

Property Inspection Report

Sample Commercial Inspection, Ca 95123

Inspection Date:

Sample

Sample

Report Number:

I1028548

Inspector:

Martin Morgan

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Sample

Inspection Address: Sample

Report Number: I1028548

Dear Sample:

At your request, an inspection of the above property was performed on ???. All Bay Home Inspection, Inc. is pleased to submit the enclosed report. This report is a professional opinion based on a visual inspection of the accessible components of the property. This report is not an exhaustive technical evaluation.

Please understand that there are limitations to this inspection. Many components of the property are not visible during the inspection and very little historical information is provided in advance of the inspection. While we can reduce your risk of purchasing a property, we cannot eliminate it, nor can we assume it. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to ownership.

Your attention is directed to your copy of the Inspection Agreement. It more specifically explains the scope of the inspection and the limit of our liability in performing this inspection.

The information provided in this report is solely for your use.

Thank you for selecting our company.

Sincerely,

Martin Morgan

Martin Morgan

All Bay Home Inspection, Inc.

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Overview

THE PROPERTY IN PERSPECTIVE

This is a well built and maintained recently renovated thirty-year old one-story church with an attached preschool.

As with all properties, ongoing maintenance is required and improvements to the systems of every building will be needed over time.

The improvements recommended in this report are not considered unusual for a building of this age.

Please also take into consideration that there is no such thing as a perfect property.



CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report.

Major Concern: denotes a system or component that is considered significantly deficient. Significant deficiencies need to be corrected and are likely to involve significant expense.

Safety Issue: denotes a condition that is unsafe and in need of prompt attention.

Repair: denotes a system or component that needs corrective action to assure proper and reliable function.

Improve: denotes improvements or upgrading that are recommended but not required.

Monitor: denotes a system or component that will require further investigation and/or monitoring in order to determine if repairs are necessary.

THE SCOPE OF INSPECTION

This report has been prepared based upon the Standards of Practice established by The State of California and The American Society of Home Inspectors - ASHI®.

All components designated for inspection in the ASHI® Standards of Practice, adopted January 1, 2000, are inspected, except as may be noted within this report.

Representative samples of building components are viewed in areas that are readily accessible at the time of the inspection. No destructive testing or dismantling of building components is performed. This inspection is visual only.

The purpose of this inspection is to identify and disclose visually observable major deficiencies of the inspected systems and items at the time of the inspection. Detached structures or buildings are not included.

This inspection is not intended to be technically exhaustive nor is it considered a guarantee or warranty, expressed or implied, regarding the conditions of the property, items and systems inspected. The inspection and report should not be relied on as such.

The Inspector shall not be held responsible or liable for any repairs or replacements with regard to this property, systems, components, or the contents therein. All Bay Home Inspection, Inc. is neither a guarantor nor insurer. Not all improvements will be identified during this inspection.

The inspection and related report do not address and are not intended to address code and/or regulation compliance, mold, mildew, indoor air quality, asbestos, radon gas, lead paint, urea formaldehyde, soils contamination and any other indoor or outdoor substances. The client is urged to contact a competent specialist if information, identification or testing of the above is desired.

The acceptance of this report by the client acknowledges the client's agreement to all of the terms and conditions of the inspection contract. Please refer to the inspection contract for a full explanation of the scope of the inspection.

This inspection report shall not be transferred or relied upon by any other person or company without the written consent of All Bay Home Inspection, Inc.

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Corporate Office: 1020 Harlan Court, Suite A - San Jose, CA 95129

COST OF REPAIRS AND MAINTENANCE GUIDE

Home inspectors in the State of California are not allowed to perform repairs. We do not include price estimates in our property inspection reports, as it is considered a conflict of interest.

All Bay Home Inspection, Inc. has developed a list to serve as a guideline and to provide estimates for some common repair items. The list is available at <http://allbay.com/cost.htm>.

Foundation / Structural

DESCRIPTION OF STRUCTURAL COMPONENTS

Foundation:	•Concrete Slab on Grade Configuration
Floor Structure:	•Concrete
Bottom Plates:	•Bolted to the Foundation
Wall Structure:	•Wood Framing
Roof, Ceiling:	•Wood Framing & Plywood Sheeting

STRUCTURAL COMPONENT OBSERVATIONS

The construction of the building is good quality.

