



CITY PROPERTY SERVICES
Commercial & Residential Inspections

propertyinspecting@gmail.com

www.CityPropertyInspections.com

Property Inspection Report

Visual and Based on Access

THIRD PARTY USAGE FOR PURCHASE IS PROHIBITED AND ILLEGAL



Commercial Small

Prepared Exclusively for: Client

Prepared by: Shawn S. Azimi
Certified Master Inspector, or associates



City Property Inspections

[Commercial-Small Sample Report.inspx](#)

Table of Contents

Definitions	2
General Information	2
General Comments	3
Lots and Grounds	4
Exterior Surface and Components	6
Roof	6
Electrical	10
Structure	15
Air Conditioning	16
Heating System	18
Rest Room	20
Plumbing	26
Employee Lounge	28
Office Space	31
Work Area	37
Janitor's Room	40
Summary	42



City Property Inspections

[Commercial-Small Sample Report.inspx](#)

Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable	Functional, In generally good condition with no obvious signs of defect or service or replacement need.
Needs Attention	Marginal in condition and in the opinion of the inspector it should be monitored from this point on for preventive care or regarding cost, liability or safety.
Serviceable	Not fully or partially functional, hard to operate or unsafe in its present condition. Inspector recommends further evaluation by an expert.
Not Inspected	Not inspected because: Not within the scope of this inspection, was unsafe for inspector, would damage property, not present, no utility on, No or limited access or visibility or disconnected.

General Information

Property Information

Client Information

Inspection Company

Inspector Name Shawn Azimi
Company Name City Property Inspections
Phone 818 687 8686 Fax
E-Mail Propertyinspecting@gmail.com

Conditions

Others Present Buyer Property Occupied Occupied
Estimated Age 35 Years Entrance Faces West
Inspection Date 11/09/2021
Start Time 10 AM End Time 12 PM
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature 78 F
Weather Clear Soil Conditions Dry
Space Below Grade None
Building Type Commercial property Garage Open Parking



General Information (Continued)

Sewage Disposal City How Verified
Water Source City How Verified
Additions/Modifications Unknown
Permits Obtained Unknown

General Comments

1. General Comments By request of client, we inspected the subject property on..... Our findings regarding Functionality, Appearance, Condition, and Safety which cover the listed and itemized categories in this report are submitted herein. The following describe the the nature, scope and limitations of the this Report:

-A general inspection report based on visibility and accessibility of the components and sections of the subject property (Also, please see description of a general inspection in the signed Inspection agreement) We are not responsible for any third party complaints, dislikes, or claims., as this report is exclusively prepared for the client

-It is valid for the date of inspection, as changes due to, unknown and uncontrolled factors, construction before or after the inspection, disaster, or any sudden or hidden occurrences and progressive damages are NOT under our control, responsibility, or within scope of this inspection

-It has been prepared by an independent property inspector, is unbiased in nature and is for the sole usage by our clients, unless otherwise authorized by them

-Cost estimates, if included, are by request of the client(s) named in this report, approximate, and provided as a matter of opinion and average market pricing

-It may only include sections and components in need of attention, service, or replacement as a brief reporting by client's request.

-Does not include any scientific, engineering, geological, or forensic data, opinion, or facts

-We ask and expect our client(s) to read the entire report, but for quick review and reference, summery pages are provided at the end of this report, and points of concern, attention, and service are printed in ink other than black within each section of the report. Summary pages do not include all the exiting condition.



Lots and Grounds

- 1. Acceptable
- 2. Acceptable
- 3. Not Inspected
- 4. Acceptable
- 5. Not Inspected
- 6. Acceptable
- 7. Not Inspected
- 8. Not Inspected
- 9. Not Inspected
- 10. Needs Attention

- Walks: Concrete
- Steps/Stoops: Concrete
- Patio: Not Applicable
- Deck:
- Balcony:
- Porch:
- Vegetation: Not Applicable
- Retaining Walls: Not Applicable
- Basement Stairwell: Not Applicable

Grading: **Long term maintenance notation:** Some areas around the parameter walls, on the exterior show negative slopes(low at walls and high away from walls). These will cause increase of moisture content and seepage into the foundation walls and, over time, affect the foundation walls, as well as footing stucco of paint, causing erosion on the exterior surfaces(near flower beds) and creating a poor appearance in need of paint coating. Recommend correction of grading and controlled moisture and irrigation at these areas.



- 11. Not Inspected
- 12. Not Inspected
- 13. Not Inspected
- 14. Acceptable
- 15. Acceptable
- 16. Not Inspected
- 17. Not Inspected

- Swale: Not Applicable
- Window Wells:
- Basement Stairwell Drain: Not Applicable
- Exterior Surface Drain: Surface drain
- Driveway:
- Fences: Not applicable
- Lawn Sprinklers: Not a part of this inspection



City Property Inspections

Commercial-Small Sample Report.inspx

Lots and Grounds (Continued)

18. Serviceable

Parking Lot: 1. Some of the parking lot surfaces require fill and sealing, to prevent further decay, 2. Parking space lining paint graphics, including handicap signs, are worn out and should be revitalized to comply with handicap provision standards and to prevent dispute and liability by vehicle users. Consult a paving company for remedy and cost.



