humans and/or the building.
[FE] Further Evaluation: Conditions that warrant a full evaluation / correction by specialists in the appropriate trades.
[CR] Correction Recommended: Conditions noted in need of maintenance, repair, or replacement.

Overview
The building was in overall very good condition. The water heater requires replacement. The parking lot is showing areas of deterioration and failure. One electrical panel is a Federal Pacific - these are considered requiring replacement.

[FE] Accessibility, a significant and potentially costly feature of a building is outside the scope of this inspection. We highly recommend a separate inspection by a Certified Access Specialist. More about the program, how a voluntary inspection can benefit a property owner and a list of inspectors can be found at the California State Architect's site http://www.dgs.ca.gov/dsa/Programs/programCert/casp.aspx

EXTERIOR

PORTIONS OF THE WALKWAYS AND DRIVEWAYS THAT ARE ADJACENT TO THE BUILDINGS

4.15 PARKING LOT(S)

[CR] Pot holes were noted in the parking lot. This condition is a trip hazard and is conducive to promoting further deterioration.

ATTIC & ROOF FRAMING

OUTSIDE THE SCOPE OF THE STANDARDS OF PRACTICE (Comments included as a courtesy)

6.11 PEST/RODENT

[FE] We observed evidence that suggests the need for a full pest inspection. We recommend a pest (termite) inspection.

PLUMBING

WATER HEATING UNIT

7.14 TANK

[FE] The water heater requires replacement. We recommend you consult with a plumber to fully understand the costs. The seller will replace the water heater

ELECTRICAL

ELECTRICAL PANEL - 3

8.13 EXTERIOR

[SC] A Federal Pacific / Stab-Lok panel was in place. These panels are older/obsolete and have a known history of failure and fire. These panels should be removed and replaced by a licensed and qualified electrical contractor. Investigate the costs and other requirements prior to the close of contingencies.

More information can be found at the following URL:
https://codecheck.com/wp-content/uploads/2018/10/FPE_2012.pdf

CIRCUIT WIRING

8.15 CIRCUIT WIRING

[SC] Junction-box cover plates were missing in/at the attic. This condition is a shock, and fire hazard due to exposed electrical components; all electrical junction boxes should have an approved spark-proof cover.

RECEPTACLES/OUTLETS

8.16 GROUNDING OF RECEPTACLE(S)/OUTLET(S)

[CR] Some accessible receptacle in/at the large room, left front room, right middle room and hall were noted to have open grounds. This condition may limit the proper function of some sensitive devices (such as computers and stereos) and pose a possible electrical shock hazard for appliances with metal housings (such as washer, dryer, refrigerator, dishwasher, etc).

8.18 CIRCUITRY OF RECEPTACLE(S)/OUTLET(S)

[CR] There was no electrical power at some of the receptacles in/at the hall, large room, right front room right rear room. This condition may be an indication of defective circuit wiring; all receptacles should provide constant power unless switch operated for plug-in lamps/lights.

HEATING & COOLING

HEATING / COOLING UNIT

9.2 HVAC UNIT

[FE] Due to its particular location on the roof , we were unable to fully inspect the unit. We recommend further evaluation by a HVAC Contractor - The only way to be sure of its true condition and continued operation is with a full evaluation by a heating contractor.

INTERIOR

WALLS, CEILINGS, AND FLOORS

10.19 INTERIOR WALL(S) & CEILING(S)

[FE] An unknown substance/staining, was noted on the wall in the exterior closet. This should be further evaluated/corrected.

INSPECTION INFORMATION

JOB / FILE

1.1 LOCATION

729 S Main St
Salinas, CA 93901.

1.2 DATE/TIME

Date: 08/03/2026
Start Time: 10:00
End Time: 12:00

1.3 FILE NUMBER

File # 20978.

1.4 CLIENT NAME

Brian Moss as Trustee of Cosco Family Trust

1.5 LEGAL NOTIFICATION

If you are not the client listed above, please contact our office to discuss options to obtain a legal copy of this inspection. The contents of this report are for the sole use of the client named above and no other person or party may rely on this report for any reason or purpose whatsoever without the prior written consent of Pro View Property Inspection. Any person or party who chooses to rely on this report for any reason or purpose whatsoever without the express written consent of Pro View Property Inspection does so at their own risk and waives any claim of error or deficiency in this report. Pro View Property Inspection is not responsible to anyone other than the client named in this report.