The structure exhibits no evidence of substantial movement.

No major defects were observed in the accessible structural components of the building.

No improvements to the structural components are considered necessary at this time.

RECOMMENDATIONS / OBSERVATIONS

Roof

- **Monitor:** Evidence of roof leakage was observed (water staining in nursery). Please refer to the Roofing section of the report for recommendations.

LIMITATIONS OF FOUNDATION & STRUCTURAL COMPONENT INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sampling of visible structural components was inspected. Concealed or inaccessible structural components are not inspected (including items that are within the crawlspace, underground or contained inside walls, concrete slabs, or other closed portions of the building, or otherwise concealed by fixtures, appliances, furnishings, personal property, and/or vegetation).
- Termites, wood boring insects, dry rot, fungus, rodents, or other pests are outside the scope of this inspection (only a state licensed pest control inspector can legally inspect for these conditions).
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

Please also refer to the inspection contract for a detailed explanation of the scope of this inspection.

Roof System

DESCRIPTION OF ROOFING SYSTEM

- Roof Covering:** •Composition Shingle •Cap Sheet •Metal Flashings
- Roof Drainage System:** •Metal Gutters (partial) •Downspouts discharge above grade and below grade
•Roof Drains •Roof Scupper drains (pipes)
- Method of Inspection:** •Walked on Roof

ROOFING OBSERVATIONS

The roof coverings are in good condition. Roof flashing details appear to be in good order.

The roof coverings are reported to be three years old.

In all, the roof coverings show evidence of normal wear and tear for an installation of this age.

The design of the roofing system is such that several vulnerable areas exist. There is a higher potential for leakage. Annual inspections and ongoing maintenance will be critical.

Further guidance and a one-year watertight warranty should be obtained by a licensed roofing contractor.