19. Acceptable

Parking Lot Lighting: Surface mount

20. Access ADA Compliant: Yes



Exterior Surface and Components

Entire Main Building Exterior Surface

- | | |
|-------------------|--|
| 1. Acceptable | Type: Painted concrete |
| 2. Not Inspected | Trim: Not applicable |
| 3. Not Inspected | Fascia: Not applicable |
| 4. Not Inspected | Soffits: Not applicable |
| 5. Acceptable | Entry Doors: Metal, Glass |
| 6. Not Inspected | Patio Door: Not Applicable |
| 7. Acceptable | Windows: |
| 8. Not Inspected | Storm Windows: Not Applicable |
| 9. Not Inspected | Window Screens: Not Applicable |
| 10. Not Inspected | Basement Windows: Not Applicable |
| 11. Acceptable | Exterior Lighting: Surface mount |
| 12. Not Inspected | Exterior Electric Outlets: And work area - Not accessible or not installed. |
| 13. Acceptable | Hose Bibs: |
| 14. Not Inspected | Gas Meter: No Access |
| 15. Not Inspected | Main Gas Valve: |

Roof

A roof must be checked on yearly basis before rain season for routine maintenance and water intrusion possibilities. Present condition is acceptable and functional.

Main Structure Roof Surface

1. Method of Inspection: On roof





Roof (Continued)

Method of Inspection: (continued)



- 2. Not Inspected
- 3. Serviceable

Unable to Inspect:

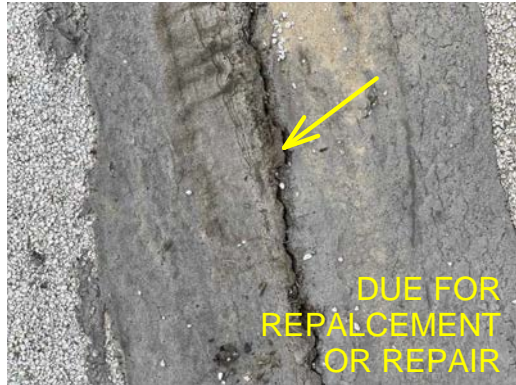
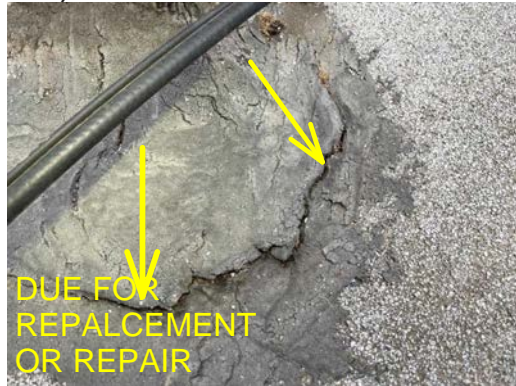
Material: Rolled roof material, build up - 1. In generally acceptable condition at present: Patch and repair needed at material junctions and flashings. Monitor roof for routine maintenance on yearly basis, before rain season, 2. Dry vegetation is fire hazard and could stuff and clog drain system (scuppers and down spouts), 3. Routine Maintenance Notation: Some or all previously applied roof cement / mastic are brittle, show cracks and are due for replacement as they are water pregnable, 4. Some spots show negative slope staining which pond water and will reduce the life span of the roof material at those areas. Monitor and maintain on yearly basis for preventive maintenance.





Roof (Continued)

Material: (continued)



4. Type: Flat

5. Approximate Age: At half of life.



Roof (Continued)

6. Acceptable

Flashing: Parapet wall edges without roof material overlap or installed cap flashing need close attention on yearly basis, to prevent water intrusion through sealed edges. In acceptable condition at inspection time. Monitor and maintain.



7. Not Inspected
8. Acceptable

Valleys: Not Applicable
Skylights: Plastic



9. Acceptable
10. Acceptable

Plumbing Vents:
Electrical Mast: Underground utilities



Roof (Continued)

11. Acceptable

Roof Drains: Slope Drain, Scupper



12. Acceptable

Gutters: Metal

13. Acceptable

Downspouts: Metal

14. Acceptable

Leader/Extension: Metal

Not Applicable Chimney

15. Not Inspected

Chimney: Not Applicable

16. Not Inspected

Flue/Flue Cap: Not Applicable

17. Not Inspected

Chimney Flashing: Not Applicable

Electrical

1. Service Size Amps: 600 Volts: 120-240 VAC

2. Acceptable

Service: Copper

3. Acceptable

120 VAC Branch Circuits: Copper

4. Acceptable

240 VAC Branch Circuits: Copper

5. Not Inspected

Aluminum Wiring: Not Applicable

6. Acceptable

Conductor Type: Non-metallic sheathed cable

7. Acceptable

Ground: Plumbing and rod in ground

Rear and Employee lounge Electric Panel



Electrical (Continued)