COMPANY / INSPECTOR

1.6 COMPANY

Pro View Property Inspection, LLC
Mail: 1138 S. Main St. Salinas, CA 93901
Office@ProViewPI.com
831-275-0244
www.proviewpi.com.

1.7 INSPECTED BY

Dave Bigham:

- Certified CREIA Inspector #0155461 (California Real Estate Inspection Association)
- Certified CREIA Energy Assessor (California Real Estate Inspection Association)
- ASHI Inspector #259301 (American Society of Home Inspectors)
- Certified Deck Inspector (North American Deck and Railing Association)
- CREIA Certified Trainer (California Real Estate Inspection Association)
- Certified Fireplace & Chimney Inspector, #FCI-264 (Fire Investigation Research & Education Service, National Fireplace Institute)
- Certified Residential Thermographer, #2014053106 (Monroe Infrared Technology)
- Registered Hearth Advisor (Fire Investigation Research & Education Service)
- Certified Residential Fire Safety Inspector, #1216 (National Institute of Fire and Safety Training)
- Certified Tile Roof Installer (Tile Roofing Institute)

PROPERTY INSPECTIONS

1.8 IMPORTANT INFORMATION

The following confidential report for the client named herein is based upon a visual examination taken from the above address at the date and time indicated exclusively for the client listed above. ***Acceptance of this report by mail, e-mail or in-person constitutes agreement with the policies and exclusions included herein, within the signed inspection agreement of the above client and in the California Real Estate Inspection Association (CREIA) Standards of Practice (SOP),*** a copy of which is available at no charge by contacting this office or by visiting www.creia.org.

This inspection and report is not intended for substituted disclosure purposes or transfer to another client and use as such is prohibited without written permission of Pro View Property Inspection. This inspection is designed to identify the general attributes and deficiencies (performance, not design) of this property as defined by CA B&P Code 7195-99. Our primary concerns are systems or components needing immediate major repair and visible safety issues. Neither the inspection nor report are intended to provide a "punch list" of every item that may require cleaning, maintenance, repair or replacement. During the process of cleaning, moving, maintenance renovation or repair items should be anticipated to be found that are not in this report. Individuals performing work on the building should expect to find components and conditions that may be necessary or desirable to improve, maintain, repair or replace. This inspection will help minimize risk, but cannot eliminate the risks involved in purchasing real estate. No warranty of any kind is implied or intended with the issuance of this report.

The scope of this inspection and its limitations are outlined in the Inspection Agreement, the CREIA SOP mentioned above and to items mentioned in this report which were readily accessible at the time of inspection. This inspection report is not intended to be a technically exhaustive study of every component, but to reveal obvious major deficiencies of this property. **This written report does not constitute a warranty, guarantee, or insurance policy** of any kind whatsoever.

Environmental issues include, but are not limited to, asbestos, lead paint, lead contamination, mold, mildew, radon, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination, soil contamination, and Chinese drywall. We are not trained or licensed to recognize or analyze these materials. If one or more of these materials is thought to be present during the inspection or noted in this report, then a full evaluation should be conducted by a specialist in the appropriate trade.

No disassembly or intrusive testing is performed, unless expressly authorized in advance. No furniture or personal belongings are relocated during the inspection. No warranty of any kind is implied or intended with the issuance of this report. If desired, contact your real estate agent for information about home warranty policies available through private companies.

No intention is made to require the seller to provide these corrections or make this property comply with all applicable laws prior to the close of escrow.

If any repairs are to be accomplished, we suggest a re-inspection by this firm to verify that such corrections have been performed to acceptable standards.

It is often difficult to define, in precise terms, the condition of the subsurface portions of any structure. This is especially true with a limited visual investigation. Hidden defects may exist and could be encountered during repair work and remodeling. Conclusions and recommendations presented herein are partly based on evaluations gathered from evidence visible, partly on experience, and partly on professional judgment and education. Therefore, the conclusions and recommendations provided herein should be considered "advice".

REPORTING CONDITIONS & DEFINITIONS

1.9 INSPECTION COMMENTS

This report has identified a number of *conditions* with the *systems* or *components* of *systems* as needing correction and/or further evaluation. These *conditions* are preceded by one of the following abbreviations [SC], [FE], [CR] and [RU]. Each abbreviation is defined below. Some *conditions* may have hidden damage unseen at the time of the inspection.

