



Building Inspection & Analysis

OFFICE:

14051 Hooper Ct.
Pine Grove, CA 95665

CONTACTS:

Cell 209.304.7573
Toll Free 800.300.1742

Web www.pre-spect.com

Email rick@pre-spect.com

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- International Assoc. of Certified Home Inspectors, (InterNACHI)
- California Licensed General Contractor, #374548

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PROPERTY CONDITION REPORT



Client(s): Mike Erickson
Property: 20265 Lake Chabot Rd,
Castro Valley, CA 94546
Realtor: Phillip Fair
Date: 8/9/2024
Inspector: Rick DeBoard - Certification #1051
Report #: PCA8210

This report is prepared for the sole and exclusive use of the Client named above. The acceptance and use of this report by any person other than the Client named above shall be deemed to be a retention of this firm for the purpose of providing an evaluation of this property at a fee equal to the original fee.

Although a thorough inspection of the property was made, we wish to CAUTION you that conditions may change and equipment may become defective. The Report should not be construed as a guarantee or warranty of the premises or equipment, or future uses thereof. Our SERVICE AGREEMENT/CONTRACT provides additional details.
PLEASE READ IT CAREFULLY.

The inspection, by definition, deals with an existing structure which may have older types of plumbing or wiring. It is very probable that these systems would not meet present standards, although the system(s) did meet requirements at the time they were installed.

THIS REPORT IS OWNED BY THE CLIENT(S) WHOSE NAME APPEARS ABOVE. REPRODUCTION, IMITATION OR DUPLICATION OF THE REPORT SHALL ONLY BE PERFORMED WITH THEIR PERMISSION.

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EXECUTIVE SUMMARY

INTRODUCTION

At your request, we have performed a limited visual survey of specific construction components of the property located at 20265 Lake Chabot Rd, Castro Valley, CA.

This report is an opinion work, reflecting the visual conditions of the property at the time of the assessment. Hidden or concealed defects cannot be included in this report. In this Executive Summary, we have summarized what we believe to be the most important conditions concerning the subject property as it pertains to our scope of work. However, please read the ENTIRE report, as all property conditions are NOT included in this EXECUTIVE SUMMARY.

GENERAL INFORMATION

GENERAL INFORMATION

GENERAL DESCRIPTION

General Description

The subject property consists of a multi-story structure approximately xxxx years of age which is constructed on a raised foundation.

The property is situated in a commercial area of Castro Valley, CA.

Wall Construction

Exterior walls are constructed of dimensional lumber and masonry.

Wall cladding consists of wood siding, masonry and stucco.

Roof Construction

Framing is pre-engineered wood trusses and conventional. The roofing surface is a built-up membrane, with a granulated cap sheet.

GENERAL PHYSICAL CONDITION

The subject property has had average maintenance over the years, and all major systems appear to be functioning within typical guidelines considering the age of the structure(s) except for the negative conditions represented in this report. Of those negative conditions, we consider these in this EXECUTIVE SUMMARY to be the most important.

IMMEDIATE REPAIR EXPENSES

Immediate repairs are described as those repairs which are due to system deficiencies or deferred maintenance and are deemed to be necessary at this time or within the next year. Repairs are deemed to be immediate repairs if one or more of the following conditions exist: (1) existing or potentially unsafe conditions, (2) obvious building or fire code violations, (3) conditions which if left unremedied, have the potential to result in or contribute to critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

Estimated costs are formulated using the same type and quality components as the existing ones, unless the existing components are considered to be inappropriate according to industry standards.

Repairs are included in this category only if the estimated cost-to-cure is \$1,000 or more for that specific repair or replacement.

Conditions noted in this report which can (in the opinion of the Field Observer) be corrected for less than that amount are considered to be a minor cost item.

See the Section below, titled "RECOMMENDATIONS for FURTHER EVALUATION", for those conditions which need further evaluation before a Cost-to-Cure can be established.

The number to the left of the items below refer to the section of the report where you may find a more detailed description of the condition.

BUILDING SHELL

BUILDING ENVELOPE

6.4 Fenestration Systems - Windows

Safety Concern-

Corrections Recommended-

Twelve exterior windows and all interior windows do NOT appear to be Safety Tempered (this is in regards to windows which are within 12" of a door, closer than 18" from the floor, or within a tub shower surround). This may not have been required when this building was constructed, but may cause a potential liability to you as owner's of commercial property. We recommend you check with your insurance carrier to see if they have upgrade requirements, as the local building authority does not normally require upgrading of these windows unless they are being replaced for other reasons.

Cost-to-Cure =\$4,000.

ELECTRICAL SYSTEMS

PANELS & SWITCHBOARDS

10.4 Overall Condition of Electrical Panels

Safety Concern-

Corrections Recommended-

We found the following safety concerns regarding the panels:

1. There are two "Federal Pacific" brand panels (Stablok type) installed at this property. We do not typically open these panels, as the only thing that holds in the breakers is the dead cover. When the dead cover is removed, the breakers can fall out. There have been many challenges with this brand panel over the years, (including, but not limited to failure of the breakers to trip when necessary), and we strongly recommend that you have this panel replaced by a properly qualified electrician. Visit http://www.codecheck.com/cc/ccimages/PDFs/FPE_2012.pdf for more information.
2. Antioxidant is missing at aluminum connections at one of the panels.
3. Two of the panels have the space immediately in front of them restricted by furniture or some other type of permanent obstruction, which is a violation of the required 36" dedicated free space in front of all electrical equipment. This requirement is for the safety of electrical technicians and maintenance personnel. In order to correct this condition, the panel(s) or the obstruction in front of the panel(s) will need to be moved to a different location.

Cost-to-Cure =\$5,000.

DISTRIBUTIONS SYSTEMS

10.14 Distribution Conductors

Safety Concern-

Corrections Recommended-

1. Junction or ceiling boxes were noted to be without covers at underfloor crawlspace. Although covers are inexpensive to purchase and install, they are very important because they contain any sparks within

the box in the event that wire connections become loose.

2. Connections were noted which were made without the use of junction boxes inside the north exterior compressor shed. This can be a potential fire hazard, because without junction boxes the sparks which are created by loose connections can easily ignite nearby flammable substances.

Cost-to-Cure =\$1,000.

ADA Tier II: Abbreviated Accessibility Survey

G. Toilet Rooms

12.42 Are there audible and visual fire alarm devices in the toilet rooms?

Recommended Upgrades-

No audible alarms are installed, visual only. We recommend they be installed.

Cost-to-Cure =\$1,500 for both downstairs restrooms.

12.45 In unisex toilet rooms, are there safety alarms with pull cords?

Recommended Upgrades-

We recommend safety alarms be installed.

Cost-to-Cure =\$1,000.

12.51 General Toilet Room Comments

Recommended Upgrades-

We have only evaluated the lower floor restrooms, as those are the only ones that apply as handicap restrooms.

If the building is separated into upstairs and downstairs suites the restroom at the upstairs is not large enough in size to accommodate the requirements of the ADA. In that case we are recommending that the existing restrooms be enlarged in size (combining both restrooms into one unisex restroom), and that all provisions of the current ADA be incorporated into this expansion. This will likely mean losing some of the currently available space in an adjoining room.

Cost-to-Cure =\$30,000.

IMMEDIATE REPAIR COST-TO-CURE TOTAL = \$42,500.00

MAJOR PROJECTED EXPENSES

Major Projected Expenses are those which are likely to be needed within the next 5 years and for which replacements or repairs are likely to exceed \$3,000.

STRUCTURAL FRAME

STRUCTURAL CAVITIES

5.5 Attic Spaces

Corrections Recommended-

More eave vents would be beneficial. Poor ventilation in the attic can result in a reduced lifespan of most roofing materials and will have a negative impact on the energy efficiency of the building. Some eave vents are blocked by insulation.

You should anticipate the need to replace or repair within the next 5 years.

Projected Expense = \$3,000.

PLUMBING SYSTEMS

HOT WATER PRODUCTION

8.5 Water Heater #1

You should anticipate the need to replace or repair within the next 5 years.

Projected Expense = \$3,000.

8.6 Water Heater #2

You should anticipate the need to replace or repair within the next 5 years.

Projected Expense = \$3,000.

HEATING, VENTILATION and AIR CONDITIONING - (HVAC)

HEATING & COOLING SYSTEMS

9.1 HVAC System Description

You should anticipate the need to replace or repair one unit within the next 5 years.

Projected Expense = \$20,000.

HEAT & AIR DISTRIBUTION

9.11 Distribution Systems

Corrections Recommended-

1. Soil is in contact with some ducts in the crawlspace. This condition will accelerate deterioration of ducts.
2. You should be aware that according to the new California Title 24 requirements, a "tight duct" test must be performed upon replacement of the heating/cooling units. It is likely that older ducts such as these would not pass this test and therefore they may need replacement or repairs.

Projected Expense = \$5,000.

MAJOR PROJECTED EXPENSE TOTAL = \$34,000.00

ESTIMATED COSTS ARE PRELIMINARY

The estimated costs in this report have been determined by the use of cost estimating manuals, third party contractors, our company manuals and/or personal construction experience. Opinions of probable costs should only be construed as preliminary budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, and whether competitive pricing is solicited, etc.

RECOMMENDATIONS FOR FURTHER EVALUATION

GENERAL INFORMATION

RECOMMENDATIONS for FURTHER EVALUATION

If there are recommendations below for further evaluation by specialist contractors and/or engineers, we strongly advise that said evaluations be performed BEFORE the end of your due diligence period, so that you are fully aware of all circumstances regarding the subject property before agreeing to the purchase. The eventual cost associated with repair or replacements of the components below have not been provided in this report because it will depend on the findings of the specialists in the field.

Further Evaluation-

We recommend that you consult your real estate professional or attorney in regards to the potential need for a Phase 1 Environmental Assessment to be performed on the subject property. Phase 1 Environmental Assessments establish a baseline for the presence of known hazardous contaminants on the property so that you, your realtor and your lender can qualify for protection against future cleanup costs under the Innocent Landowners Defense Act.

STRUCTURAL FRAME

FOUNDATION & LOAD BEARING WALLS

5.2 Load Bearing Walls

Further Evaluation-

Diagonal cracks were noted in the upper masonry wall at the southeast corner of the building. We recommend further evaluation by a properly qualified structural engineer.

STRUCTURAL CAVITIES

5.6 Underfloor Crawl Spaces

Further Evaluation-

Evidence of wood destroying pests was noted in the area of the underfloor crawlspace (wood fragments lying on the soil).. We recommend a pest inspection be performed by a properly licensed pest control operator.

ROOFING SYSTEMS

ROOF

7.1 Roofing Materials

Further Evaluation-

We recommend that you obtain documentation regarding when the roof was installed, the exact type of roofing materials used, and the identity of the roofing company. You might also want to inquire whether the contractor was certified by the roofing manufacturer for the installation of these type materials, as it relates directly to the length of the manufacturers warranty. Also check to see if the warranty extends to you as the future owner of the building.

OTHER SYSTEMS & COMPONENTS

INTERIOR SPACES

11.3 Ceilings

Further Evaluation-

The acoustically sprayed ceilings may contain asbestos fibers. IF THIS IS A CONCERN TO YOU, we recommend that you have samples tested to determine the asbestos content. According to the "Asbestos Institute", asbestos is only considered harmful when it becomes "friable" (easily crumbled or

reduced to powder), so that the fibers can circulate through the air that we breath.

ADA Tier II: Abbreviated Accessibility Survey

GENERAL ADA COMMENTS

12.55 Recommended Actions

Further Evaluation-

The recommended actions or upgrades that we have made mention of in this report regarding the American with Disabilities Act are preliminary. We recommend that you consult with an ADA architect regarding said actions for clarification of what might be deemed appropriate and/or required at this time as there are financial thresholds which must be met for ADA improvements at existing structures according to the amount of remodeling that is being performed during any given time period. Some of the RECOMMENDED actions in this report may not be necessary because they might not be considered "readily achievable". Readily achievable means "easily accomplishable and able to be carried out without much difficulty or expense."