8. Acceptable

Manufacturer: Crouse-Hinds



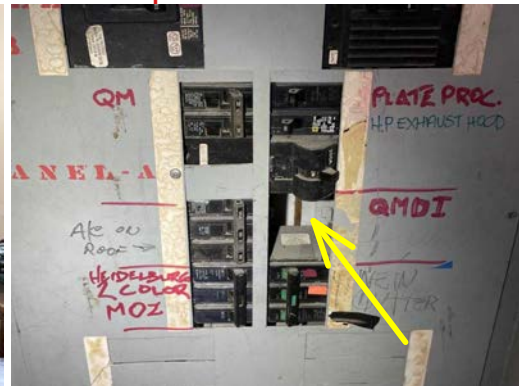
9. Maximum Capacity: 600 and 200 Amps

10. Acceptable

Main Breaker Size: 200 Amps

11. Serviceable

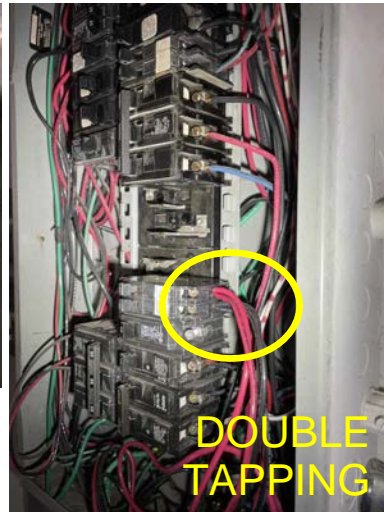
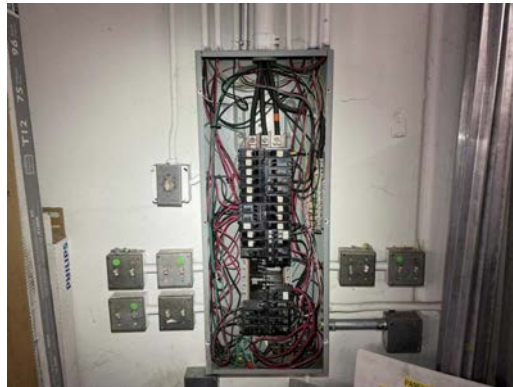
Breakers: Copper - 1. Double tap wiring-two or more wires on one or more breakers noted. This may cause overheating and start a fire, 2. Exposed bus bars, 3. Protective covers are missing, 4. Wrong gauge (size) wiring for some of the breakers noted. Consult a qualified electrician for further evaluations and repairs.





Electrical (Continued)

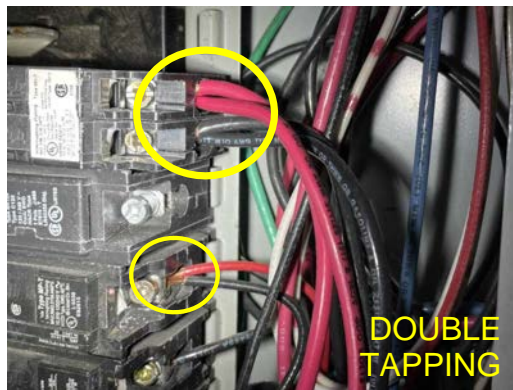
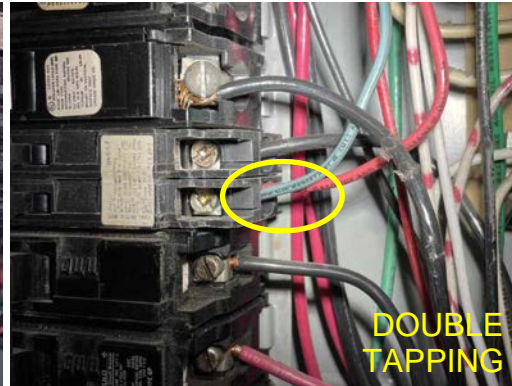
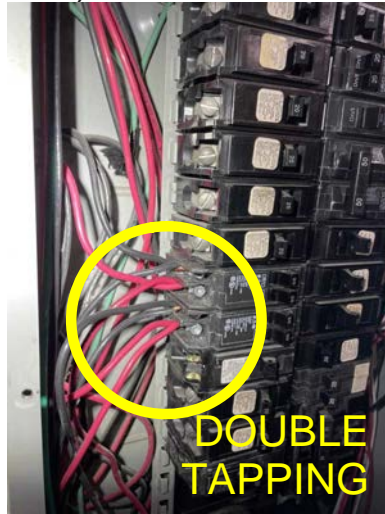
Breakers: (continued)





Electrical (Continued)

Breakers: (continued)





Electrical (Continued)