We recommend that all conditions identified in this report be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods prior to the close of inspection contingencies so you are fully informed regarding extent, scope and potential costs involved with repairs.

1.10 SAFETY CONCERNS

[SC] Safety Concerns: Conditions noted that may pose a safety hazard to humans, the building or both. These conditions warrant further evaluation and corrections by a specialist in the appropriate trade.

1.11 FURTHER EVALUATION

[FE] Further Evaluation: Conditions noted that warrant a full evaluation and/or correction by specialists in the appropriate trades.

1.12 CORRECTIONS RECOMMENDED

[CR] Corrections Recommended: Conditions noted in need of maintenance, repair, or replacement. We recommend that all corrections be made by specialists in the appropriate trades.

1.13 RECOMMENDED UPGRADE

[RU] Recommended Upgrade: Systems or components either not available or improved since the building was constructed.

1.14 NOTE

The term [NOTE], where used in this report was designed to draw your attention to a specific condition or component of a system. While corrective action may not be warranted, we felt it was important that you be aware of its existence.

PROPERTY INFORMATION

For purposes of this report directions are established by facing the front door, assumed herein as the front of the building. We attempt to show the front of the building on the cover page.

Approximate year built and square footage is provided as a courtesy only and the accuracy of the information is not verified. It is provided to us by an agent, client or online resource. For further information regarding the age of the building, consult with the Authority Having Jurisdiction such as the city or county.

BUILDING CHARACTERISTICS

2.1 APPROX. YEAR BUILT
1970.

2.2 CONSTRUCTION
Masonry/Concrete Walls and Frame.

2.3 BUILDING TYPE
Commercial building.

2.4 APPROX SQ FOOTAGE
1860.

2.5 MAIN ENTRY FACES
Northwest.

2.6 STORIES
Single.

2.7 GARAGE
None.

2.8 FOUNDATION
Concrete slab on grade.

2.9 UTILITIES
All utilities on.

2.10 BUILDING STATUS
Vacant/not occupied during the inspection.

2.11 POOL/SPA
None.

2.12 ATTENDING
Listing agent.

2.13 WEATHER & SOIL
60-70 degrees and the ground was dry.

2.14 FRONT OF BLDG.
Facing Bldg From Street
Facing The Front Door

SPECIAL RECOMMENDATIONS & OBSERVATIONS

2.15 RECOMMENDATIONS

[NOTE] We recommend the changing/cleaning of all furnace filters at the time of possession. This will improve air quality as well as the efficiency of the furnace.

[NOTE] Regular annual maintenance is necessary for every structure. Caulking around all windows, filling of all gaps at the exterior siding and trim, caulking of baths/lavatories, keeping all vegetation off of and away from the exterior siding.

[NOTE] Buildings built before 1985 may have products in them that contain some amounts of asbestos or lead, determining the presence of these products is beyond the scope of this report. Information related to these products can be found in the "Homeowners Guide to Earthquake Safety" available through Real Estate Agents.

[FE] Accessibility, a significant and potentially costly feature of a building is outside the scope of this inspection. We highly recommend a separate inspection by a Certified Access Specialist. More about the program, how a voluntary inspection can benefit a property owner and a list of inspectors can be found at the California State Architect's site http://www.dgs.ca.gov/dsa/Programs/programCert/casp.aspx

[NOTE] **Any anticipated changes to buildings should be researched for cost/code requirement impacts with the local jurisdiction. Even changing 10% of lighting can initiate a large and costly list**

of further required changes and updates.

FOUNDATION, BASEMENT AND UNDER-FLOOR AREAS

FOUNDATION INFORMATION

3.1 FOUNDATION TYPE(S)
Concrete slab on grade

3.2 FOUNDATION ACCESS
Concrete slab - None

3.3 INSPECTION METHOD
Observed visible portions from exterior & walked building interior

3.4 FLOOR FRAMING
Slab - Not Applicable.

3.5 UNDER FLOOR VENTILATION
Slab - Not Applicable.

3.6 ANCHORING
Slab - Couldn't Verify.

3.7 CRIPPLE WALL BRACING
Slab - Not Applicable.

3.8 WOOD SEPARATION FROM SOIL
No wood to soil contact observed

3.9 INSULATION
Slab - Not Applicable.

3.10 VAPOR RETARDER
Slab - Not Applicable

FOUNDATION SYSTEM

3.11 GENERAL CONDITIONS

[NOTE] Walking the exterior and interior, the slab showed no signs of damage or distress.