GENERAL INFORMATION

OPENING COMMENTS

1.1 Client Relationship

This inspection and report were paid for by our client, who is the current owner of the property. However, many of the comments in this report are worded as though they are intended for a potential purchaser. This is because the majority of our inspections are for the purpose of disclosure during transfer of sale, and it is recognized that often this report is passed on to potential purchasers of the property for disclosure purposes. We will be responsive to any purchaser of this building/property (who is in escrow), in regards to interpretation or clarification of the report if it has been 3 months or less since our inspection was performed. However, as per our contract, we are responsible only to our client with regards to any other aspect of this transaction.

IMPORTANT INFORMATION

1.2 Building Orientation

Location descriptions (such as **north, south, east and west**), will be used to identify where the room is located, or where the condition was found. For purposes of this assessment, north will be as shown on the maps/diagrams in the "MAPS & DIAGRAMS" Section of this report.

1.3 Color Code Definitions

Throughout the body of this report we will use the following colored text to direct your attention:

Safety Concern:

The paragraph immediately below "**Safety Concern**" describe conditions that may pose a safety concern of some kind and warrant corrections by a properly qualified specialist in the appropriate trade.

Further Evaluation:

The paragraph immediately below "**Further Evaluation**" describe conditions that warrant further evaluation by a properly qualified specialist in the appropriate trade before any conclusion can be made regarding their proper function.

Corrections Recommended:

The paragraph immediately below "**Corrections Recommended**" indicate conditions where repair or replacement would improve the integrity and/or functionality of the component. We recommend that all corrections be made by properly qualified specialists in the appropriate trade.

Recommended Upgrades:

The paragraph immediately below "**Recommended Upgrades**" describe systems and/or components where upgrades would significantly improve safety or function, but which may not have been available at the time the building was constructed.

DEVIATIONS from the ASTM E-2018 GUIDE

1.4 Documentation and Other Information:

None of the documents listed below were reviewed in the process of this PCA:

Appraisals, either current or previously prepared.

Certificates of Occupancy.

Safety inspection records.

Warranty information (roofs, boilers, chillers, cooling towers, etc.)

Records indicating the age of material building systems such as roofing, paving, plumbing, heating, air conditioning, electrical, etc.

Historical cost records, such as those costs incurred for repairs, improvements, recurring replacements, etc.

Pending proposals or executed contracts for material repairs or improvements, or descriptions of future work planned.

Outstanding citations for building, fire and zoning code violations.

Previously prepared ADA surveys or status of any improvements implemented to effect physical compliance.

Previously prepared property condition reports by other firms or studies pertaining to any aspect of the subject property's physical condition.

Records indicating building occupancy percentages.

Records indicating building turnover percentages.

Building rent rolls.

Leasing literature, listing for sale, marketing/promotional literature such as photographs, descriptive information, reduced floor plans, etc.

Drawings or specifications (as-built or construction).

1.5 Excluded Components

The following components are excluded from this PCA:

Any and all life safety components or equipment.

Any and all fire protection systems or equipment with the following exception:

If you have specifically contracted for us to provide an inspection of the commercial kitchen equipment then we will be assessing the condition of the Fire Suppression Systems which are installed in those kitchens, (Ansul Systems or equivalent). We are not allowed to activate these systems, but will comment on anything that we feel is pertinent to their effectiveness.

NOTE: Even though fire sprinkler systems are beyond the area of our expertise, we will make comments in the report as to their presence and also may indicate in the report when we see conditions that are suspect.

Any and all comments or evaluations regarding the American with Disabilities Act, unless you have specifically contracted for Pre-Spect to perform a Tier II Abbreviated Accessibility Survey as a part of this PCA.

PURPOSE and SCOPE

PURPOSE

2.1 Visual Survey

To perform a limited, visual survey of specific components on the subject property and list our observations of items and conditions which indicate the need for immediate repair.

2.2 Opinions of Probable Costs

If agreed upon in our contract with the user, to provide opinions of probable costs for the repair or replacement of those components which are found to be in need of immediate repair. The opinions of probable costs are intended solely as an indication of the approximate nature and scope of repair and cannot be relied upon as indicating actual nature and scope. Further investigation and solicitation of firm bids by appropriate service companies and contractors is required.

2.3 Projected Major Expenses

If agreed upon in our contract with the user, to ascertain which of the major components are likely to reach the end of their expected lifespan within the next 5 years, and list those components, along with opinions of probable costs for the replacement of those components.

2.4 Intent

Our intent is to appraise you of the general condition of the subject property and to provide information to you which will be helpful in your repurchase considerations as it relates to the condition of the property.

SCOPE

2.5 Standards of Practice

The Standards of Practice used for this Property Condition Assessment (PCA) are those of *ASTM E 2018, Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process*, which has been prepared by the *American Society for Testing and Materials*. *The ASTM E 2018 is upgraded every few years to reflect changes in the industry. To determine which version of the ASTM E 2018 was being used for this PCA, please see your Contract for Services.*

Adherence to the *ASTM E 2018 Guide* is entirely voluntary. We have chosen to incorporate these standards as an integral part of our property assessment process to promote uniformity with regards to commercial real estate transactions.

Every commercial property is different, and every client has different needs, expectations and budgets. Our approach to these varying requirements is to custom tailor each of our property assessments individually according to those differences and needs. As a result, some of the *ASTM E 2018* guidelines are not appropriate. Any deviations from the *ASTM Guide* are listed in the EXECUTIVE SUMMARY of the report.

2.6 Inclusions

The scope of our assessment was limited to the following specific visually accessible components: Foundations of the building(s), structural framing (load carrying members only), interior and exterior claddings, roof structure and load carrying members of the roof framing, mechanical systems, electrical systems, and plumbing systems.

2.7 Report is Confidential

Our assessment and this report are intended to be confidential to you, our client, for your exclusive use. They cannot be relied upon by a third party. We make no representation as to the condition of this property other than stated specifically in writing in the text of this narrative report. Further investigation including acquisition of bids by contractors and service companies in respect to any recommendations within this report are recommended and required.

MAPS and DIAGRAMS

The following maps and diagrams are not to scale and do not include details. Smaller rooms and/or closets may have been left out for clarity. Maps and diagrams are merely for your use in understanding the comments in this report with respect to component systems and locations.

The top of each page is approximate NORTH, (as it applies to this report), unless otherwise noted. Actual north may be slightly different.

SATELLITE VIEW

3.1



SITE IMPROVEMENTS

SITWORK

4.1 Topography

The site where the structure is built is moderately sloped, with the slope of the land in the vicinity of the subject parcel sloping downhill toward the East.

4.2 Storm Water Drainage

Drainage appears adequate, and all indications are that ground water drains away from the structure properly.

4.3 Access and Egress

Access and egress to the subject property are via Lake Chabot from the east. Access and egress both appear adequate and no concerns are noted .

4.4 Paving, Curbing and Parking

All parking and driving surfaces on the lot are paved with asphalt.

Corrections Recommended-

We recommend sealing cracks in the parking area to extend the life of the asphalt. This is a minor cost item.

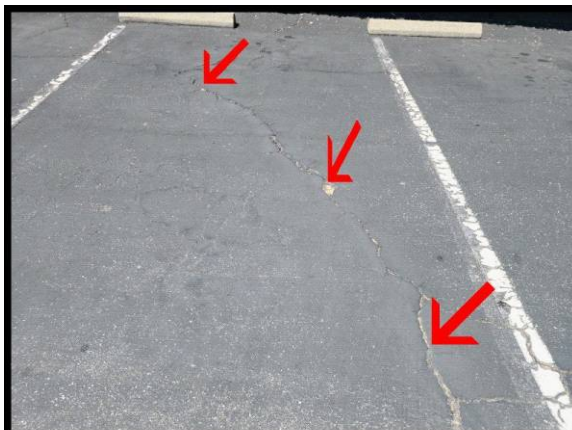
Curbs and bumpers are of concrete, and all appear to be in satisfactory condition, with the exception of the following;

Corrections Recommended-

One bumper is misplaced. You should anticipate the need to replace or repair within the next 5 years. However, we have not listed this item in the Projected Maintenance Expenses section of this report, as we believe the expense is likely to be less than \$3,000.

There are approximately 23 marked parking spaces for the subject property, one of which are marked for handicap only.

Space marking of the parking stalls appears to be adequately visible.



Cracks



Bumper

4.5 Flatwork

All walkways on the site are paved with concrete. Fair condition.

Corrections Recommended-

Cracks were noted which are larger than typical at the public walkway. You should anticipate the need to replace or repair within the next 5 years. However, we have not listed this item in the Projected Maintenance Expenses section of this report, as we believe the expense is likely to be less than \$3,000.



4.6 Landscaping

Landscaping appears to have been adequately maintained.

4.7 Fencing

Fair condition. Fencing on the property is constructed of wood and wrought iron type components.

Corrections Recommended-

Fence is leaning at the southwest corner of the property. You should anticipate the need to replace or repair within the next 5 years. However, we have not listed this item in the Projected Maintenance Expenses section of this report, as we believe the expense is likely to be less than \$3,000.



UTILITIES

4.8 Water Service

Potable water is provided by some form of a public water agency.

We were unable to locate the water shut-off or the water meter for this property. We recommend that you consult with the sellers to determine the location of this equipment.

4.9 Electrical Service

Electrical service enters the property via an underground conduit. Meters are located at the north exterior.

4.10 Gas Service

Natural Gas is supplied to the property from a public utility company. The size of the incoming supply line from the utility company where it exits the ground appears to be 3/4". Gas meter and shutoff is located at the north exterior wall.

4.11 Sanitary Sewer

The subject property appears to be serviced by the public sewer system, however, these components ARE NOT A PART OF THIS ASSESSMENT.

4.12 Storm Drain System

The subject property appears to be serviced by the public storm drain system, however, these components ARE NOT A PART OF THIS ASSESSMENT.

STRUCTURAL FRAME

FOUNDATION & LOAD BEARING WALLS

5.1 Foundation

The above ground portions of the foundation reveal a concrete or concrete block stem wall at the perimeter. The above-ground portions of the perimeter foundation showed no noticeable concerns.

5.2 Load Bearing Walls

Framing of the load bearing walls appears to be constructed of dimensional wood (conventional stud type construction) and masonry. However, since most of these cavities are not available for inspection, we are unable to verify that all walls are of this type. Foundation bolts are present.

Further Evaluation-

Diagonal cracks were noted in the upper masonry wall at the southeast corner of the building. We recommend further evaluation by a properly qualified structural engineer.



FLOOR & ROOF FRAMING SYSTEMS

5.3 Floor Framing

Floor framing is accomplished by the use of dimensional wood (conventional joist type construction). All visible areas of the floor framing appears to be adequate.

5.4 Roof Framing

Roof framing consists of conventional framing, constructed on-site and trusses. Roof sheathing is plywood. All areas which were visible for examination appear to be in good structural condition.

STRUCTURAL CAVITIES

5.5 Attic Spaces

Attic spaces are heavily obstructed with air ducts, framing and other construction components which make it difficult to properly evaluate, however, this is normal and to be expected.

Corrections Recommended-

More eave vents would be beneficial. Poor ventilation in the attic can result in a reduced lifespan of most roofing materials and will have a negative impact on the energy efficiency of the building. Some eave vents are blocked by insulation.

You should anticipate the need to replace or repair within the next 5 years.

Projected Expense = \$3,000.

5.6 Underfloor Crawl Spaces

The majority of crawlspace is not accessible because of inadequate clearance under furnace ducts and plumbing pipes. Sump pumps have been installed, and they appear to be functioning. There were no indications of excessive moisture in crawlspace.