RECOMMENDATIONS / OBSERVATIONS

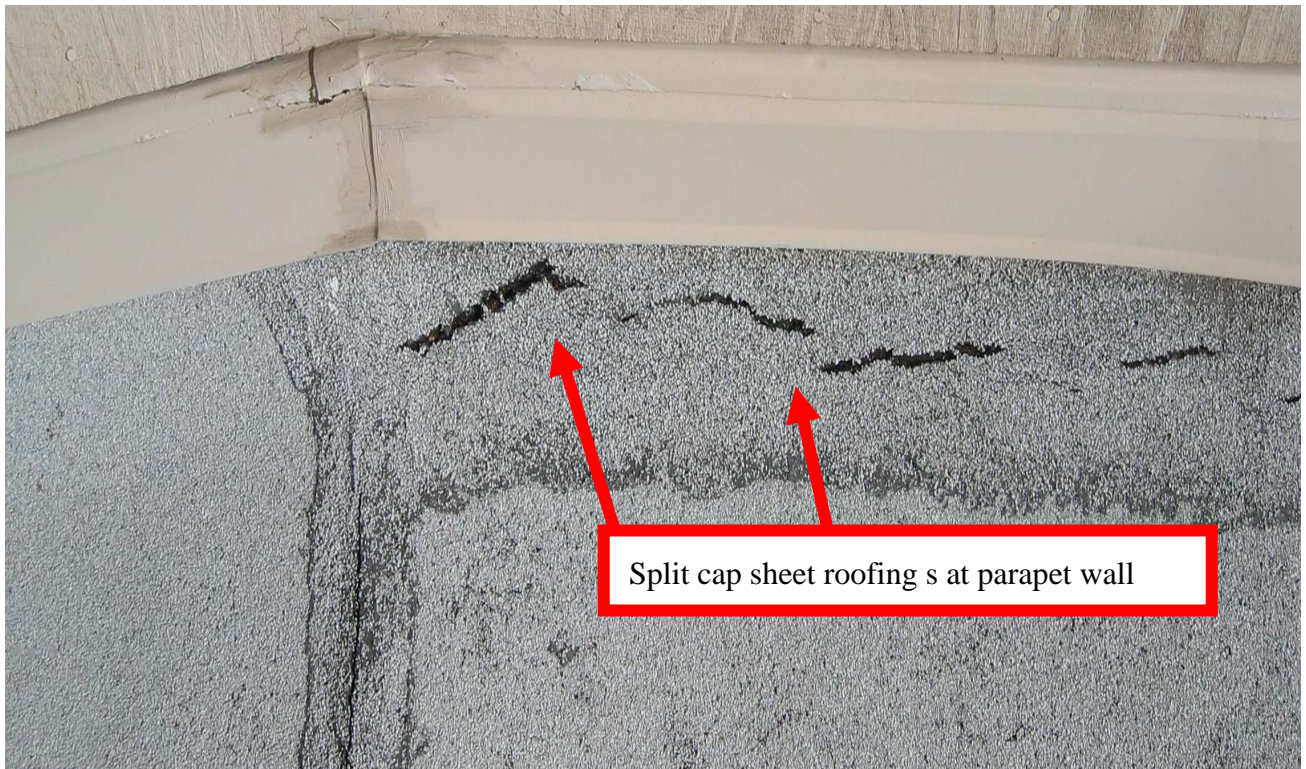
Cap Sheet Roofing

- **Repair:** Minor repairs to the roofing are recommended. Any damaged or missing roofing material should be replaced. All roof penetrations should be examined and sealed as necessary.
- **Repair:** Water staining was observed on the ceiling tiles in the nursery room of the church. The roof may be leaking in this area. Repair may be needed.
- **Monitor:** Several areas of the cap sheet roof have been previously repaired (tarred areas).





- **Repair:** The cap roof requires maintenance. Debris should be cleared from the roof. Voids in the gravel should be improved, and any damaged roofing should be repaired.



- **Monitor:** Water ponds on the membrane under the ductwork at several other locations. Ponding shortens the roof life and increases the potential for damage, if leaks occur. When re-roofing, the roof should be appropriately sloped or drains should be provided.



- **Repair:** The tree branches in close proximity to the roof should be trimmed.



- **Repair:** All debris should be cleared from the roof and flashings.

Gutters & Downspouts

- **Repair:** Leaks in the gutters should be repaired.
- **Repair:** The loose gutters to the right of the main entry should be repaired (gutter hangers).



- **Repair:** The gutters require cleaning.



- **Repair:** The downspouts that service the exterior gutter system are too small to function properly. The residential size of the downspouts is too small to handle the amount of rainwater and debris collected by the roof areas they serve. Recommendation: Increase the size of the downspouts.

LIMITATIONS OF ROOFING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The entire underside of the roof sheathing is not inspected for evidence of leakage.
- Evidence of prior leakage may be disguised by interior finishes.
- Leakage can develop at any time and may depend on rain intensity and/or wind direction.
- Roof inspection may be limited by the type of roof coverings, access, roof condition, weather, etc.

Please also refer to the inspection contract for a detailed explanation of the scope of this inspection.

Exterior Components

DESCRIPTION OF EXTERIOR

Wall Coverings:	•Stucco •Concrete Siding •Plywood Siding
Exterior Doors:	•Wood •Metal
Window, Door Frames, Trim:	•Wood •Vinyl
Window Glazing:	•Double Glazed
Parking Lot:	•Asphalt
Driveway, Walkways, Patio:	•Concrete
Surface Drainage:	•Graded away from Structure
Fencing:	•Metal •Concrete Siding over Wood Framing

EXTERIOR OBSERVATIONS

The lot drainage appeared to be conducting the surface water away from the building.

The parking lot, driveway, patio and walkways are in good condition.

The landscaping is considered good quality.

The exterior of the building shows evidence of normal wear.

Window frames are low maintenance materials.

There is no significant wood/soil contact around the perimeter of the structure, thereby reducing the risk of insect infestation or rot.