EXTERIOR

EXTERIOR INFORMATION

4.1 DOOR(S)
Glass Metal.

4.2 OVERHEAD DOOR(S)
None

4.3 DECKS, PORCHES, BALCONIES
Masonry.

4.4 STAIRWAYS/STEPS
None.

4.5 GUARDRAILS
None.

4.6 HANDRAILS
Wood/Composite (simulated wood)

4.7 WALL CLADDING
Masonry, Wood and Metal.

4.8 EXTERIOR TRIM
Wood/Simulated wood.

4.9 PARKING LOT(S)
Asphalt.

4.10 WALKWAY(S)
Masonry.

4.11 SITE GRADING
Flat site.

DOORS AND WINDOWS

4.12 WINDOW(S)

[NOTE]. Six single pane windows were present at the left and right walls, but had been covered at the exterior and interior.

WALL CLADDING AND TRIM

4.13 TRIM

[CR] This building had closed soffits and no soffit vents. This condition (lack of air flow) is conducive to premature deterioration of the building materials. Additionally, while visually appealing, closed soffits block the soffit and associated materials from view thus limiting the inspection.

PORTIONS OF THE WALKWAYS AND DRIVEWAYS THAT ARE ADJACENT TO THE BUILDINGS

4.14 WALKWAY(S)

[SC] Uneven surfaces were noted in the adjacent public walkways. This condition is considered a trip hazard. Although many believe that the local jurisdiction has liability, this is increasingly being shifted by the jurisdictions to the property owner. We recommend you check with your local authority.

Example

Example

4.15 PARKING LOT(S)

[CR] Pot holes were noted in the parking lot. This condition is a trip hazard and is conducive to promoting further deterioration.

[SC] Parking blocks were noted to be damaged at the rear parking area. This condition may result in damage to tires and is a trip and fall hazard for people.

[SC] Cracks as well as open gaps were noted in the parking lot. These conditions are a trip hazard and is conducive to moisture intrusion which promotes additional movement and deterioration.

[CR] Ruts had developed in several areas of the parking lot. This allows water to pool This condition is conducive to moisture intrusions and deterioration.

ROOF COVERING

*Our inspection of the roof is a visual observation of its condition on the day of the inspection and is <u>not a certification inspection</u> **<u>nor a leak free guarantee</u>**. <u>Such roof certification inspections should be performed by a licensed roofing contractor</u>.*

All recommended corrections and further evaluation in this portion of the report (Roof Covering) should be completed by a <u>licensed and qualified roofing contractor</u>.

20978 **Inspection Date:** 08/03/2026

ROOF INFORMATION

5.1 INSPECTION METHOD
We viewed the roof from a ladder at all possible angles/locations.

5.2 COVERING
Single Ply and Composition fiberglass/asphalt shingles.

5.3 LAYERS
1 layer.

5.4 DRAINAGE
Present

5.5 FLASHINGS
Corrections Recommended.

5.6 PENETRATIONS
Appeared to be in Good Working Order.

5.7 SKYLIGHTS
Not Present.

5.8 TYPICAL SERVICE LIFE (NAHB)
Single Ply: 20-30 Yrs and Lite Dim Comp: 25 Yrs.

ROOF REPORTS & RECOMMENDATIONS

5.9 IMPORTANT INFO/ RECOMMENDATIONS

[NOTE] Access to and observation of the roof was limited by height and slope.

COVERING

5.10 GENERAL CONDITIONS

The visible areas of the low slope roofing materials showed no signs of leakage or damage.



5.11 COMPOSITION ROOFING

[NOTE] The composition roofing showed no signs of leakage or damage.

DRAINAGE

5.12 GUTTERS

[CR] The rain-gutters were clogged with debris. Continued use in this condition may lead to damage.

5.13 DOWNSPOUTS

[CR] The downspouts were damaged at the left. This condition allows water to accumulate at the foundation and is conducive to moisture related damage.

FLASHINGS

5.14 GENERAL CONDITIONS

[CR] Roof flashing materials were elevated above the roofing material rather than lying flat. This condition allows for the penetration of driving rain and is conducive to moisture intrusion and damage to the building components.

[CR] Paint on the flashing material was deteriorated. This condition is conducive to premature aging and failure.

[CR] Roof flashing materials were open at the seeds rather than sealed. This condition allows for the penetration of driving rain and is conducive to moisture intrusion and damage to the building components.