Crawlspace ventilation appears to be adequate.

Further Evaluation-

Evidence of wood destroying pests was noted in the area of the underfloor crawlspace (wood fragments lying on the soil).. We recommend a pest inspection be performed by a properly licensed pest control operator.



BUILDING SHELL

BUILDING ENVELOPE

6.1 Sidewall Systems

Sidewall system(s) consists of wood, stucco and masonry blocks, (the same as are used in the framing of the structural walls, see the "STRUCTURAL FRAME" > "Load Bearing Walls" Section of this report).

Cladding is in serviceable condition with no abnormalities noted.

6.2 Eaves and Overhangs

Good condition.

6.3 Fenestration Systems - Walk Doors

The exterior walk doors are wooden clad and sliding glass type. All appear to be in adequate condition.

6.4 Fenestration Systems - Windows

Windows in this structure are Glazing is single pane and dual pane insulated framed.

Windows are the sliding and fixed pane type. All appear to be in good condition, with the exception of the following:

Corrections Recommended-

The dual pane seal has failed at one or more windows in this building, as evidenced by moisture/discoloration between the panes. Some failures are difficult to detect due to lighting conditions at the time of the inspection. For this reason, you may encounter additional windows that exhibit this condition which are not noted in this report. Seals which have failed were noted at two windows on the north wall. You should anticipate the need to replace or repair within the next 5 years. However, we have not listed this item in the Projected Maintenance Expenses section of this report, as we believe the expense is likely to be less than \$3,000.

Safety Concern-

Corrections Recommended-

Twelve exterior windows and all interior windows do NOT appear to be Safety Tempered (this is in regards to windows which are within 12" of a door, closer than 18" from the floor, or within a tub shower surround). This may not have been required when this building was constructed, but may cause a potential liability to you as owner's of commercial property. We recommend you check with your insurance carrier to see if they have upgrade requirements, as the local building authority does not normally require upgrading of these windows unless they are being replaced for other reasons.

Cost-to-Cure = \$4,000.

6.5 Weatherproofing (Paint/Stain)

Weatherproofing appears to be in adequate condition at all areas which were visible, with the exception of the following:

Corrections Recommended-

Paint/stain is peeling at some small areas of the west fascia board. This is a minor cost item.

6.6 Insulation

Walls:

Exterior walls were found to contain R-11 fiberglass insulation at the upper story where we were able to verify.

We were unable to determine if the lower story exterior walls are insulated.

Attic/Ceilings:

The type of insulation in the attic is blown cellulose, with an approximate energy rating of R-24 or more. Current standards for new construction in attics and ceilings is R-30 to 38. R-19 is considered typical for older structures.

Underfloor:

No insulation was found at the underfloor areas.

ROOFING SYSTEMS

ROOF

7.1 Roofing Materials



Roofing application consists of a built-up membrane with a granulated cap sheet. We are unable to determine how many plies of felt paper were applied, as it would be necessary to take a core sample of the membrane to do so. The typical industrial application would be 3, 4 or 5 plies of felt paper. Typical life expectancy of a NEW 3 ply application is 8-10 years, 4 plies is 10-15 years, and a 5 ply roof is 15-20 years. This roof appears to be in good condition. Roof sheathing is plywood, and appears to be in good condition.

Further Evaluation-

We recommend that you obtain documentation regarding when the roof was installed, the exact type of roofing materials used, and the identity of the roofing company. You might also want to inquire whether the contractor was certified by the roofing manufacturer for the installation of these type materials, as it relates directly to the length of the manufacturers warranty. Also check to see if the warranty extends to you as the future owner of the building.



Corrections Recommended-

There is an accumulation of leaves and debris on the roofing surface. We recommend cleaning of the roof surfaces be

done as a course of regularly scheduled maintenance. This item should be added to your list of regularly scheduled maintenance procedures, no cost estimates are given.

7.2 Number of Roofing Applications

A maximum of three layers are allowed on most commercial roofs, because each layer, (or roofing application), adds weight to the structure. After three roofing applications are placed on the roof, all layers must be stripped off before another application can be installed.

We are unable to determine how many layers of roofing materials are applied.

7.3 Pitch of Roof

The approximate roof pitch is 2:12. This is considered adequate and acceptable for the type of roof covering which is installed.

7.4 Estimated Remaining Life

Remaining life is approximately 10 - 12 Years with proper maintenance.

7.5 Roof Flashings

Roof flashings appear to be adequately installed and maintained, except for the following;

Corrections Recommended-

Some flashings are showing signs of rust. The recommended treatment for preventative maintenance of flashings is to wire brush the rusted surfaces, apply rust inhibitive paint and then a final coat of paint. This is a minor cost item.



7.6 Roof Drainage

Roof drainage is accomplished by drains and overflows built into the roofing surface, as typical for a low pitch roof. Some roof drainage is accomplished by means of galvanized metal gutters installed at the low end of the sloped roofs.

Corrections Recommended-

Drain scuppers have no screens or grates installed, which allows them to be clogged with debris. We recommend that all drains be equipped with grates or screens. This is a minor cost item.



7.7 Other Roofing Observations

Trees or shrubbery are over hanging the roof surface, we recommend that overhanging trees be trimmed back where they are likely to come into contact with roof or eaves. This item should be added to your list of regularly scheduled maintenance procedures, no cost estimates are given.



PLUMBING SYSTEMS

PIPING & DISTRIBUTION

8.1 Supply Piping System

The visible supply line plumbing consists of copper. Adequate flow was noted, and no deficiencies were encountered.

8.2 Waste Piping System

The majority of the visible waste line plumbing pipe is ABS plastic, cast iron/galvanized, and, copper. Functional flow was noted at all fixtures which we were able to examine. No deficiencies were noted.

8.3 Natural Gas/LPG System

The majority of gas piping at visible areas consist of black iron. Fuel type is natural gas. The gas system for this/these structure(s) appear to be in serviceable condition at all areas which were visible.

8.4 Plumbing Fixtures

An examination of the observable plumbing fixtures was performed, and no deficiencies were noted. with the exception of the following;

Corrections Recommended-

The toilets are loose at the connection to the floor in the far east restroom. We recommend replacement of the wax ring seal and tightening of the floor bolts at these toilets to prevent leakage and damage to flooring and/or framing components. This is a minor cost item.

HOT WATER PRODUCTION

8.5 Water Heater #1

Located at a downstairs closet. Manufactured by General Electric. Capacity is 30 gallons. This heater is powered by Natural Gas. This unit appears to be 20 - 25 years old. Fair condition. Combustion venting is good. Exhaust venting is good. Unit is braced according to current standards. This unit is internally insulated. A Safety Relief Valve was noted, but TESTING OF THESE DEVICES IS NOT A PART OF THIS INSPECTION.

Safety Concern-

Corrections Recommended-

Safety Relief Valve drain line is missing or ends prematurely. This can create a SCALDING HAZARD if someone is nearby when SRV activates. We recommend this drain line be extended to a safe location. The recommended installation is to extend the drainline all the way to the exterior of the structure. This is a minor cost item.

Average water heater life in the United States is 8-10 years, although they can exceed this life expectancy by many years if they are drained annually. You should anticipate the need to replace or repair within the next 5 years.

Projected Expense = \$3,000.



8.6 Water Heater #2

Located at the upstairs janitors closet. Manufactured by Whirlpool. Capacity is 40 gallons. This heater is powered by Natural Gas. This unit appears to be 14 - 16 years old. Fair condition. A Safety Relief Valve was noted, but TESTING OF THESE DEVICES IS NOT A PART OF THIS INSPECTION. Combustion venting is good. Exhaust venting is good. Unit is braced according to current standards. This unit is internally insulated.

Average water heater life in the United States is 8-10 years, although they can exceed this life expectancy by many years if they are drained annually. You should anticipate the need to replace or repair within the next 5 years.

Projected Expense = \$3,000.



HEATING, VENTILATION and AIR CONDITIONING - (HVAC)

HEATING & COOLING SYSTEMS

9.1 HVAC System Description

For specific notes and comments regarding the heating and cooling units, refer to the Table of Heating and Cooling Components below.

Summary of information contained in the HVAC table regarding the heating components are as follows: System(s) appear to operating within typical parameters, with the exception of the conditions below. One rooftop unit has been abandoned and no longer in service, it has been replaced by unit #5.

You should anticipate the need to replace or repair one unit within the next 5 years.

Projected Expense = \$20,000.

Table of Heating and Cooling Components

9.2

The Comment Codes are explained directly below the Table.

#	Location of Unit	Brand Name	Type	Year Built	BTU or Tons	Comment Codes (see code descriptions below table)
1	Upper roof.	Carrier.	Both Natural Gas or LPG Combination Heating & Cooling.	2019.	40,000.	No Comments.
2	Upper roof.	Carrier.	Both Natural Gas or LPG Combination Heating & Cooling.	1994.	40,000.	OLD.
3	Lower roof.	Carrier.	Electric Central A/C.	?	Unknown.	Shut down, no longer in service.
4	Lower roof.	Carrier.	Both Natural Gas or LPG Combination Heating & Cooling.	1994.	40,000.	OLD.

5	North Ext. Bldg.	Carrier.	Electric Central A/C.	2019.	Unknown.	No Comments.
6	Int. Closet downstairs.	Carrier.	Natural Gas or LPG Forced Air Furnace.	2005.	70,000.	No Comments.

9.9 Comment Codes for the Table of Heating & Cooling Components

The COMMENTS CODES below are the descriptive text regarding a variety of anomalies which can be found regarding heating and cooling systems. If you have any 2 or 3 letter abbreviations in the "Comments" column at the far right hand side of the Table above, then this is where you will find the definition for that abbreviation.

BC = The burner turned off before the room temperature reached its target, or the burner cycles off and on again.

CD = The cooling fins are damaged or corroded.

CM = There are anomalies concerning the primary or secondary condensate drain lines or drain pans.

CP = There does not appear to be an adequate source of combustion air for the furnace burner, (or the air source is blocked), this can cause poor combustion of the burner gases. Proper combustion air includes both an upper and lower air source.

DI = The insulation wrap is missing or deteriorated at some sections of the refrigerant line. The larger of the two refrigerant lines which run from the air compressor to the furnace are meant to be fully insulated to prevent loss of cooling efficiency.

DNT-1 = We were unable to properly test this component, as the temperature inside the building was too hot for the furnace to come on, or the ambient temperature was too low to test the cooling cycle. Turning the air conditioning on when the ambient temperature has been below 65 degrees within the last 24 hours can cause damage to cooling components.

DNT-2 = We were unable to properly evaluate this component. It was either shut-down, power was off, pilot was out, access was restricted, or some other condition was encountered which hindered our ability to properly evaluate this system.

EC = There are indications that there may be cracks in the heat exchanger. This can allow harmful emissions to be released into the habitable space of the building, and is a potential hazard!

EH = The exhaust venting does not conform to typical standards, (too close to combustible materials, improper size or configuration, improper joints, etc.), this is a potential hazard!

EL = There are indications that there may be a leak in the evaporator coil plenum.

FB = The filter is either missing, dirty, installed incorrectly or otherwise deficient (if the filter is an electronic type, it may not be functioning).

FC = The circulation fan cycles off and on while the burner remains lit, or the fan does not turn on within the required time. Both of these conditions can cause cracks in the heat exchanger.

FL = There are anomalies concerning the color of the burner flame. This indicates an improper air/fuel mixture and can create noxious fumes.

GF = There are anomalies concerning the flexible gas connector of this furnace, these can result in potentially hazardous conditions.

NF = This unit did not respond to normal operating controls.

NR = There are no service records on site that we could locate, typically they are attached to the unit or in the near vicinity. Since we have no service records to establish that regular maintenance has been performed we recommend evaluation and servicing of this unit be preformed by a qualified HVAC technician.