RECOMMENDATIONS / OBSERVATIONS

Exterior Walls

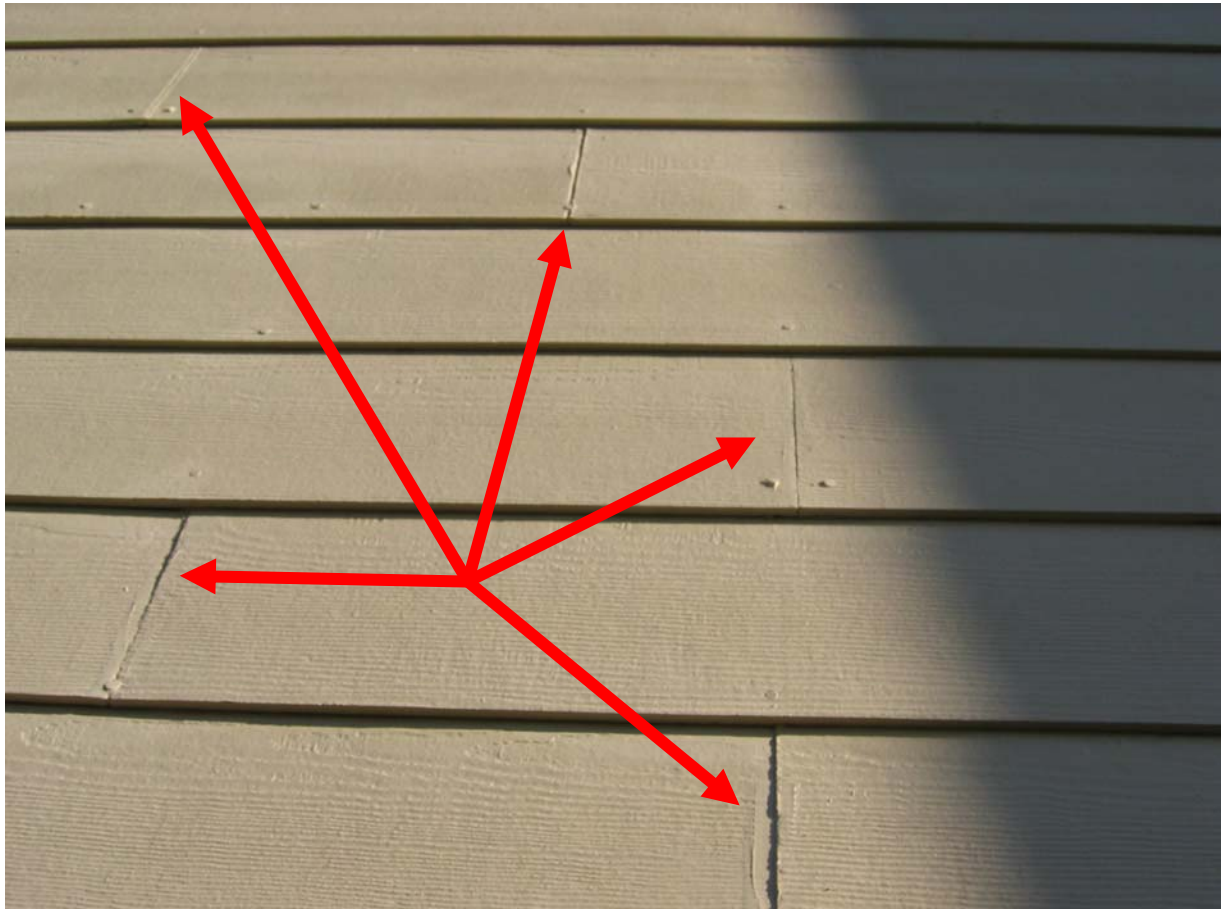
- **Repair:** The damaged concrete siding at the rear fence should be replaced.



- **Repair:** The damaged siding at the rear wall should be repaired or replaced (hole).



- **Repair:** Vegetation growing on or within six inches of exterior walls should be kept trimmed away from the roof and sides of the building.
- **Repair:** The concrete siding has been installed without the benefit of an expansion clip at the butt joint locations at the rear of the building. The siding expands and contracts with seasonal temperature and humidity changes. The large gap at the siding butt joint locations creates a vulnerable area for water intrusion. Maintaining a good silicone caulking seal at this vulnerable area is recommended.