Example

Example

ATTIC & ROOF FRAMING

Framing and insulation limit both our view and ability to access the attic. Attic and framing inspections are limited to areas readily accessible to the inspector.

ATTIC AREA AND ROOF FRAMING INFORMATION

6.1 ATTIC ACCESS(S)
Accesses: 1.

6.2 INSPECTION METHOD
Walked/Crawled The Accessible Attic

6.3 ROOF FRAMING
Factory Built Trusses.

6.4 ROOF SHEATHING
Plywood.

6.5 INSULATION
None

6.6 VAPOR RETARDER
Not Present.

6.7 VENTILATION
None

INTERIOR - ATTIC

6.8 GENERAL OBSERVATIONS

The observable areas of the attic interior showed no signs of moisture intrusion, damage or distress.



VENTILATION - ATTIC

6.9 ATTIC - VENTILATION

[CR] The attic space(s) had no vents to exhaust heat and moisture. This condition reduces the service life of the roofing materials and is conducive to moisture build-up (condensation) in the winter and excessive heat-gain in the summer.

INSULATION - ATTIC

6.10 INSULATION

[RU] There was no insulation in the attic. This condition is not energy-efficient and the building may experience excessive heat-gain in the summer and heat-loss in the winter.

OUTSIDE THE SCOPE OF THE STANDARDS OF PRACTICE (Comments included as a courtesy)

6.11 PEST/RODENT

[FE] We observed evidence that suggests the need for a full pest inspection. We recommend a pest (termite) inspection.

PLUMBING

Recommended corrections and further evaluation in this section of the report (Plumbing) should be completed by a licensed and qualified plumbing contractor.

Determining the presence and evaluating the system and components of wells, private water supplies, water treatment systems and septic systems is outside the scope of this inspection. These systems are specifically excluded.

PLUMBING INFORMATION

7.1 MAIN WATER LINE
Where Visible: Copper Piping.

7.2 MAIN WATER SHUTOFF
Rear of the building.

7.3 WATER PRESSURE
Not determined.

7.4 WATER SUPPLY PIPING
Where visible: Copper.

7.5 DRAIN, WASTE AND VENT PIPING
Where visible: Metal.

7.6 FAUCETS & FIXTURES
Corrections Recommended

7.7 FUEL GAS SHUTOFF
Rear of the building.

7.8 FUEL GAS PIPING
Where visible: Metal.

PLUMBING REPORTS & RECOMMENDATIONS

7.9 IMPORTANT INFO/RECOMMENDATIONS

[FE] It is impossible to know the true condition of cast iron waste lines, especially as they pass into the soil. The only way to be sure of their true condition and whether or not there are breaks, damage, or blockage is by having the lines scoped by a plumbing contractor.

WATER SUPPLY PIPING

7.10 WATER SHUTOFF

[CR] The main water shutoff-valve was missing. This condition restricts the valves operation for maintenance and emergency needs.

FAUCETS AND FIXTURES

7.11 FIXTURE FAUCET(S)

[CR] A sink faucet handle was loose in the rear lavatory. This condition is conducive to moisture intrusion into concealed spaces.

7.12 TOILET(S)

[CR] The trip-lever (flush-lever) was loose in/at the rear lavatory. This condition may cause the toilet to not flush properly.

WATER HEATING UNIT

7.13 GENERAL INFORMATION:

Type: Tank Water Heater.
Location: Exterior Closet.
Energy Source: Natural Gas.
Approx. Manufacture Date: 2000.
Combustion Air: Adequate.
Exhaust Vent: Metal.

7.14 TANK

[FE] The water heater requires replacement. We recommend you consult with a plumber to fully understand the costs.

OUTSIDE THE SCOPE OF THE STANDARDS OF PRACTICE (Comments included as a courtesy)

7.15 LOW FLOW TOILETS, SHOWER HEADS & SINK FAUCETS

[FE] The State of California requires toilets to be 1.6 GPF (Gallons Per Flush) or less. Any toilets that are greater than 1.6 GPF must be replaced with ones that are **less than** 1.6 GPF. Many local water districts require that all toilets be 1.28 GPF or less at the time of sale. Check with the local water distributer to understand any requirements that may be necessary in order to meet current standards.

[NOTE] We do not report the volume of water flow (gallons per minute - GPM) from sink faucets. Sink faucets need to be tested to know their true GPM.

[NOTE] As a general rule we do not report the volume of water flow (gallons per minute - GPM) from showers. Shower heads need to be tested to know their true GPM.