NS = There are indications that this system has NOT been serviced within the last year. We recommend servicing of all HVAC components at least once a year for the purposes of improved performance and longevity.

OLD = This component is past (or near) the end of its expected useful life. You may wish to budget funds for replacement at some time within the next five years.

OLD-2 = This cooling component is past (or near) the end of it's expected useful life. You may wish to budget for replacement at some time within the next five years.

RC = The model number of this furnace indicates that it may be one of those furnaces which has been recalled by the manufacturer or the Consumer Protection Agency.

SC = The location of this component or the way in which it was installed may cause it to be damaged or may cause a hazardous condition.

TI = The burner does not ignite within the required amount of time after the pilot is lit, or the electronic ignition is malfunctioning. both of these conditions can allow too much gas to accumulate in the burner compartment which in turn can cause an explosion upon ignition.

TMP = The output temperature of this system does not conform to typical standards.

UN = This components makes unusual noises during operation.

9.10 HVAC Identification Photos



HVAC #1



HVAC #2



HVAC #3



HVAC #4



HVAC #5



HVAC #6

HEAT & AIR DISTRIBUTION

9.11 Distribution Systems

Air is distributed to the various interior rooms by means of both the newer type flexible round ducts as well as some older type metal ducts with exterior insulation wrap. All visible components of this system are in adequate condition, except for the following:

Corrections Recommended-

1. Soil is in contact with some ducts in the crawlspace. This condition will accelerate deterioration of ducts.
2. You should be aware that according to the new California Title 24 requirements, a "tight duct" test must be performed upon replacement of the heating/cooling units. It is likely that older ducts such as these would not pass this test and therefore they may need replacement or repairs.

Projected Expense = \$5,000.



9.12 Heat & Air Control Systems

The various interior zones are controlled by programmable thermostats. Multiple thermostats are employed. Thermostats appear to be properly functioning.

VENTILATION

9.13 Bathroom/Restroom Ventilation

Good condition.

9.14 Workspace Ventilation

Workspace ventilation is accomplished by means of make-up air ducts installed as a feature of the furnace ducting system. This system is designed to exchange the indoor air a certain number of times every hour. We have no way of evaluating this feature without disassembling the air ducting system.

ELECTRICAL SYSTEMS

A random testing was performed on the various outlets and switches, but NOT all were tested. During a typical inspection there are many that are not accessible due to furniture, storage, etc. Light switches which do not appear to function are deemed to have a burned out bulb, unless other anomalies are noticed. We examined all service panels and subpanels which were found on the property, however, other panels and subpanels may exist which we did not find during our visit to the property as they are sometimes hidden in closets or behind wall hangings and/or furniture. We recommend that all electrical hazards be corrected by a licensed electrical contractor. If we have recommended that a licensed electrical contractor examine this entire system, it is because; 1) there was aluminum wiring noted at the minor circuits of the structure, or 2) there were a significant number of electrical hazards found to indicate that someone other than a competent electrician has been working on the system. In either event, there are likely to be additional hazards found by the electrician which this limited inspection did not locate.

INCOMING SERVICE

10.1 Service Conductors

Electrical service to the property is via an underground conduit from the utility company. Entrance cables are aluminum.

10.2 Service Disconnect

The main disconnects are located at the north exterior wall of the structure. See additional comments regarding this main disconnect panel in the Table of Electrical Panels later in this report.

PANELS & SWITCHBOARDS

10.3 Panel Types

Overload protection inside the panels is provided by a combination of breakers & fuses.

10.4 Overall Condition of Electrical Panels

For specific notes and comments regarding the switchboards and subpanels, see the "Table of Electrical Panels and Switchboards" later in this section.

For your convenience, we have summarized the conditions found in the Table of Electrical Panels and Switchboards immediately below:

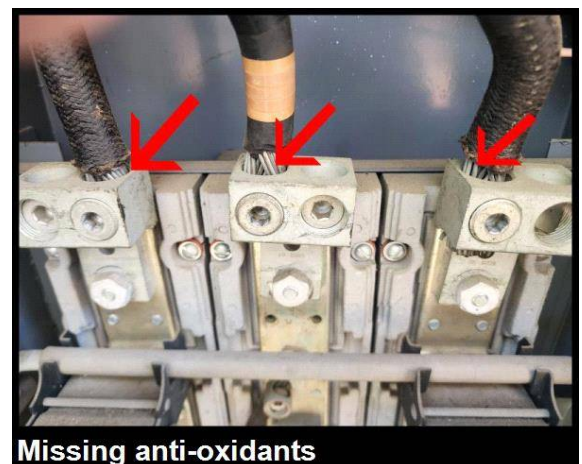
We were unable to inspect inside the dead cover at three of the panels, (either because there was not adequate access or some other type of restriction).

Panels appear to be in acceptable condition at this time, with the exception of the comments noted below:

Safety Concern-

Corrections Recommended-

We found the following safety concerns regarding the panels:



1. There are two "Federal Pacific" brand panels (Stablok type) installed at this property. We do not typically open these panels, as the only thing that holds in the breakers is the dead cover. When the dead cover is removed, the breakers can fall out. There have been many challenges with this brand panel over the years, (including, but not limited to failure of the breakers to trip when necessary), and we strongly recommend that you have this panel replaced by a properly qualified electrician. Visit http://www.codecheck.com/cc/ccimages/PDFs/FPE_2012.pdf for more information.
2. Antioxidant is missing at aluminum connections at one of the panels.
3. Two of the panels have the space immediately in front of them restricted by furniture or some other type of permanent obstruction, which is a violation of the required 36" dedicated free space in front of all electrical equipment. This requirement is for the safety of electrical technicians and maintenance personnel. In order to correct this condition, the panel(s) or the obstruction in front of the panel(s) will need to be moved to a different location.
Cost-to-Cure = \$5,000.

TABLE of ELECTRICAL PANELS and SUBPANELS

10.5

Explanation of the Comment Codes appear directly below the Table.

#	Location of Panel	Volts	Brand Name	AMPS	Phases / Wires	Room for Expansion	Comment Codes (see code descriptions below table)
1	North Exterior Wall of Building.	120/240.	Bulldog.	300.	1/3.	No.	AO. This is a Main Disconnect Panel.
2	North Exterior Wall of Building.	120/240.	Circle AW.	200.	1/3.	No.	No Comments This is a main disconnect panel.
3	North Exterior Compressor shed.	120/240 208/120.	Siemens.	125.	1/3.	Yes.	VDS, DNT.
4	Interior hallway lower floor.	125/250.	Federal Pacific.	400.	1/3.	Yes.	FED, DNT.
5	Interior hallway lower floor.	120/240 208/120.	Siemens.	125.	1/3.	No.	No Comments.

6	Upstairs storage room.	120/240.	Federal Pacific.	200.	1/3.	No.	FED, DNT, VDS.
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10.12 Comment Codes For the Table of Electrical Panels & Switchboards

The COMMENTS CODES below are the descriptive text regarding a variety of anomalies which can be found at electrical panels. If you have any 2 or 3 letter abbreviations in the "Comments" column at the far right hand side of the Table above, then this is where you will find the definition for that abbreviation.

AO = Antioxidant is missing at some of the aluminum connections, this is a potential hazard!

COR = Corrosion is noted within the electrical panel, this is a potential hazard!

CT = Some wires are not identified properly with colored tape (different color wires are for different purposes, and when wires of the wrong color are used they are required to be taped with the correct color tape so that technicians can correctly identify them). **DB** = Multiple wires are connected to a single lug on a circuit breaker where only one wire should be connected, this is a potential hazard!

DE = This panel is not rated for installation in a dusty environment.

DM = Dead cover is missing which allows direct access to high voltage wiring, this is a potential hazard!

DNT = Unable to properly evaluate this panel, access is blocked by owners/tenants belongings.

FB = There are circuits coming from this subpanel which bypass the breaker/fuse system, this is an extreme potential hazard!

FED = This is a Federal Pacific StabLok brand panel. We do not typically open these panels, as the only thing that holds the breakers in place is the dead cover. When the dead cover is removed, the breakers can fall out. There have been many challenges with this brand panel over the years, (including, but not limited to failure of the breakers to trip when necessary), and we strongly recommend that you have this panel replaced by a properly qualified electrician. For more information, go to <http://www.inspect-ny.com/fpe/fpepanel.htm>.

FM = One or more fuses/breakers are missing at this panel.

FTP = This is a "Fuse" type panel, rather than the newer "Breaker" type panel.

GFI = One or more GFCI breakers, (Ground Fault Circuit Interrupter type breakers), within this panel are not operational, this is a potential hazard!

GLM = The grounding lug has been removed (or is missing) from the neutral busbar. In a main panel, there should be a lug connecting the neutral busbar to the panel housing or to the grounding busbar, this is a potential hazard!

GN = Some grounding wires are connected to the neutral busbar. In a sub-panel, only neutral wires

should be connected to this busbar. All grounding wires should be connected to a busbar which is directly grounded to the subpanel housing. This is a potential hazard!

GRM = Some conductors are passing through the panel enclosure wall without the protection of grommets (to prevent chaffing), this is a potential hazard!

HB = The handles are broken (or some other part of the breaker), at one or more breakers in this panel.

KO = Some of the unused openings in the panel are missing covers. These covers can be either plastic or metal and are called knock-outs, they are available at most hardware stores for less than a dollar. They simply clip into place without the use of any tools). However, they are important because without them one could stick their fingers into the panel and come into direct contact with high voltage, this is a potential hazard!

LB = One or more breakers are loose in this panel.

LGC = Loose clamp at water line or ground rod, this is a potential hazard!

LM = Labeling of breakers is incomplete, inaccurate or not legible.

LN = The panel box grounding lug is still attached to the neutral busbar. In a subpanel, this grounding lug should be removed from the neutral busbar so that the busbar is completely isolated from the panel box, this is a potential hazard!

LT = Loose terminals are noted within this panel, this is a potential hazard!

MC = Missing panel cover/door allowing for moisture entry into panel, this is a potential hazard!

MST = Moisture is getting inside the panel box, this is a potential hazard!

NG = One or more neutral wires are connected to the grounding busbar, this is a potential hazard! In a sub-panel, only grounding wires should be connected to this busbar. All neutral wires should be connected to a busbar which is isolated from the subpanel housing.

NGB = There is no separate grounding busbar, grounding wires are connected to the neutral busbar, this is a potential hazard! In a subpanel only the neutral wires should be connected to the neutral busbar, which is isolated from the subpanel housing. The grounding wires should be connected to a separate busbar that is directly grounded to the subpanel housing.

NNA = This panel is not approved for damp locations, therefore it will allow moisture to penetrate into the panel, causing potentially hazardous conditions.

NNB = There is no neutral busbar, therefore, the neutral wires are connected to the grounding busbar, this is a potential hazard! In a sub-panel, only grounding wires should be connected to this busbar. All neutral wires should be connected to a busbar which is isolated from the subpanel housing.

OC = It would take a calculation by an electrician do determine for certain, but this panel enclosure APPEARS to be overcrowded with wiring, Panel boxes are rated for a certain amount of heat that is generated by the connections within them, the more wiring and connections, the more heat build-up. Therefore, this can be a potential hazard!

OF = Over fusing was noted at one or more circuits, (fuse or breaker size too large for wire size). As a result, the fuse/breaker is not capable of detecting excessive heat in the circuit and it may allow the wires to get too hot, resulting in a potential fire hazard.

OFF = One or more breakers were turned OFF at this panel on the day of inspection.

OLD = This panel is of the older variety. Older panels have older breakers that may malfunction when needed and parts may no longer be available. Like any other type of equipment, electrical panels and switchgear have a limited life expectancy, and you might consider budgeting money to replace this panel within the next 5 years.