- **Repair:** The interior of the parapet walls are covered with plywood siding. Some of the plywood is delaminating. Repair or replacement of the damaged plywood siding is recommended.



LIMITATIONS OF EXTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The inspection does not include an assessment of geological, geotechnical, hydrological conditions, or environmental hazards.
- Recreational facilities, outbuildings, erosion control, planters, and retaining walls and/or other earth stabilization measures are not inspected.

Please also refer to the inspection contract for a detailed explanation of the scope of this inspection.

Electrical

DESCRIPTION OF ELECTRICAL SYSTEM

Service:	•Underground •Conductors Not Visible
Service Conductor Rating:	•600Amp - 120/240Volt •Not Visible
Service Grounding:	•Copper •Water Pipe Connection, Bonding Noted
Service Disconnect:	•600Amp Breaker •Exterior Meter Cabinet (rear wall)
Main Distribution Panel:	•Breakers •Location: Exterior (common to service)
Sub-Panels:	•Men's Bathroom, Hall Closet, Fire Sprinkler Riser Closet, Rooftop AC Units
Distribution Wiring:	•Conduit & BX Cable •Copper
Switches & Receptacles:	•Grounded
Ground Fault Circuit Interrupters:	•Bathrooms •Kitchen •Rooftop •Exterior

ELECTRICAL OBSERVATIONS

The electrical panels are well arranged and all fuses/breakers are properly sized.

The electrical system is in good order. The distribution of electricity is good.

Dedicated 220-volt circuits have been provided for all 220-volt appliances.

All outlets and light fixtures that were tested operated satisfactorily.

All 3-prong outlets that were tested were appropriately grounded.

Ground fault circuit interrupter (GFCI) devices have been provided in some areas. These devices are extremely valuable, as they offer an extra level of shock protection. All GFCI's that were tested responded properly.

RECOMMENDATIONS / OBSERVATIONS

Bonding Wires

- **Repair:** The water lines at the water heater(s) do not have the electrical bonding wires attached (bonding connection between the cold water feed, the hot water line and the gas supply line). Installation is recommended.

LIMITATIONS OF ELECTRICAL INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sampling of outlets and light fixtures were tested. Concealed electrical components could not be inspected.

- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring systems, antennae, computer wiring, satellite or cable TV systems and/or other components that are not part of the primary electrical power distribution system.
- Fire sprinklers, smoke alarms/detectors and carbon monoxide detectors are not inspected or tested.

Please also refer to the inspection contract for a detailed explanation of the scope of this inspection.

HVAC

DESCRIPTION OF HVAC SYSTEMS

- Unit Locations:** •Roof
- System Type:** •Gas •Forced Air Furnace & AC Combination Units
•Brand: York •Age: 3 Years
- Heat Distribution Method:** •Ductwork

HVAC OBSERVATIONS

The five York rooftop HVAC units are three years old. The typical life cycle is 15-20 years. Some units will last longer, others can fail prematurely.

The heating systems are in good condition.

The heating systems are controlled by “set back” thermostats. This type of thermostat helps reduce heating costs, if set up correctly.

The systems do not require a pilot light, thereby increasing their efficiency.