Breakers: (continued)



- 12. Not Inspected Fuses: Not Applicable
- 13. Not Inspected AFCI: Not Applicable
- 14. Acceptable GFCI: At GFCI receptacles only
- 15. Is the panel bonded? Yes



- 16. Not Inspected Smoke Detectors: Not a part of this inspection
- 17. Not Inspected Data/Security Systems: Not Applicable
- 18. Acceptable Emergency Lighting:



Structure

- 1. Acceptable
- 2. Acceptable
- 3. Not Inspected
- 4. Acceptable

Structure Type: Anchored wood frame
Foundation: Formed Concrete
Differential Movement: Not Applicable
Beams: Solid wood, Metal beam



- 5. Acceptable
- 6. Acceptable

Bearing Walls: Concrete and framing
Joists/Trusses:



- 7. Not Inspected
 - 8. Acceptable
 - 9. Not Inspected
 - 10. Not Inspected
- Piers/Posts: Not Applicable
Floor/Slab: Concrete, Wood
Stairs/Handrails: Not Applicable
Subfloor: Not Applicable

11. Emergency lighting present? No **All rooms, work areas, and exterior, must be checked by a qualified electrician or retrofitting company, for emergency lighting sufficiency and functionality, as some may not be functional or not sufficiently installed.**



City Property Inspections

Commercial-Small Sample Report.inspx

Air Conditioning

Roof Package System(heat and cold in one closet) AC System

1. Needs Attention A/C System Operation: 1. One unit's functionality could not be inspected, as the designated thermostat was not functional or needed new batteries, 2. One of the units is over 30 years old and is beyond designed life. Consult an HVAC expert for timely replacement.

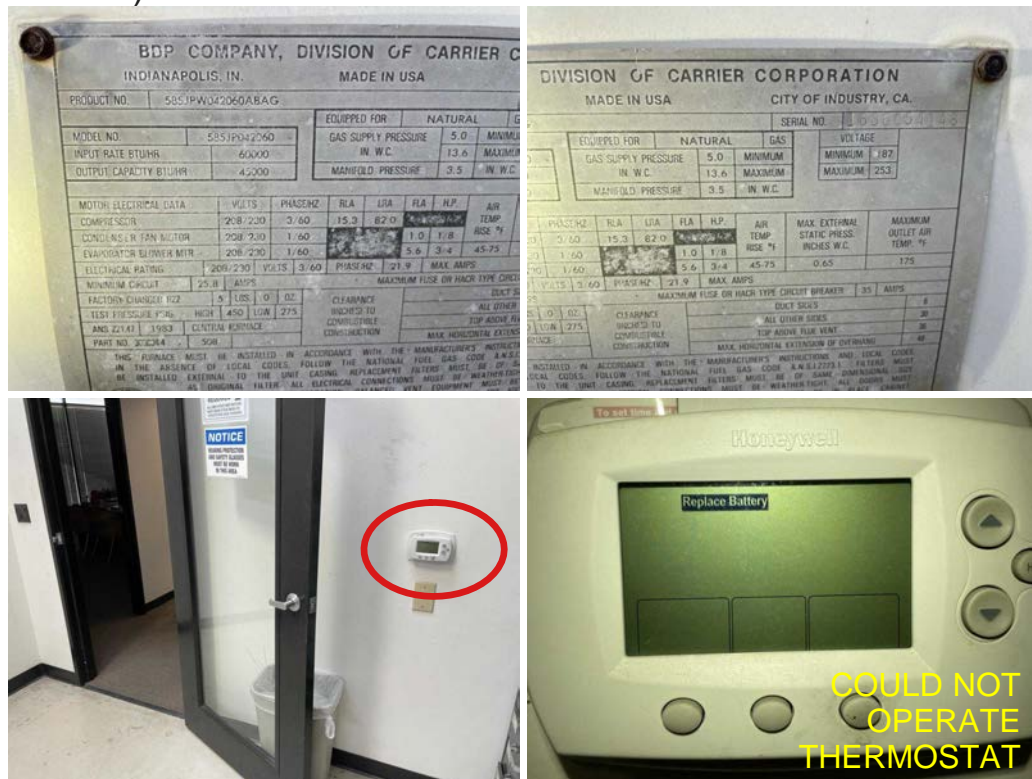
2. Acceptable
3. Acceptable
Condensate Removal: PVC
Exterior Unit: Roof





Air Conditioning (Continued)

Exterior Unit: (continued)



COULD NOT OPERATE THERMOSTAT

4. Manufacturer: Rheem
5. Area Served: Interior Approximate Age:
6. Fuel Type: 220 VAC Temperature Differential: 18 and 19
7. Type: Forced Air Capacity: 3 Ton, 3 Ton, 3 Ton
8. Not Inspected Visible Coil: Copper coil with aluminum fins
9. Not Inspected Refrigerant Lines: Low pressure and high pressure (Suction line and liquid line)
10. Needs Attention Electrical Disconnect: Pull type breaker at the unit - **Tubes and boxes require sanding and painting for longevity.**