PF = This panel contains plug type fuses, which are a very reliable type of electrical fuse. However, since plug fuses can be easily replaced with another plug fuse of the wrong amperage (creating a potentially hazardous condition), they are discouraged by electricians and insurance companies. We recommend all plug type fuses be replaced by TYPE S fuses. The process involves the installation of adaptors that fit into each fuse holder which have different diameter threads for each amperage rating. Once installed, a fuse of the wrong amperage rating cannot be inserted, thereby eliminating any potential over-fusing hazard.

PS = Some of the screws which hold the dead cover in place have pointed ends, this is a potential hazard! Typically, blunt screws are used for dead covers as the pointed screws can damage wiring inside the panel box.

RST = A moderate to heavy accumulation of rust was noted inside the panel, which indicates that moisture is gaining access to the inside of the panel housing. This can cause shorts as well as corrode the connection terminals and can be a potential hazard!

SYL = This is an older type "Zinsco" or "Sylvania" brand panel. The main concern with the breakers in these panels is a design shortcoming, meaning that they were built for simpler times and reduced consumption, so they fail to shut down the whole circuit in case of overloading. This can cause the panel to overheat, which in time deteriorates the board and, worst case scenario, to catch fire. We recommend replacement of this panel immediately by a properly licensed electrician. See <https://pennaelectric.com/electrician-blog/zinsco-panel-recall/>

TH = This panel is mounted too high above the walking surface to be able to reach all of the breakers/fuses without the use of a ladder.

TM = One or more 220 volt breaker handle(s) are missing the handle tie(s). This condition could do damage to the major appliance it serves if one half of the breaker trips without the other.

TRP = One or more breakers in this panel were TRIPPED on the day of the inspection, this could indicate some type of hazard within the circuit, or a defective breaker. Resetting and/or evaluating breakers is beyond the scope of this assessment, therefore, we recommend that this condition be evaluated by a properly qualified electrical contractor.

UNK = It is unknown whether there are any hazards inside this panel, because we could not remove the panel dead cover.

VDS = There is some type of permanent obstruction within the dedicated space immediately in front of this panel, typically there is a dedicated space of 36" required in front of all electrical equipment.

VEG = Overgrown shrubbery prevents easy access to this panel, we recommend vegetation be trimmed back to allow for quick access in the event of an emergency.

WB = Some of the breakers installed are not the approved type of breakers for this panel, which voids the UL listing of the panel.

WS = An excessive number of wire splices were noted inside the panel, this is typically not recommended, as it increases heat inside the panel box. Therefore, it can be a potential hazard!

ZIN = This is a Zinsco or Sylvania brand panel. The main concern with the breakers in these panels is a design shortcoming, meaning that they were built for simpler times and reduced consumption, so they fail to shut down the whole circuit in case of overloading. This can cause the panel to overheat, which in time deteriorates the board and, worst case scenario, to catch fire. We recommend replacement of this panel immediately by a properly licensed electrician.

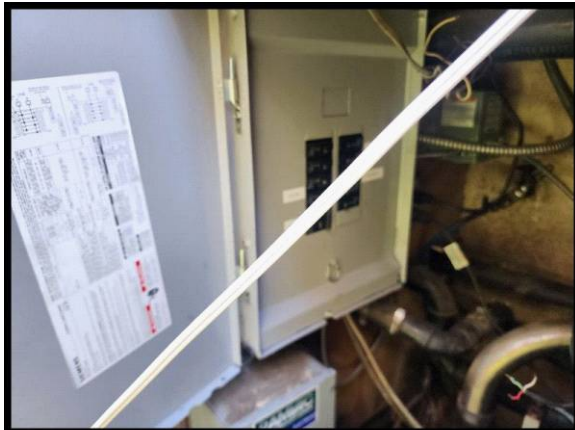
10.13 Electrical Panel Identification Photos



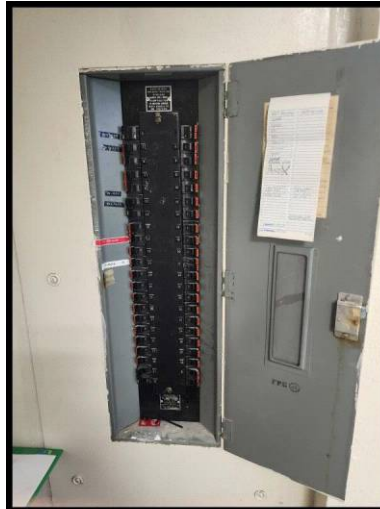
PANEL #1



PANEL #2



PANEL #3



PANEL #4



PANEL #5



PANEL #6

DISTRIBUTIONS SYSTEMS

10.14 Distribution Conductors

The type of wiring used is a three conductor, grounded system (or two conductors with metal conduit acting as the equipment grounding conductor).

The type of sheathing used is nonmetallic cable (NM), electrical metallic tubing (EMT) and flexible metallic cable (FMC) or (BX).

Branch conductors are copper where visible.

The following potential safety concerns were found that involve the conductors:

Safety Concern-

Corrections Recommended-

1. Junction or ceiling boxes were noted to be without covers at underfloor crawlspace. Although covers are inexpensive to purchase and install, they are very important because they contain any sparks within the box in the event that wire connections become loose.
2. Connections were noted which were made without the use of junction boxes inside the north exterior compressor shed. This can be a potential fire hazard, because without junction boxes the sparks which are created by loose connections can easily ignite nearby flammable substances.

Cost-to-Cure = \$1,000.



10.15 Switches and Outlets

A random testing was performed on the various outlets and switches, but NOT all were tested. During a typical inspection there are many that are not accessible due to tenant's furnishings, storage, etc. Light switches which do not appear to function are deemed to have a burned out bulb, unless other anomalies are noticed.

Ground Fault Circuit Interrupters (GFCI's) have been provided at appropriate areas for the era in which this building was constructed/remodeled.

The following potentially HAZARDOUS conditions were found at switches and outlets:

Safety Concern-
Corrections Recommended-

GFCI, (Ground Fault Circuit Interrupters) are not operational at the north exterior wall of the building. These are minor cost items.

10.16 Lighting Fixtures

Light fixtures appear to be serviceable.

OTHER SYSTEMS & COMPONENTS

INTERIOR SPACES

11.1 Floors & Floor Coverings

Floors and floor coverings appear to be in serviceable condition.

11.2 Walls and Wall Coverings

The majority of wall coverings are Drywall. Walls and wall coverings appear to be in serviceable condition.

11.3 Ceilings

The majority of the ceilings are acoustically sprayed drywall.

Further Evaluation-

The acoustically sprayed ceilings may contain asbestos fibers. IF THIS IS A CONCERN TO YOU, we recommend that you have samples tested to determine the asbestos content. According to the "Asbestos Institute", asbestos is only considered harmful when it becomes "friable" (easily crumbled or reduced to powder), so that the fibers can circulate through the air that we breath.

11.4 Interior Doors

Interior doors are wood, with wood frames. All accessible doors were examined all are operating adequately.

11.5 Stairways and Landings

Stairways and landings are in serviceable condition.

FIRE PROTECTION

11.6 Sprinklers and Standpipes

No fire sprinkler system was found at this structure.

11.7 Fire Extinguishers

Safety Concern-

Corrections Recommended-

No fire extinguishers were found at the lower floor. We recommend that you consider entering into a contract with a fire protection company to supply, inspect and recharge all extinguishers on a regular basis. This MAY be a requirement of your fire insurance carrier. This item should be added to your list of regularly scheduled maintenance procedures, no cost estimates are given.

11.8 Fire Alarm Systems

A fire alarm system appears to be installed for this structure, however, these are beyond the scope of this assessment.

11.9 Smoke Alarms

Safety Concern-

Corrections Recommended-

The requirement for commercial buildings is not clear in regards to smoke detectors. As a general rule we suggest that a fully functional smoke detector be installed in each room and hallway of the structure. Smoke detectors should carry a tag that clearly shows when the last maintenance was performed on the device, as well as the date in which the batteries were replaced. Smoke detectors should create an audible alarm signal for occupants to hear. This is a minor cost item.

11.10 CARBON MONOXIDE DETECTORS:

Safety Concern-

Corrections Recommended-

The requirement for commercial buildings is not clear in regards to carbon monoxide detectors. As a general rule we suggest that a fully functional carbon monoxide detector be at each floor of the structure. This is a minor cost item.

PATIOS - DECKS - PORCHES

11.11 Exterior Stairs & Ramps

Good condition, except for the following:

Corrections Recommended-

Handrails are loose at the east handicap ramp. This is a minor cost item.



ADA Tier II: Abbreviated Accessibility Survey

The Survey below has been performed according to the outline in the "ADA Tier II Abbreviated Accessibility Survey" which is a section of the "ASTM E2018 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process".

We are NOT Certified as a California Certified Access Specialist (CAsp), and this survey is merely an attempt to identify areas of the structure that may need ADA updating to comply with the basic ADA requirements. If you require additional or more in-depth information we suggest that you consult with a licensed ADA architect or a CAsp consultant.

A. Building History	Yes	No	N/A
12.1 Source of Information It was necessary that we interview someone who has knowledge of the building history in order to answer the questions in the BUILDING HISTORY section of the ADA Survey. We interviewed Michael Erickson, the owner of the building, for this information on August 9th, 2024.			
12.2 Has an ADA survey previously been completed for this property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12.3 Have any ADA improvements been made to the property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12.4 Does a Barrier Removal Plan exist for the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12.5 Has the Barrier Removal Plan been reviewed/approved by an arms-length, qualified third party?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12.6 Has any building ownership or building management reported receiving and ADA related complaints that have not been resolved?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12.7 Is any litigation pending related to ADA issues?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12.8 Is further review of this section needed or recommended?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

B. Parking	Yes	No	N/A
12.9 Are there sufficient accessible parking spaces with respect to the total number of reported parking spaces?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12.10 Are there sufficient van-accessible parking spaces available (144" wide by 60" aisle in CA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12.11 Are accessible spaces marked with the International Symbol of Accessibility?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12.12 Are there signs reading, "Van Accessible" at van spaces? Recommended Upgrades- The "Van Accessible" sign is missing at one or more van spaces, therefore, we recommend they be installed. This is a minor cost item.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12.13 Is there an accessible route provided to the building entrance?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12.14 Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths and drop-offs?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12.15 Does signage exist directing you to accessible parking and an accessible building entrance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C. Ramps	Yes	No	N/A
12.16 If there is a ramp from parking to an accessible building entrance, does it meet slope requirements? (1:12 slope or less) Ramp from the handicap parking spot to the east door appears to be adequate, but the other ramp is too steep. However, only one ramp is required as long as the downstairs portion of the building remains just one suite. If it is separated then the lower west ramp will need to be reconstructed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12.17 Are ramps longer than 6 ft. complete with railings on both sides?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12.18 Is the width between railings at least 36 in.?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

12.19 Is there a level landing for every 30 ft. horizontal length of ramp, at the top and at the bottom of ramps and switchbacks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D. Entrances and Exits	Yes	No	N/A
12.20 Is the main accessible entrance doorway at least 32 in. wide?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12.21 If the main entrance is inaccessible, are there alternate accessible entrances?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12.22 Can the alternate accessible entrance be used independently?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12.23 Is the door hardware easy to operate (lever/push type hardware, no twisting required, and not higher than 48 in. above floor)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12.24 Are main entry doors other than revolving doors available?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12.25 If there are two main doors in series, is the minimum space between the doors 48 in. plus the width of any door swinging into the space?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
E. Paths of Travel	Yes	No	N/A
12.26 Is the main path of travel free of obstruction and wide enough for a wheelchair (at least 36 in. wide)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12.27 Does a visual scan of the main path of travel reveal any obstacles (phones, fountains, etc.) that protrude more than 4 in. into walkways of corridors?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>12.28 Is at least one wheelchair-accessible public telephone available?</p> <p>Recommended Upgrades- We recommend that a wheelchair-accessible public telephone be installed or made available, this can be as simple as an existing phone that is handed to the handicapped person if and when they should ask for one. This is a minor cost item.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