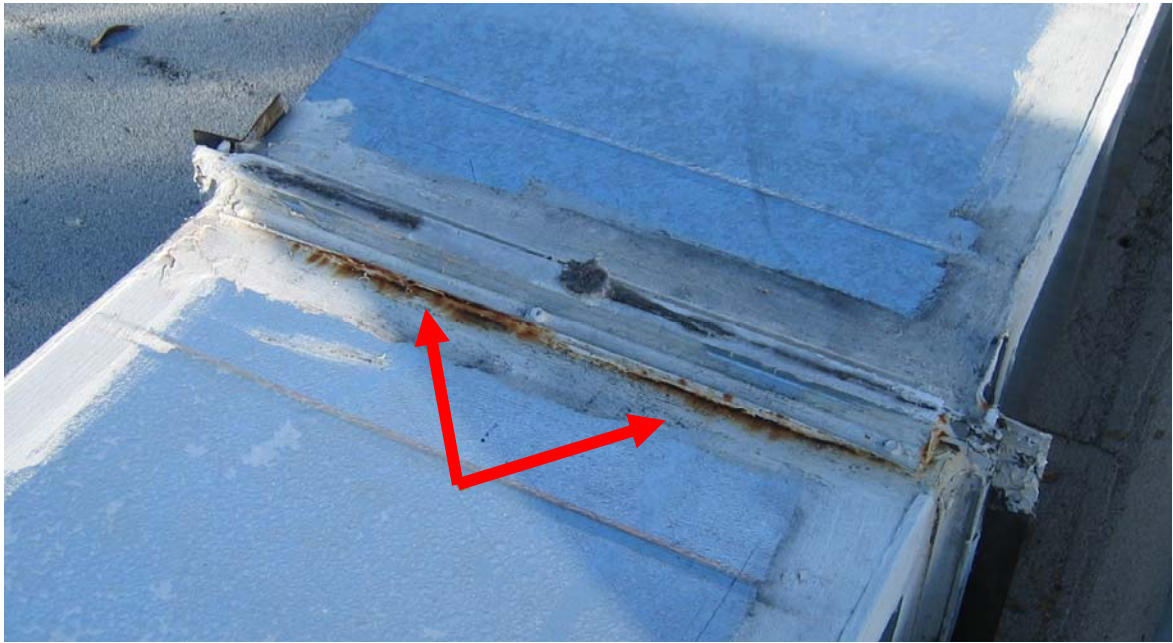
No major defects were observed in the visible portions of the heating systems.

RECOMMENDATIONS / OBSERVATIONS

Ductwork

- **Repair:** The exposed metal rooftop ductwork shows evidence of corrosion at various joint locations. These areas should be resealed to help prevent further deterioration and/or leakage at these locations.





LIMITATIONS OF HVAC INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection only. The scope of the furnace inspection does not include a detailed evaluation of the heat exchanger. The furnace inspection was limited in scope by (but not restricted to) the following conditions:

- The adequacy of conditioned supply or distribution balance was not inspected.

Please also refer to the inspection contract for a detailed explanation of the scope of this inspection.

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Exterior Wall Insulation:	•Unknown
Roof Insulation:	•Unknown
Roof Ventilation:	•None Present
Exhaust Fan/Vent Locations:	•Kitchen •Bathrooms

INSULATION / VENTILATION OBSERVATIONS

As is typical for commercial properties of this age and construction, insulation and roof cavity ventilation levels are relatively modest.

RECOMMENDATIONS / OBSERVATIONS

No improvements are considered necessary at this time.

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed. No destructive tests are performed.
- No access was gained to the wall cavities of the building.

Please also refer to the inspection contract for a detailed explanation of the scope of this inspection.

Plumbing Systems

DESCRIPTION OF PLUMBING SYSTEMS

- Water Service Entrance:** •Copper •Valve Location: Exterior (rear wall)
- Water Supply Piping:** •Copper
- Anti-siphon Valves:** •Sprinkler System •Hose Bibs
- Waste, Drain & Vent Piping:** •Metal •Exterior Cleanouts
- Water Heater:** •Forty Gallon, Gas •Brand: AO Smith •Age: 3 Years
•Location: Exterior Closet (fire sprinkler riser location)
•Exhaust Flue: Metal, Single Wall to Double Wall
- Main Gas Shut-Off Valve:** •Gas Valve at Exterior (front wall)
- Earthquake Actuated Gas Shut Off Valve:** •None Present

PLUMBING OBSERVATIONS

The piping systems within the building, for both water supply and waste, are good quality systems. The plumbing systems are in good condition.

The water pressure supplied to the fixtures is reasonably good. A typical drop in flow was experienced when two fixtures were operated simultaneously.

The plumbing fixtures appear to have been well maintained.

The water heater is a newer unit. As the typical life expectancy of water heaters is 9 to 15 years, this unit should have many years of remaining life.

The water heater temperature should be set such that accidental scalding is minimized. Families with small children should be especially aware of this.