Toilets:
[NOTE] We attempt to report the general gallons per flush (GPF) for toilets as a courtesy, however, we are not always able to report their GPF.

All were 1.6 (GPF)

ELECTRICAL

Conditions reported in this section of the report (Electrical) are typically safety hazards to people and potential fire hazards.

For safety reasons all electrical work should be performed only by a licensed and qualified electrical contractor.

Recommended corrections and further evaluation in this section of the report (Electrical) should be completed by a licensed and qualified electrical contractor.

ELECTRICAL INFORMATION

8.1 SERVICE TYPE
Overhead.

8.2 MAIN SERVICE RATING
120/240 volt system, rated at 300 amperes

8.3 DISCONNECT TYPES:
Circuit breakers

8.4 CIRCUIT WIRING
Circuit material Observed: Copper .
Circuit types observed: Non-Metallic Sheathed Cable and Conduit.

8.5 RECEPTACLES GROUNDED
Grounded.

8.6 GROUND FAULT CIRCUIT INTERRUPT (GFCI)
None.

8.7 ARC FAULT CIRCUIT INTERRUPT (AFCI)
None.

SERVICE EQUIPMENT

8.8 SERVICE WIRING

[SC] The overhead service entrance cables at the rear area of the building were hung too low over the roof. Low-hung cables are subject to mechanical damage and are a trip and fall hazard. (These are NOT electrical service wires, they are cable or other such cables.)

ELECTRICAL PANEL - 1

8.9 GENERAL INFORMATION:

Panel Type: Main Electrical Panel. **Panel Location:** Utility Room.

8.10 INTERIOR

[NOTE] The visible components of the panel showed no signs of damage, arcing, etc. and appeared to be in good working order.

ELECTRICAL PANEL - 2

8.11 GENERAL INFORMATION:

Panel Location: Utility Room.

8.12 INTERIOR

[NOTE] The visible components of the panel showed no signs of damage, arcing, etc. and appeared to be in good working order.

ELECTRICAL PANEL - 3

8.13 EXTERIOR

[SC] A Federal Pacific / Stab-Lok panel was in place. These panels are older/obsolete and have a known history of failure and fire. These panels should be removed and replaced by a licensed and qualified electrical contractor. Investigate the costs and other requirements prior to the close of contingencies.

More information can be found at the following URL:
https://codecheck.com/wp-content/uploads/2018/10/FPE_2012.pdf

ELECTRICAL PANEL - 4

8.14 INTERIOR

[NOTE] The visible components of the panel showed no signs of damage, arcing, etc..

[NOTE] The circuit wiring in the panel was installed in a substandard manner (messy/excessive wire). This condition may pose a safety hazard when accessing the panel for maintenance or emergencies.

CIRCUIT WIRING

8.15 CIRCUIT WIRING

[SC] Junction-box cover plates were missing in/at the attic. This condition is a shock, and fire hazard due to exposed electrical components; all electrical junction boxes should have an approved spark-proof cover.

Example

Example

RECEPTACLES/OUTLETS

8.16 GROUNDING OF RECEPTACLE(S)/OUTLET(S)

[CR] Some accessible receptacle in/at the large room, left front room, right middle room and hall were noted to have open grounds. This condition may limit the proper function of some sensitive devices (such as computers and stereos) and pose a possible electrical shock hazard for appliances with metal housings (such as washer, dryer, refrigerator, dishwasher, etc).

Example

[NOTE] In the event the receptacles which were found to have open grounds are later determined to have no equipment ground wire - they should be converted back to 2 prong receptacles, be properly grounded, or be properly labeled and protected by a Ground Fault Circuit Interrupt (GFCI).

8.17 EXTERIOR PORTIONS OF RECEPTACLE(S)/OUTLET(S)

[SC] Receptacle cover-plates were missing at various locations in the building. This condition exposes live electrical components and is a safety hazard; all switch junction boxes should have proper cover plates.

8.18 CIRCUITRY OF RECEPTACLE(S)/OUTLET(S)

[CR] There was no electrical power at some of the receptacles in/at the hall, large room, right front room right rear room. This condition may be an indication of defective circuit wiring; all receptacles should provide constant power unless switch operated for plug-in lamps/lights.

Example

LIGHTING FIXTURES

8.19 LIGHT(S)/FIXTURE(S)

[FE] Motion detector/photo electric light(s) at the exterior could not be checked in the daytime. Manipulating the devices to operate in the day is outside the scope of the inspection.