12.29 Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12.30 Is there a path of travel that does not require the use of stairs?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
F. Elevators	Yes	No	N/A
12.31 Do the call buttons have visual signals to indicate when a call is registered and answered?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12.32 Is the "UP" button above the "DOWN" button?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12.33 Are there visual and audible signals inside cars indicating floor change?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12.34 Are there standard and raised Braille markings on both jambs of each hoist way entrance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12.35 Do elevator doors have a reopening device that will stop and reopen a car door if an object or a person obstructs the door?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12.36 Do elevator lobbies have visual and audible indicators of car arrival?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12.37 Are elevator controls low enough to be reached from a wheelchair (48 in. front approach & 54 in. side approach)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12.38 Are elevator control buttons designated by Braille and by raised standard alphabet characters (mounted to the left of the button)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12.39 If a two-way emergency communications system is provided within the elevator cab, is it usable without voice communication?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

G. Toilet Rooms	Yes	No	N/A
12.40 Are common-area public toilet rooms located on an accessible route?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12.41 Are door handles push/pull or lever types?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12.42 Are there audible and visual fire alarm devices in the toilet rooms? Recommended Upgrades- No audible alarms are installed, visual only. We recommend they be installed. Cost-to-Cure =\$1,500 for both downstairs restrooms.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12.43 Are corridor access doors wheelchair-accessible (at least 32 in. wide)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12.44 Are public toilet rooms large enough to accommodate a wheelchair turnaround (60 in. turning diameter)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12.45 In unisex toilet rooms, are there safety alarms with pull cords? Recommended Upgrades- We recommend safety alarms be installed. Cost-to-Cure =\$1,000.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12.46 Are toilet stall doors wheelchair-accessible (at least 32 in. wide)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12.47 Are grab bars provided in toilet stalls?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12.48 Are sinks provided with clearance for a wheelchair to roll under (29 in. clearance)? Recommended Upgrades- Does not comply at the west restroom, we recommend sinks be raised to the proper height and the area under the sink vacated so that a wheelchair can roll underneath them. This is a minor cost item.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12.49 Are sink handles operable with one hand without grasping, pinching, or twisting?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12.50 Are exposed pipes under sinks sufficiently insulated against contact?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

12.51 General Toilet Room Comments <b style="color: #008080;">Recommended Upgrades- We have only evaluated the lower floor restrooms, as those are the only ones that apply as handicap restrooms. If the building is separated into upstairs and downstairs suites the restroom at the upstairs is not large enough in size to accommodate the requirements of the ADA. In that case we are recommending that the existing restrooms be enlarged in size (combining both restrooms into one unisex restroom), and that all provisions of the current ADA be incorporated into this expansion. This will likely mean losing some of the currently available space in an adjoining room. Cost-to-Cure =\$30,000.	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>			
H. Guestrooms	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%; text-align: center;">Yes</td> <td style="width: 33%; text-align: center;">No</td> <td style="width: 33%; text-align: center;">N/A</td> </tr> </table>	Yes	No	N/A
Yes	No	N/A		
12.52 Are there sufficient reported accessible sleeping rooms with respect to the total number of reported guestrooms?	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%; text-align: center;"><input type="checkbox"/></td> <td style="width: 33%; text-align: center;"><input type="checkbox"/></td> <td style="width: 33%; text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
12.53 Are there sufficient reported accessible rooms with roll-in showers with respect to the total number of reported accessible guestrooms?	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%; text-align: center;"><input type="checkbox"/></td> <td style="width: 33%; text-align: center;"><input type="checkbox"/></td> <td style="width: 33%; text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

GENERAL ADA COMMENTS

12.54 Exclusions

Because of the nature of a Property Condition Assessment, this Tier II Abbreviated Accessibility Survey deals only with the ADA as it relates to barriers which are components of the subject building(s) and onsite improvements. Said Survey specifically excludes any and all comments regarding special barriers for handicapped employees. Examples of employee type barriers would be the desk height requirement for a wheelchair bound employee or visual aid requirements for a blind employee. For Questions & Answers regarding the Americans with Disabilities Act as it pertains to employees from the U.S. Equal Employment Opportunity Commission go to: <http://www.eeoc.gov/facts/adaqa2.html>

Because we are performing this assessment according to the ASTM E2018 which is a national standard, it deals only with the National ADA requirements. Various states have their own version of the ADA which may vary slightly from the National Standard.

12.55 Recommended Actions

Further Evaluation-

The recommended actions or upgrades that we have made mention of in this report regarding the American with Disabilities Act are preliminary. We recommend that you consult with an ADA architect regarding said actions for clarification of what might be deemed appropriate and/or required at this time as there are financial thresholds which must be met for ADA improvements at existing structures according to the amount of remodeling that is being performed during any given time period. Some of the RECOMMENDED actions in this report may not be necessary because they might not be considered "readily achievable". Readily achievable means "easily accomplishable and able to be carried out without much difficulty or expense."

OUT of SCOPE CONSIDERATIONS

ACTIVITY EXCLUSIONS

13.1

The activities listed below generally are excluded from or otherwise represent limitations to the scope of a PCA prepared in accordance with the *ASTM E 2018-08 Guide*. These should not be construed as all-inclusive or imply that any exclusion not specifically identified is a PCA requirement under the *ASTM Guide*:

Identifying capital improvements, enhancements, or upgrades to building components, systems, or finishes. The consultant must be aware of the distinction between repair and replacement activities that maintain the property in its intended design condition, versus actions that improve or reposition the property.

Removing, relocating, or repositioning of materials, ceiling, wall, or equipment panels, furniture, storage containers, personal effects, debris material or finishes; conducting exploratory probing or testing; dismantling or operating of equipment or appliances; or disturbing personal items or property, that obstructs access or visibility.

13.2 .

Preparing engineering calculations (civil, structural, mechanical, electrical, etc.) to determine any systems, components, or equipments adequacy or compliance with any specific or commonly accepted design requirements or building codes, or preparing designs or specifications to remedy any physical deficiency.

13.3

Taking measurements or quantities to establish or confirm any information or representations provided by the owner or user, such as size and dimensions of the subject property or subject building; any legal encumbrances, such as easements; dwelling unit count and mix; building property line setbacks or elevations; number and size of parking spaces; etc.

Reporting on the presence or absence of pests such as wood damaging organisms, rodents, or insects unless evidence of such presence is readily apparent and material during the course of the field observers walk-through survey or such information is provided to the consultant by the owner, user, property manager, etc. The consultant is not required to provide a suggested remedy for treatment or remediation, determine the extent of infestation, nor provide opinions of probable costs for treatment or remediation of any deterioration that may have resulted. This exclusion does not apply if we have agreed to provide a pest & dry-rot inspection report as a part of our written contract, is such is the case then their report will be attached to the end of this report as an appendix.

Reporting on the condition of subterranean conditions, such as soil types and conditions, underground utilities, separate sewage disposal systems, wells; systems that are either considered process-related or peculiar to a specific tenancy or use; or items or systems that are not permanently installed.

Entering or accessing any area of the premises deemed to potentially pose a threat of dangerous or adverse conditions with respect to the field observers health or safety, or to perform any procedure, that may damage or impair the physical integrity of the property, any system, or component.

Providing an opinion on the condition of any system or component, that is shutdown. However, consultant is to provide an opinion of its physical condition to the extent reasonably possible considering its age, obvious condition, manufacturer, etc.

Evaluating acoustical or insulating characteristics of systems or components.

Providing an opinion on matters regarding security of the subject property and protection of its occupants or users from unauthorized access.

Operating or witnessing the operation of lighting, lawn irrigation, or other systems typically controlled by time clocks or that are normally operated by the buildings operation staff or service companies.

Providing an environmental assessment or opinion on the presence of any environmental issues such as potable water quality, asbestos, hazardous wastes, toxic materials, the location or presence of designated wetlands, mold, fungus, IAQ, etc.

WARRANTY, GUARANTEE, and CODE COMPLIANCE EXCLUSIONS

13.4

By conducting a PCA and preparing a PCR, the consultant merely is providing an opinion and does not warrant or guarantee the present or future condition of the subject property, nor may the PCA be construed as either a warranty or guarantee of any of the following:

Any systems or components physical condition or use, nor is a PCA to be construed as substituting for any systems or equipments warranty transfer inspection;

Compliance with any federal, state, or local statute, ordinance, rule or regulation including, but not limited to, fire and building codes, life safety codes, environmental regulations, health codes, zoning ordinances, compliance with trade/ design standards, or standards developed by the insurance industry. However, should there be any conspicuous material present violations observed or reported based upon actual knowledge of the field observer or the PCR reviewer, they should be identified in the PCR;

Compliance of any material, equipment, or system with any certification or actuation rate program, vendors or manufacturers warranty provisions, or provisions established by any standards that are related to insurance industry acceptance/approval, such as FM, State Board of Fire Underwriters, etc.

ADDITIONAL/GENERAL CONSIDERATIONS

13.5

There may be physical condition issues or certain physical improvements at the subject property that the parties may wish to assess in connection with a commercial real estate transaction that are outside the scope of this guide. Such issues are referred to as non-scope considerations, and if included in the PCR, are identified in the "ADDITIONAL CONSIDERATIONS" Section of this report.

Whether or not the client has elected to contract with us regarding non-scope considerations in connection with the *ASTM Guide* was a decision which was made by the client. No assessment of such non-scope considerations is required for a PCA to be conducted in compliance with the ASTM Guide.

QUALIFICATIONS

PCA FIELD OBSERVER

14.1 Definition

The PCA Field Observer is the individual designated by Pre-Spect Building Inspection & Analysis who conducts the walk-through survey at the subject property.

14.2 Identification

The field observer for this property condition assessment was Mr. Rick DeBoard, whose qualifications are as follows:

Employment History;

1968 to 1972 - Employed as a framing crew foreman in the construction of industrial and farm structures.

1972 to 1979 - Employed as a working jobsite superintendent in the construction of industrial buildings.

1979 to 1990 - Owner and manager of construction firm specializing in commercial, industrial buildings, new construction and residential remodeling.

1990 to Present- Self-employed Inspector, performing residential prepurchase inspections, commercial due diligence property assessments and insurance inspections.

Over 7,000 residential inspections and 1,000 commercial inspections to date.

Credentials;

Licensed California General Contractor Since 1979, License # B-374548

Certified Member of the *American Institute of Inspectors, (A.I.I.)*, Certification # 1051

Member of the *California Coalition of Home Inspectors*

Member of the National Association of Real Estate Professionals

Certified Indoor Air Quality Consultant, by the Environment Solutions Association

International Association of Certified Indoor Air Consultants. (IAC2)

1994, 1995 President of *A.I.I.* Sacramento Valley Chapter

1999, 2000, 2001, 2006 Member of the Board of Directors of *A.I.I.* National

2008 through 2009 Chairman of the Board for *A.I.I.* National

Continuing Education;

Home Inspection Certification Training through *A.I.I.* in 1990

Phase 1 Environmental Assessment Training through *A.I.I.* in 1993

Commercial Inspection Training through *Inspection Training Associates* in 2000

Certified Indoor Air Quality Training through Environmental Solutions Association in 2008

PCR REVIEWER

14.3 Definition

The PCR Reviewer is the individual who is designated by Pre-Spect Building Inspection & Analysis to exercise reasonable control over the field observer and to review the report.

14.4 Identification

The PCR Reviewer for this assessment was also Mr. Rick DeBoard.

CLOSING COMMENTS

15.1

We have attempted to be very thorough in our assessment of this property, and have strived to convey the findings to you in a way that is useful and easy to understand. We wish to thank you for your trust in regards to this very important part of your decision making process.

In addition to the summary and main body of this report, please be sure to review the supporting documentation, (if any), and photographs.
Please feel free to call us if you have questions.