Air Conditioning (Continued)

Electrical Disconnect: (continued)



- 11. Acceptable
- 12. Acceptable
- 13. Acceptable

Exposed Ductwork: Flex
Blower Fan/Filters: Direct drive with filter
Thermostats: Individual

Heating System

Roof package System, Heat and cold in one closet Heating System

- 1. Acceptable Heating System Operation: Functional at Inspection time - **One could not be turned on due to thermostat issue.**
- 2. Manufacturer: Rheem
- 3. Type: Forced air Capacity: 65000 BTUHR , 91,000 BTU
- 4. Area Served: Interior Approximate Age:
- 5. Fuel Type: Natural gas
- 6. Not Inspected Heat Exchanger: No access
- 7. Unable to Inspect: 75%
- 8. Acceptable Blower Fan/Filter: Direct drive with filter
- 9. Needs Attention Distribution: Insuflex - **Evidence of rodent activity above office structure noted.**



Heating System (Continued)

Distribution: (continued)



- 10. Acceptable
- 11. Acceptable
- 12. Not Inspected
- 13. Acceptable
- 14. Acceptable
- 15. Not Inspected
- 16. Acceptable

Circulator: Fan
Draft Control: Automatic
Flue Pipe: Not Applicable
Controls: Relief valve & Limit Switch
Devices: Pressure gauge + Temp gauge
Humidifier: Not Applicable
Thermostats: Individual



Heating System (Continued)

- 17. Not Inspected Fuel Tank: Damaged, cracked or in need of repair and painting
- 18. Tank Location: Not Applicable
- 19. Not Inspected Suspected Asbestos: No

Rest Room

#1, Mens, Right Side Hallway Rest Room

- 1. Acceptable Ceiling: Paint and Paneling
- 2. Acceptable Walls: Paint and paneling
- 3. Acceptable Floor: Tile
- 4. Acceptable Doors: Wood
- 5. Not Inspected Windows: Not Applicable
- 6. Serviceable Electrical: 110 VAC GFCI - 1. Faulty outlet with loose, disconnected or crossed wires., 2. Does not function as GFCI



- 7. Needs Attention Counter/Cabinet: Laminate and wood - Edge caulking needed to prevent water migration into the underside.



- 8. Acceptable Sink/Basin: Porcelain Coated



Rest Room (Continued)

- 9. Acceptable
- 10. Not Inspected
- 11. Not Inspected
- 12. Serviceable

Faucets/Traps: Metal / PVC
Shower/Surround: Not Applicable
Urinals: Not Applicable
Toilets: ProFlo , 1 1/2 Gallon Tank - **The toilet is loose at the floor and may require replacement of the wax seal after securing.**



- 13. Acceptable

Grab Bars: Metal



- 14. Not Inspected
- 15. Not Inspected
- 16. Acceptable
- 17. ADA Compliant Yes

Partitions: None
HVAC Source: Not Applicable
Ventilation: Electric ventilation fan

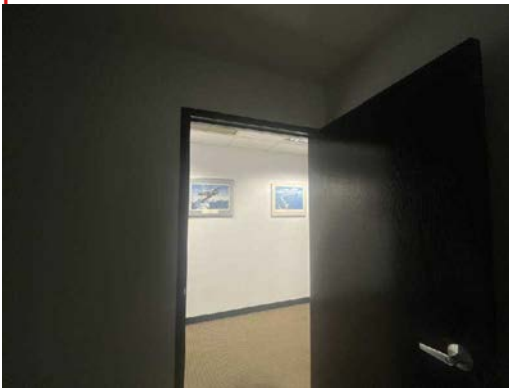


Rest Room (Continued)

ADA Compliant (continued)



18. Emergency lighting present? No **Safety issue: Insufficient or no emergency lighting present. Recommend installation.**



#2, Women's, Right Side Rest Room

- | | |
|-------------------|-----------------------------|
| 19. Acceptable | Ceiling: Paint and Paneling |
| 20. Acceptable | Walls: Paint and paneling |
| 21. Acceptable | Floor: Tile |
| 22. Acceptable | Doors: Wood |
| 23. Not Inspected | Windows: Not Applicable |
| 24. Acceptable | Electrical: 110 VAC GFCI |



Rest Room (Continued)

25. Needs Attention Counter/Cabinet: Laminate and wood - **Edge caulking needed to prevent water migration into the underside.**



- 26. Acceptable
- 27. Acceptable
- 28. Not Inspected
- 29. Not Inspected
- 30. Acceptable
- 31. Serviceable

Sink/Basin: Porcelain Coated
 Faucets/Traps: Metal / PVC
 Shower/Surround: Not Applicable
 Urinals: Not Applicable
 Toilets: American Standard, 1 1/2 Gallon Tank
 Grab Bars: Metal - **Not compliant with ADA. Side Grab Bar is missing.**