HEATING & COOLING

Recommended corrections and further evaluation in this section of the report (Heating & Cooling) should be completed by a licensed and qualified HVAC (Heating Ventilation and Cooling) contractor.

Inspector checks for function only to habitable rooms. Proper inspection of furnace heat exchangers for evidence of cracks or holes can only be done by dismantling the unit. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. The adequacy of heating and cooling is often subjective. For checking adequacy/efficiency of the heating or cooling system, or accuracy of the thermostat, a qualified, licensed mechanical contractor should be consulted. These items are outside the scope of this inspection. Heating units can fail prematurely with poor maintenance, which is why we attempt to apprise you of their age.

HEATING / COOLING UNIT

9.1 GENERAL INFORMATION:

Location: Roof.
System Type: HVAC.
Served: Building.
Conditioned Air Ducts: Metal Covered with Fiberglass.
Energy Source: Natural Gas. Electricity.
HVAC Operation: Functioned.

9.2 HVAC UNIT

[NOTE] The unit/system, appearing to be in good working order, functioned under normal user operation.

[FE] Due to its particular location on the roof , we were unable to fully inspect the unit. We recommend further evaluation by a HVAC Contractor - The only way to be sure of its true condition and continued operation is with a full evaluation by a heating contractor.

9.3 CONDENSATE DRAINAGE

[CR] The condensate discharge drain line for the HVAC unit was installed improperly. The drain piping would allow the condensate to drain directly onto the roof - this condition could result to the single ply roofing material.

9.4 CONDITIONED AIR DISTRIBUTION

SYSTEMS

[Note] The thermostat for the heating unit was located in the front left room, mounted above the door.

INTERIOR

Listed appliances are briefly tested for fundamental operation only, but not for adequate performance (i.e., complete cycle, cleaning effect, etc.). No testing was performed to verify proper heating, cleaning, thermostats, controls, timers, convection ovens, rotisseries, clocks, etc. Appliances such as garbage disposals and dishwashers may become inoperative if not used for a period of time. We do not bring garbage and trash for testing garbage disposals and trash compactors. We suggest the buyer verify adequate function of all appliances during final walk-through prior to the close of escrow.

BUILDING INTERIOR INFORMATION

10.1 WALL(S)/CEILING(S)
Drywall, Masonry, and Wood.

10.2 FLOOR(S)
Vinyl/Laminate/Linoleum, Wood/Simulated Wood, and Masonry.

10.3 INTERIOR DOOR(S)
Wood.

10.4 STAIRWAYS
None.

10.5 CABINETS
Bathroom(s)

10.6 COOKTOP(S) /RANGE
Not present

10.7 OVEN(S)
Not present.

10.8 KITCHEN EXHAUST VENT(S)
Not present.

10.9 BUILT-IN MICROWAVE OVEN
Not present.

10.10 DISHWASHER(S)
None.

10.11 DISPOSAL(S)
Not present.

10.12 REFRIGERATOR(S)
Not present.

10.13 DRYER SERVICE
No visible connection.

10.14 CLOTHES WASHER
Not present.

10.15 CLOTHES DRYER
Not present.

10.16 DRYER EXHAUST VENT(S)
Not present.

10.17 FIRE SPRINKLERS
System not present.

10.18 GARAGE DOOR OPENERS
Not applicable.

WALLS, CEILINGS, AND FLOORS

10.19 INTERIOR WALL(S) & CEILING(S)

[FE] An unknown substance/staining, was noted on the wall in the exterior closet. This should be further evaluated/corrected.

[FE] Dry moisture stains were noted on the ceiling in the large room. These may be old, thus we recommend inquiring with the current owner regarding the nature and history of these stains. Should they be current or uncorrected they could lead to additional damage.

Example - Moisture Stain

10.20 FLOORS

[NOTE] Damage was noted to the flooring in the offices and utility room.

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DOORS AND WINDOWS

10.21 DOORS: OPERATION

[CR] An entry door rubbed the jamb in the large room. Continued use in this condition may lead to damage.

OUTSIDE THE SCOPE OF THE STANDARDS OF PRACTICE (Comments included as a courtesy)

10.22 VENT - BATHROOM & LAUNDRY EXHAUST

[CR] One of the lavatory exhaust fans failed to function and the vent ducting was disconnected in the attic.