Sincerely,



Rick DeBoard, Principal.

GLOSSARY OF TERMS

PCA Glossary

A

ADA	The Americans with Disabilities Act.
A.I.I.	American Institute of Inspectors, a national association of building inspectors. Phone 800-877-4770, Website: http://www.inspection.org .
Accessible	See "Readily Accessible"
Addition	Any construction which adds to the building or original structure.
Air Conditioning	The process of treating air so as to control simultaneously its temperature, humidity, cleanliness, and distribution to meet the comfort requirements of the occupants of the conditioned space. The system may be designed for summer air conditioning or for winter air conditioning or for both.
Aldehydes	Odor, like the inside of a new structure, that is created with incomplete natural gas combustion. An indicator for the building inspector of the need for a licensed technician to evaluate the heating device.
Alligatoring	A defect consisting of intersecting cracks and ridges in the surface.
Angle of Repose	The maximum angle of slope at which any loose earth will stand without sliding.
ASHI	The American Society of Home Inspectors, Inc. A national association of home/building inspectors. Phone number 1-800-743-ASHI (2744), or on the web at http://ashi.com .
ASTM	American Society for Testing and Materials. Website: www.astm.org .
ASTM Guide	The Standards of Practice used for a PCA. Specifically ASTM E 2018-XX , Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process, (where "xx" equals the year that the Guide was enacted).
Attic	Accessible space between top of uppermost ceiling and underside of roof. Inaccessible spaces are considered "structural cavities."
Automatic (System) Safety Controls.	Devices designed and installed to protect systems and components from excessively high or low pressures and temperatures, excessive electrical current, loss of water, loss of ignition, fuel leaks, fire, freezing, or other unsafe conditions.

B

Backfill	Loose earth placed outside foundation walls for filling and grading.
Baluster	An upright support for a handrail.
Balustrade	A protective or decorating railing consisting of a row of balusters topped by a rail.
Barometric Damper	A damper on the exhaust vent of an oil fired heater that acts as a draft regulator (or atmospheric damper). As a chimney flue heats up, a weighted damper opens to allow cool air from the living space to enter. Without a barometric damper to cool the hot exhaust gases, an overheated chimney flue can cause too much draft, adversely affecting the burner's efficiency by changing the fuel/air ratio. (Some old oil burners, and some new "positive-pressure" burners that rely upon a fan instead of a natural draft, cannot accommodate barometric dampers, but these types are rare).
Base Building	The core (common areas) and shell of the building and its systems that typically are not subject to improvements to suit tenant requirements.
Basement	A space of full story height below finish grade below the first floor, or a story partially underground.
Bearing Wall	A wall which supports any vertical load in addition to its own weight.
Bearing	That portion of a beam, truss, or other structural member that rests on the supports.
Bldg.	Building.
Bonding	Joining of metallic parts to form a conductive path that has the ability to safely conduct electrical loads.
Bridging	A system of bracing between floor joists or ceiling joists to distribute the floor load or keep the joists from twisting.
BTU or btu	British thermal unit.
Building Department Records	Records maintained by or in possession of the local government authority with jurisdiction over the construction, alteration, use, or demolition of improvements on the subject property, and that are readily available for use by the consultant within the time frame required for production of the PCR and are practically reviewable by exercising appropriate inquiry. Building department records also may include building code violation notices. Often, building department records are located in the building department of a municipality or county.
Building Envelope	The enclosure of the building that protects the building's interior from outside elements, namely the exterior walls, roof and soffit areas.

Bullnose A stair step with rounded end used as a starting step.

BX Armored Flexible cable.

C

Cantilever A projecting beam or member supported at only one end.

Carport A roofed space having at least one side open to the weather, primarily designed for motor vehicles.

Casement Windows Window sash which opens on hinges secured to the side of the window opening.

Cavitation A phenomenon in the flow of water consisting in the formation and the collapse of cavities in water. Pump sound varies as it alternates between pumping air and water.

Central Air Conditioning A system which uses ducts to distribute cooled and/or dehumidified air to more than one room at a time and which is not plugged into an electrical convenience outlet.

Clearance to Combustibles The distance between a heat producing appliance, chimney, chimney connector, vent, vent connector, or plenum and other surfaces. Also, in garages, the distance between the floor and an installed source of ignition.

Cold Joint A joint formed when a concrete surface hardens before the next batch of concrete is placed against it.

Component A fully functional portion of a building system, piece of equipment, or building element.

Conductors Electrical: A wire or cable offering low resistance to the flow of electric current.

Consultant The entity or individual that prepares the PCR and that is responsible for the observance of and reporting on the physical condition of commercial real estate in accordance with the ASTM guide. The consultant generally is an independent contractor; however, the consultant may be an employee of the user. The consultant may be an individual that is both the field observer and PCR reviewer.

Cost-to-Cure The estimated cost to perform the required repairs necessary to restore proper function to the system or component.

Counter-flashing A strip of sheet metal in the form of an inverted L built into a wall to overlap the flashing and make the roof water-tight.

CPVC Chlorinated polyvinyl chloride.

Crawlspace An unfinished accessible space below the first floor in a building with no cellar, a shallow space between the first tier of beams and the ground.

CREIA	California Real Estate Inspectors Association. An association of professional building inspectors. Phone: 800-848-7342. Website: www.creia.com .
Cricket	A small false roof to throw off or shed water from behind an obstacle, (often a gabled roof behind a chimney).
Cross Connections	Any physical connection or arrangement between potable water and any source of contamination.
Cut and Fill	The process of cutting into a hillside and using the material removed to fill a downslope portion of the site. Structures constructed across the "cut and fill" line are often cracked or distorted at that location.

D

Dangerous or Adverse Situations	Situations which pose a threat of injury to the inspector, and those situations which require use of special protective clothing or safety equipment.
Deferred Maintenance	Physical deficiencies that cannot be remedied with routine maintenance, normal operating maintenance, etc., excluding de minimus conditions that generally do not present a material physical deficiency to the subject property.
Differential Settlement	Settling of a dwelling or surface that causes one or more components to settle unevenly.
Dismantle	To take apart or remove any component, device or piece of equipment that is bolted, screwed, or (fastened by other means), that would not be removed by a layperson in the course of normal maintenance.
Dormer Window	An extension from a sloped roof with a vertical window.
Double Hung Window	A window consisting of two sashes which slide vertically in adjoining grooves.
Drip Edge	A projecting horizontal band or course sloped outward to throw water away from the building.
Drywell	A covered pit with open-jointed lining or a covered pit filled with coarse aggregate through which drainage from roofs, basement floors, foundation drain tile, or areaways may seep or leach into the surrounding soil.
Due Diligence	The process of conducting a walk-through survey and appropriate inquiries into the physical condition of a commercial real estate's improvements, usually in connection with a commercial real estate transaction. The degree and type of such survey or other inquiry may vary for different properties and different purposes.
Dwelling	A building designed as living quarters for one or more families.

E

Easily Visible	Describes items, components and systems that are conspicuous, patent, and which may be observed visually during the walk-through survey without intrusion, removal of materials, exploratory probing, use of special protective clothing, or use of special equipment.
Efflorescence	A blemish on masonry walls consisting of a white surface crust formed from the crystallizing of soluble salts in the mortar.
EIFS	Exterior Insulation and Finish System.
EMF	Electro Magnetic Fields.
Engineering	Analysis or design work requiring extensive preparation and experience in the use of mathematics, chemistry, physics, and the engineering sciences.
Exotic Materials	Any building material that has only the manufacturer's claims or guarantees of its performance and no empirical evidence regarding life expectancy.
Expansion Joint	A joint between two adjoining concrete members arranged to permit expansion and contraction with changes in temperature.
Expansive Soil	Soil, that when wet or dry, expands or contracts.
Expected Useful Life (EUL)	The average amount of time in years that an item, component, or system is estimated to function when installed new and assuming routine maintenance is practiced.
Extrapolate	To infer or estimate by extending or projecting known information.

F

Fenestration	The arrangement and design of windows and doors in a building.
Field Observer	The individual that conducts the walk-through survey, in the process of performing a commercial property condition assessment.
Fire Department Records	Records maintained by or in the possession of the local fire department in the area in which the subject property is located. These records should be practically reviewable and readily accessible for use by the consultant by exercising an appropriate inquiry within the time frame required for production of the PCR.
Fire Rated Doors	Doors manufactured under supervision, designed to resist standard fire tests and labeled for identification.

Firebrick	Brick made to withstand high temperatures for lining chimneys, incinerators and similar structures.
Firewall	A wall with qualities of fire resistance and structural stability which subdivides a building into fire areas, and which resists the spread of fire.
Flashing	Sheet metal or other impervious material used in roof and wall construction to protect building from seepage of water.
Footing	A structural unit used to distribute loads to the bearing soil materials.
Footing and Stem Wall	A concrete footing poured into a trench excavated below the frost line on which a vertical stem wall is constructed of concrete or concrete block.
Foundation Wall	A wall, below or partly below grade, providing support for the exterior or other structural parts of a building.
Foundation	Construction, (below or partly below grade), which provides support for exterior walls or other structural parts of the building.
French Door	A wood door paneled with lights of glass.
Frost Line	The depth below finish grade where frost action on footings or foundations is improbable.
Functional Drainage	A drain is functional when it empties in a reasonable amount of time and does not overflow when another fixture is drained simultaneously.
Functional Flow	A reasonable flow at the highest fixture in a dwelling when another fixture is operated simultaneously.

G

Gambrel Roof	A roof having its slope broken by an obtuse angle.
Garage	A building or enclosure primarily designed or used for motor vehicles.
Grade Beam	A horizontal member (generally a reinforced concrete beam) between two supporting piers at or below ground supporting a wall or structure above. (See also pier and grade beam foundation).
Grade	<u>Finish</u> : The surface elevation of lawns, walls, drives or other improved surfaces after completion of construction or grading operations. <u>Natural</u> : The elevation of the original or undisturbed natural surface of the ground.
Ground	Intentional or accidental connection (bonding) between a circuit or equipment and the earth or other conducting member.

Grounded Conductor	Electrical wires which are intentionally grounded. Often called the "neutral wires". In residential wiring, usually white insulation.
Grounding Conductor	A wire used to connect electrical equipment to a grounding electrode. Often called the "ground wire". In residential wiring usually a bare wire or green insulation.
Ground Wire or Grounding Wire	Electrical: see "Conductors" = in residential wiring usually a bare wire or a wire with green insulation.

H

Habitable Room	A space used for living, sleeping, eating or cooking, (or combinations thereof), but not including bathrooms, toilet compartments, closets, halls, storage rooms, laundry and utility rooms, unfinished basement recreation rooms and similar spaces.
Hot Wire	Electrical: see "Conductors" = wires having black or red insulation, (usually).
HVAC	Heating, Ventilating and Air Conditioning.

I

Immediate Costs	Opinions of probable costs that require immediate action as a result of any of the following; (1) material existing or potential unsafe conditions, (2) material building or fire code violations, or (3) conditions that if left unremedied, have the potential to result in or contribute to critical element or system failure within one year or will result most probably in a significant escalation of its remedial cost.
Imminent Hazard	A hazard that requires immediate attention by a licensed technician.
Inspector	Any person who examines any component of a building, through visual means and through normal user controls, without the use of mathematical sciences.
Interviews	Discussions with those knowledgeable about the subject property.
Installed	Attached (connected) to the structural, mechanical, plumbing or electrical system of the building such that the item installed cannot be removed without the use of tools.

L

Lights	The individual panes of glass in a door or window.
Lintel	A horizontal steel member spanning an opening to support the load above, (as at the top of a firebox opening).

Live Load	All loads on structures other than dead loads; this includes the weight of the persons occupying the building and free standing material; snow and wind.
Loads	<u>Design</u> : Total load which a structure is designed to sustain safely. <u>Dead</u> : The weight of all permanent construction in a building.
Loamy Soil	Soil that contains organic matter.