- 32. Not Inspected
- 33. Not Inspected

Partitions: None
 HVAC Source: Not Applicable

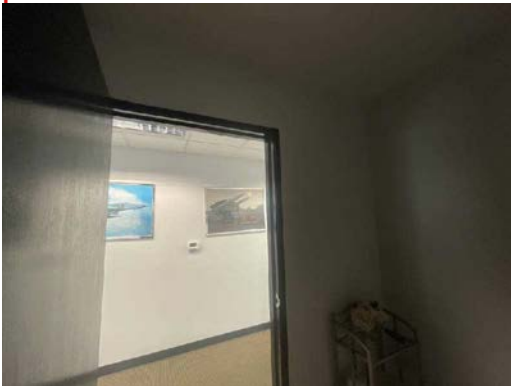


Rest Room (Continued)

34. Serviceable Ventilation: Electric ventilation fan - Fan is noisy. Repair/Replace as necessary



35. ADA Compliant No 1. Missing grab rails, 2. Inquire about ADA compliance, through a contractor.
36. Emergency lighting present? No Safety issue: Insufficient or no emergency lighting present. Recommend installation.



#3, Warehouse Area, Multi Gender Rest Room

37. Acceptable Ceiling: Paint and Paneling
38. Acceptable Walls: Paint and paneling
39. Acceptable Floor: Linoleum or Laminate, Tile
40. Acceptable Doors: Wood
41. Not Inspected Windows: Not Applicable



Rest Room (Continued)

42. Serviceable

Electrical: 110 VAC - **Non-GFCI or GFCI labeled outlet. Consult a qualified Electrician.**



43. Needs Attention Counter/Cabinet: Laminate and wood - **Edge caulking needed to prevent water migration into the underside.**



44. Acceptable
45. Serviceable

Sink/Basin: Porcelain Coated
Faucets/Traps: Metal / PVC - **Missing or faulty drain stopper.**



46. Not Inspected
47. Acceptable

Shower/Surround: Not Applicable
Urinals: Kohler



Rest Room (Continued)

48. Serviceable

Toilets: ProFlo, 1 1/2 Gallon Tank - The toilet seat is loose.
[Repair/Replace as necessary](#)



49. Acceptable

Grab Bars: Metal



50. Acceptable

Partitions: Stall with door

51. Not Inspected

HVAC Source: Not Applicable

52. Acceptable

Ventilation: Electric ventilation fan

53. ADA Compliant Yes

54. Emergency lighting present? No

Plumbing

1. Acceptable

Service Line: Copper

2. Not Inspected

Main Water Shutoff: [Could not locate, obstructed.](#)

3. Acceptable

Water Lines: Copper for what is visible

4. Not Inspected

Drain Pipes: ABS or Cast Iron

5. Acceptable

Service Caps: Accessible

6. Acceptable

Vent Pipes: ABS



Plumbing (Continued)

7. Acceptable Gas Service Lines: Rigid Steel
Outfront above office structure Water Heater

8. Acceptable Water Heater Operation: Functional at time of inspection



9. Manufacturer: Bradford-White



10. Type: Capacity: 30 Gal.

11. Approximate Age: 15 to 20 Years Area Served: Offices.

12. Acceptable Flue Pipe: Double wall



Plumbing (Continued)

Flue Pipe: (continued)



13. Acceptable

TPRV and Drain Tube: Copper

Employee Lounge

#1, Coffee/Break Room, Center, Right Side Employee Lounge

1. Not Inspected Cooking Appliances: Not Applicable



2. Not Inspected

Ventilator: Not Applicable

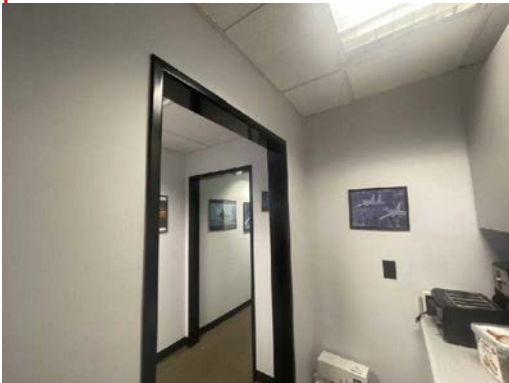


Employee Lounge (Continued)

- 3. Not Inspected Disposal: Not Applicable
- 4. Not Inspected Dishwasher: Not Applicable
- 5. Air Gap Present? Not Applicable
- 6. Not Inspected Refrigerator: Not Applicable
- 7. Not Inspected Microwave: Not Applicable
- 8. Not Inspected Sink: Not Applicable
- 9. Acceptable Electrical: 110 VAC
- 10. Not Inspected Plumbing/Fixtures: Not Applicable
- 11. Acceptable Counter Tops: Laminate and composite materials
- 12. Acceptable Cabinets: Laminate and wood
- 13. Acceptable Ceiling: Suspended ceiling
- 14. Acceptable Walls: Paint and paneling
- 15. Needs Attention Floor: Carpet - **Carpet Stained/soiled**