RECOMMENDATIONS / OBSERVATIONS

Water Heater Exhaust Flue

- **Safety Issue:** The “B-Vent” metal double-wall flue piping from the water heater is not sufficiently clear from combustible materials (sheetrock). A one-inch clearance from any combustible material is required. The clearance should be improved (fire safety).



Water Supply Piping

- **Repair:** The water piping is leaking at the water heater.



Water Heater Strapping

- **Safety Issue:** The water heater strapping should be improved. The water heater is strapped in two locations but the installation does not provide for the resistance of movement. The strapping for water heaters up to fifty-two gallons should be complete with lag bolts and washers at two points, one within the upper one-third and one within the lower one-third of its vertical dimensions. The strapping is also required to wrap completely around the water heater and then return to the walls. At the lower strap location, a minimum distance of four inches shall be maintained above the controls with the strapping. Please refer to the California Health & Safety Code Sections: #19210 - 19217.

Waste Piping

- **Repair:** The waste connection is leaking in the kitchen.

LIMITATIONS OF PLUMBING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following condition:

- Concealed portions of the plumbing system could not be inspected.

Please also refer to the inspection contract for a detailed explanation of the scope of this inspection.

Interior

DESCRIPTION OF INTERIOR

Wall & Ceilings:	•Sheetrock •Wood
Interior Doors:	•Wood Slab
Floor Finishes:	•Carpet •Resilient •Tile

INTERIOR OBSERVATIONS

Overall, the interior finishes of the building are considered to be in average condition. Typical flaws were observed in some areas.

The doors and windows are good quality.

The floors of the building are relatively level and walls are relatively plumb.

RECOMMENDATIONS / OBSERVATIONS

Acoustic Ceiling Tiles

- **Repair:** Water staining was observed on the ceiling tiles in the nursery room of the church. The damaged ceiling tiles should be replaced after roof repairs are performed.





Wall / Ceiling Finishes

- **Monitor:** Minor flaws and cracks were noted in various locations of the interior. The cracking does not appear to be the result of a structural failure. Repairs will be necessary in some areas before painting.
- **Repair:** The opening in the sheetrock ceiling in the sound cabinet should be repaired.



Kitchen

- **Improve:** The kitchen sink base shows evidence of water damage.



- **Repair:** The waste connection is leaking in the kitchen.



LIMITATIONS OF INTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Furniture, storage and/or wall hangings are not moved to permit inspection and may conceal defects.
- Carpeting, window treatments, paint, wallpaper, and other finish treatments are not inspected.

Please also refer to the inspection contract for a detailed explanation of the scope of this inspection.

Appliances

DESCRIPTION OF APPLIANCES

Kitchen: •Refrigerator •Electric Range •Exhaust Hood •Dishwasher w/Airgap •Disposal

APPLIANCE OBSERVATIONS

The appliances are considered to be in good condition.

All appliances that were tested responded satisfactorily.

The appliances are middle aged. As such, they will become slightly more prone to breakdowns; however, several years of serviceable life should remain.

RECOMMENDATIONS / OBSERVATIONS

Disposal

- **Repair:** The disposal shows evidence of leakage. Replacement is recommended.



LIMITATIONS OF APPLIANCE INSPECTION

As prescribed in the inspection contract, this is a visual inspection only. The appliances are inspected only to determine the presence of connected fuel supplies, water and drainage piping, where applicable. Appliances are not moved and may conceal defects. All Bay Home Inspection, Inc. makes no representation as to the effectiveness of appliances or guarantee of their continued operation.

It is strongly recommended that a service contract be purchased to cover the operation of appliances. It is further recommended that appliances be tested during any scheduled pre-closing walk through. Like any mechanical device, an appliance could malfunction at any time (including the day after taking

possession of the property). The inspection of the appliances was limited by (but not restricted to) the following conditions:

- The inspection of appliances does not include confirmation of thermostat calibration or the operation/function of clocks, timers, or indicator lights.
- The inspection of the dishwasher is limited to testing of the unit's response to the washing control command. It is not run a full cycle.

Please also refer to the inspection contract for a detailed explanation of the scope of this inspection.