M

Material	Having significant importance or great consequence to the subject property's intended use or physical condition.
Material Deterioration	Material that has been, (or is being), destroyed by rot, pests, age, or structural failure.
Mitered Joint	A joint consisting of two pieces matched and joined at an angle.
Mudsill	A flat timber placed on the ground or foundation to distribute the concentrated load of an upright member.
Muntin	A narrow bar separating window lights of a sash.

N

Neutral Wire	Electrical: see "Conductors" = in residential wiring usually white insulation.
Newel Post	A stairway post to which the handrail is secured.
Non-Bearing Wall	A wall which supports no vertical load other than its own weight.
Non-Combustible	Material or combination of materials which will not ignite or support combustion at a temperature of 1,200 degrees F. during a 5 minute exposure.
Normal Operating Controls	Owner/tenant operated devices such as a thermostat, wall switch or safety switch.

O

Observe	The act of making a visual examination.
Observation	The visual survey of items, systems, conditions, or components that are readily accessible and easily visible during a walk-through survey of the subject property.

Obvious	Plain, evident and readily accessible; a condition or fact not likely to be ignored or overlooked by a field observer when conducting a walk-through survey or that which is practically reviewable and would be understood easily by a person conducting the PCA.
Operate	To cause systems or equipment to function.
Opinions of Probable Costs	Determination of probable costs, a preliminary budget, for a suggested remedy.
Owner	The entity holding the title to the commercial real estate that is the subject of the PCA.

P

P-trap	A waste line water trap with a vertical inlet and a horizontal outlet, to prevent noxious fumes from entering the occupied space from the sewer/septic system.
Parging	Rough plastering with mortar coating the face of brick or concrete, such as at the smoke shelf of a fireplace.
PCA, Property Condition Assessment	The process by which a person or entity observes a property, interviews sources, and reviews available documentation for the purpose of developing an opinion and preparing a PCR of a commercial real estate's current physical condition. At the option of the user, a PCA may include a higher level of inquiry and due diligence than the baseline scope described within the ASTM guide or, at the user's option, it may include a lower level of inquiry or due diligence than the baseline scope described in the guide. Such deviations from the ASTM guide's scope should be disclosed in the PCR's executive summary.
PCR, Property Condition Report	A written report, prepared in accordance with the recommendations contained in the ASTM guide, that outlines the consultant's observations, opinions as to the subject property's condition, and opinions of probable cost to remedy any material physical deficiencies observed.
PCR Reviewer	The individual that both exercises responsible control over the field observer and who reviews the PCR prior to delivery to the user.
Physical Deficiency	Conspicuous defects or significant deferred maintenance of a subjects property's material systems, components, or equipment as observed during the field observer's walk-through survey. Included within this definition are material life-safety/building code violations and, material systems, components, or equipment that are approaching, have reached, or have exceeded their typical EUL or whose RUL should not be relied upon in view of actual or effective age, abuse, excessive wear and tear, exposure to the elements, lack of proper of routine maintenance, etc. This definition specifically excludes deficiencies that may be remedied with routine maintenance, miscellaneous minor repairs, normal operating maintenance, etc., and excludes de minimus conditions that generally do not constitute a material physical deficiency of the subject property.
Pier	A masonry or concrete column supporting foundations or the floor structure in basementless spaces. Pier may be free-standing or bonded at its sides to other masonry or concrete.

Pier and Grade Beam Foundation	A reinforced concrete beam supporting the exterior wall construction, in contact with the earth, but supported by piers most often, the piers are bored into the earth because the soil will not support a typical footing and stem wall.
Piles	Long, slender members of wood, steel or reinforced concrete driven into the ground to carry a vertical load.
Practically Reviewable	Describes information that is provided by the source in a manner and form that, upon review, yields information relevant to the subject property without the need for significant analysis or calculations. Records or information that feasibility cannot be retrieved by reference to the location of the subject property are not generally considered practically reviewable.
Precast Concrete	Concrete units (such as piles or vaults) cast off the construction site and set in place.
Prestressed Concrete	A system for utilizing fully the compressive strength of concrete by bonding it with highly stressed tensile steel.
Property	The site improvements, which are inclusive of both site work and buildings.
Publicly Available	The source of the information allows access to the information by anyone upon request.
Purlin	An intermediate supporting member at right angles to rafter or truss framing.
PVC	Polyvinyl chloride.

R

Rafters	A series of roof framing members, spaced not more than 30 inches o.c. in roofs having slopes over 3 in 12. Members supporting roofs having slopes 3 in 12 or less are defined as roof joists.
Random	See "Representative Number"
Readily Accessible	Components that are accessible without moving furniture or other items and without the use of tools or a ladder that exceeds 12'-0" in length or a 6'-0" step ladder. Also describes areas of the subject property that are promptly made available for observation by the field observer at the time of the walk-through survey and do not require the removal of materials or personal property, such as furniture, and that are safely accessible in the opinion of the field observer.
Readily Available	Describes information or records that are easily and promptly provided to the consultant upon making a request in compliance with an appropriate inquiry and without the need for the consultant to research archive files.
Readily Openable Access Panel	A panel provided for a layperson for inspection and maintenance which has removable or operable fasteners or latch devices in order to be lifted off, swung open, or otherwise removed by one person (without the use of tools) and its edges and fasteners are not painted in place. Limited to those panels within normal reach or from a 4-foot stepladder, and which are not blocked by stored items, furniture, or building components.

Reasonably Ascertainable	Describes information that is publicly available, as well as readily available, provided to the consultant's offices from wither its source or an information research/retrieval service within reasonable time, practically reviewable, and available at a nominal cost for either retrieval, reproduction or forwarding.
Rebar	Reinforcing steel bars with projections to promote the bond to the concrete.
Relief Valve	A safety device to permit the escape of steam or hot water subjected to excessive pressures or temperatures. See SRV.
Representative Number	For multiple identical components such as windows and electric outlets - one such component per room. For multiple identical exterior components - one such component on each side of the building.
Representative Observations	Observations of a reasonable number of samples of repetitive systems, components, areas, etc., which are conducted by the field observer during the walk-through survey. The concept of representative observations extends to all conditions, areas, equipment, components, systems, buildings, etc., to the extent that they are similar and representative of one another.
Riser	The upright member of a stair extending from tread to tread.
RMS	Root mean square (rms) current is an expression of effective current over a time period.
Romex	Brand name commonly in use for "nonmetallic electrical cable".
Roof Drainage Systems	Gutters, downspouts, leaders, splashblocks, and similar components used to carry water off a roof and away from a building.
RUL, Remaining Useful Life	A subjective estimate based upon observations, or average estimates of similar items, components, or systems, or a combination thereof, of the number of remaining years that an item, component, or system is estimated to be able to function in accordance with its intended purpose before warranting replacement. Such period of time is affected by the initial quality of an item, components, or system, the quality of the initial installation, the quality and amount of preventive maintenance exercised, climatic conditions, extent of use, etc.

S

Scupper	An opening in a parapet wall or gutter, for drainage of rain water.
Septic Tank	A covered watertight sewage settling tank intended to retain the solids in the sewage flowing through the tank long enough for satisfactory decomposition of settled solids by bacterial action to take place.
Short Cycling	Equipment that turns on and off in rapid succession instead of normal operating cycles.
Shut Down	A piece of equipment or system is shut down when it cannot be operated by the device or control which a layperson would use to normally operate the equipment or system. Also, equipment, components or systems that are not operating at the time of the field

observer's walk-through survey. For instance, equipment, components, and systems that may be shutdown as a result of seasonal temperatures.

Siding	The first covering of boards or paneling nailed to the outside of the wood studs of a frame building.
Site Visit	The visit to the subject property during which observations are made pursuant to the walk-through survey section of the ASTM guide.
Slab-on-Grade	See Thickened Edge Slab.
Soffit	The underside of a stair, arch, cornice, or overhang.
Solid Fuel Heating Device	Any wood, coal, or other similar organic fuel burning device, including but not limited to fireplaces whether masonry or factory built, fireplace inserts and stoves, wood stoves (room heaters), central furnaces, and combinations of these devices.
Specialty Consultants	Individuals or entities either in the fields of engineering or in any particular building component, equipment, or system that have acquired detailed, specialized knowledge and experience in the design, evaluation, operation, repair, or installation of same.
SRV	A Safety Relief Valve installed on a hot water heating system or storage tank to limit temperature and pressure of the water.
Stanchion	An upright guard, usually as a part of a window or door. Sometimes used generically as any upright guard or protection.
Story	That part of a building between the level of one finished floor and the level of the next higher finished floor.
Structural Component	A building components, which supports interior or exterior finish materials or other building components.
Structural Frame	The components or building system that supports the building's nonvariable forces or weights (dead loads) and variable forces or weights (live loads).
Subject Building	Referring to the primary building or buildings on the subject property, and that are within the scope of PCA.
Subject Property	The commercial real estate consisting of the site and primary real estate improvements that are the subject of the PCA described by the ASTM guide.
Suggested Remedy	An opinion as to a course of action to remedy or repair a physical deficiency. Such an opinion may also be to conduct further research or testing for the purposes of discovery to gain a better understanding of the cause or extent of a physical deficiency (whether observed or highly probable) and the appropriate remedial or reparatory response. A suggested remedy may be preliminary and does not preclude alternate methods or schemes that might be more appropriate to remedy the physical deficiency or that may be more commensurate with the user's requirements.
Survey	Observations made by the field observer during a walk-through survey to obtain information concerning the subject property's readily accessible and easily visible components or systems.

Swale	A drainage channel formed by the convergence of intersection slopes.
System	A combination of interacting or interdependent components assembled to carry out one or more functions.

T

Technically Exhaustive	An inspection is technically exhaustive when it involves the extensive use of measurements, instruments, testing, calculations, and other means to develop scientific or engineering findings, conclusions, recommendations, or combination thereof.
Thickened Edge Slab or Turned Down Slab	A type of concrete floor slab foundation where the slab is constructed integrally with the foundation wall.
Timely Access	Entry provided to the consultant at the time of the site visit.
Truss	A structural framework composed of a series of members so arranged and fastened together that external loads applied at the joints will cause only direct stress in the members.

U

Under-floor Crawlspace	The area within the confines of the foundation and between the ground and the underside of the lowest floor structural component.
Underpinning	(1) The construction of supports introduced beneath a wall. (2) The material used in such additional supports.
Ungrounded Conductor	The energized wires in residential wiring, (two 110v legs comprise a 220 volt circuit). Often called the "hot wire". In residential wiring usually red or black insulation.
User	The party that retains the consultant for the preparation of a baseline PCA of the subject property in accordance with the ASTM guide. A user may include, without limitation, a purchaser, potential tenant, owner, existing or potential mortgagee, lender, or property manager of the subject property.

V

Vent Stack	Pipes supplying a drainage system with air to prevent siphonage of water from the traps.
Vermiculite	Lightweight inert material made of steam exploded mica used as an aggregate in plaster. Also used as ceiling insulation in some older structures.

W

Walk-through Survey	Conducted during the field observer's site visit of the subject property, that consists of nonintrusive visual observations, survey of readily accessible, easily visible components and systems of the subject property. Concealed physical deficiencies are excluded. Such a survey should not be considered technically exhaustive. It excludes the operation of equipment by the field observer and is to be conducted without the aid of special protective clothing, exploratory probing, removal of materials, testing, or the use of equipment, such as scaffolding, metering/testing equipment, or devices of any kind, etc. It is literally the field observer's visual observations while walking through the subject property.
Water Hammer	The concussion of water in enclosed pipes caused by a sudden stoppage of flow.
Waterproofing	A treatment of a surface or structure, which prevents the passage of water.
Weep Hole	A hole formed in a retaining wall or screed to release water from behind the wall.