- 16. Not Inspected Doors: Not Applicable
- 17. Not Inspected Windows: Not Applicable
- 18. Not Inspected HVAC Source: Not Applicable
- 19. Emergency lighting present? No **Safety issue: Insufficient or no emergency lighting present. Recommend installation.**





Employee Lounge (Continued)

- #2, Warehouse Area, Center, Front Employee Lounge
- 20. Not Inspected Cooking Appliances: Not Applicable
- 21. Not Inspected Ventilator: Not Applicable
- 22. Not Inspected Disposal: Not Applicable
- 23. Not Inspected Dishwasher: Not Applicable
- 24. Air Gap Present? **Not Applicable**
- 25. Not Inspected Refrigerator: Not a part of this inspection
- 26. Acceptable Microwave: Sanyo
- 27. Serviceable Sink: Stainless Steel - **Leaking**



28. Serviceable

Electrical: No GFCI or GFCI outlets. **Non-GFCI or GFCI labeled outlet. Consult a qualified Electrician.**



- 29. Acceptable Plumbing/Fixtures: Metal / PVC
- 30. Acceptable Counter Tops: Laminate and wood
- 31. Acceptable Cabinets: Laminate and wood
- 32. Acceptable Ceiling: Suspended ceiling
- 33. Acceptable Walls: Paint and paneling
- 34. Acceptable Floor: Linoleum or Laminate



Employee Lounge (Continued)

- 35. Acceptable Doors: Wood
- 36. Not Inspected Windows: Not Applicable
- 37. Acceptable HVAC Source: Heating system register
- 38. Emergency lighting present? No

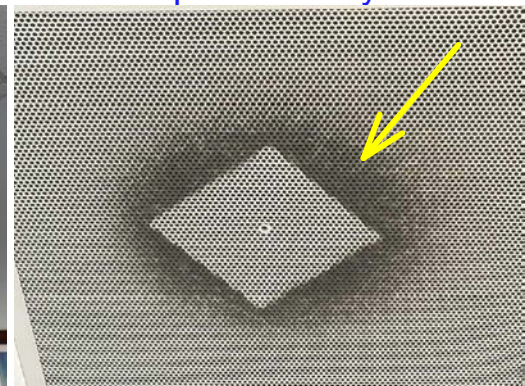
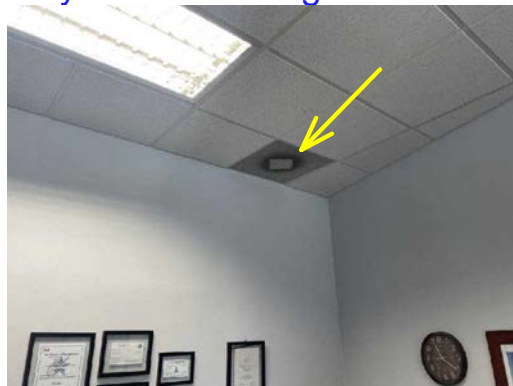
Office Space

#1, Front Office / Reception Office Space

- 1. Not Inspected Closet: Not Applicable
- 2. Acceptable Ceiling: Suspended ceiling
- 3. Needs Attention Walls: Paint and paneling - **Loose or peeling paint**



- 4. Acceptable Floor: Carpet
- 5. Acceptable Doors: Aluminum, Also entry
- 6. Acceptable Windows: Aluminum Fixed
- 7. Acceptable Electrical: 110 VAC
- 8. Needs Attention HVAC Source: Heating system register - **Soot build up noted. Ducts may need cleaning. Consult an HVAC expert to verify.**





Office Space (Continued)

9. Emergency lighting present? No

#2, Left Side, Front Office Space

10. Not Inspected Closet: Not Applicable

11. Needs Attention Ceiling: Suspended ceiling - 1. Evidence of past or present water staining noted. Invasive inspection will reveal plumbing leakage or roof water pregnable point. Roof area at this spot shows routine mastic patching, but no water pregnable concern noted. Inquire with owner and monitor and maintain for preventive maintenance, 2. The stains could relate to water pipe or HVAC duct condensation.



- 12. Acceptable
- 13. Acceptable
- 14. Acceptable
- 15. Acceptable
- 16. Acceptable
- 17. Acceptable

Walls: Paint and paneling
 Floor: Carpet
 Doors: Wood
 Windows: Aluminum Fixed
 Electrical: 110 VAC
 HVAC Source: Heating system register



Office Space (Continued)

18. Emergency lighting present? No 1. Consult a contractor for emergency lighting compliance, 2. Ceiling bulbs burned out.



#3, Left Side, Front/Center Office Space

19. Not Inspected Closet: Not Applicable

20. Needs Attention Ceiling: Suspended ceiling - Stains: Dry water stains noted. This may have been due to past roof leakage or minor condensation on water pipes, or HVAC ducts. Invasive soffit and ceiling observation is required to discover cause and effect (not a part of this inspection)



21. Acceptable

Walls: Paint and paneling

22. Acceptable

Floor: Carpet - Carpet Stained/soiled, here, and in other areas.

23. Acceptable

Doors: Wood

24. Not Inspected

Windows: Not Applicable

25. Acceptable

Electrical: 110 VAC

26. Acceptable

HVAC Source: Heating system register

27. Emergency lighting present? No

#4, Center Office Space

28. Not Inspected Closet: Not Applicable



Office Space (Continued)

- 29. Acceptable Ceiling: Suspended ceiling
 - 30. Acceptable Walls: Paint and paneling
 - 31. Acceptable Floor: Carpet
 - 32. Acceptable Doors: Wood
 - 33. Acceptable Windows: Fixed, Non-opening
 - 34. Acceptable Electrical: 110 VAC
 - 35. Acceptable HVAC Source: Heating system register
 - 36. Emergency lighting present? No
- #5, Right Side, Front Office Space
-

- 37. Not Inspected Closet: Not Applicable
- 38. Acceptable Ceiling: Suspended ceiling
- 39. Needs Attention Walls: Paint and paneling - **Stress / Cosmetic cracks and minor surface damage noted.**





Office Space (Continued)

Walls: (continued)



- | | |
|--|--------------------------------------|
| 40. Acceptable | Floor: Carpet |
| 41. Acceptable | Doors: Wood |
| 42. Acceptable | Windows: Aluminum Fixed |
| 43. Acceptable | Electrical: 110 VAC |
| 44. Acceptable | HVAC Source: Heating system register |
| 45. Emergency lighting present? No | |
| Center Hallway Office Space | |
| 46. Not Inspected | Closet: Not Applicable |
| 47. Acceptable | Ceiling: Suspended ceiling |
| 48. Acceptable | Walls: Paint and paneling |
| 49. Acceptable | Floor: Carpet |
| 50. Not Inspected | Doors: Not Applicable |
| 51. Not Inspected | Windows: Not Applicable |
| 52. Acceptable | Electrical: 110 VAC |
| 53. Acceptable | HVAC Source: Heating system register |
| 54. Emergency lighting present? No | |
| Right Side Hallway Office Space | |
| 55. Not Inspected | Closet: Not Applicable |
| 56. Acceptable | Ceiling: Suspended ceiling |
| 57. Acceptable | Walls: Paint and paneling |



Office Space (Continued)

58. Acceptable

Floor: Carpet - Carpet Stained/soiled at different areas.



59. Not Inspected

Doors: Not Applicable

60. Acceptable

Windows: Wood Fixed, Non-opening

61. Acceptable

Electrical: 110 VAC

62. Acceptable

HVAC Source: Heating system register

63. Emergency lighting present? No

#6, Right Side, Inside Warehouse Rear Office Space

64. Not Inspected

Closet: Not Applicable

65. Acceptable

Ceiling: Paint and Paneling

66. Acceptable

Walls: Paint and paneling

67. Acceptable

Floor: Carpet

68. Needs Attention

Doors: Wood - 1. Lockset(s) not latching-requires adjustment, 2. Minor damage noted, 3. Excessive gap at top noted.





Office Space (Continued)

Doors: (continued)



- 69. Acceptable Windows: Aluminum Fixed
- 70. Acceptable Electrical: 110 VAC
- 71. Not Inspected HVAC Source: Not Applicable
- 72. Emergency lighting present? No
- #7, Right Side, Inside Warehouse Front Office Space
- 73. Not Inspected Closet: Not Applicable
- 74. Acceptable Ceiling: Paint and Paneling
- 75. Acceptable Walls: Paint and paneling
- 76. Acceptable Floor: Concrete
- 77. Acceptable Doors: Wood
- 78. Acceptable Windows: Aluminum Fixed
- 79. Acceptable Electrical: 110 VAC
- 80. Not Inspected HVAC Source: Not Applicable
- 81. Emergency lighting present? No

Work Area

- 1st Floor rear Work Area
- 1. Acceptable Closet: Shelves



City Property Inspections

Commercial-Small Sample Report.inspx

Work Area (Continued)

2. Needs Attention Ceiling: Exposed framing, Skylight - Aluminum covering are loose at one or more spots.



- 3. Acceptable
- 4. Acceptable
- 5. Acceptable

Walls: Paint and paneling
Floor: Concrete
Doors: Wood, aluminum



- 6. Acceptable
- 7. Acceptable

Windows: Aluminum Fixed
Electrical: 110 VAC



Work Area (Continued)

8. Acceptable

HVAC Source: Heating system register



9. Emergency lighting present? No One or more emergency exit doors are missing, battery backed, Lighted exit signs.



1st Floor, Right side front Work Area

10. Not Inspected

Closet: Not applicable

11. Acceptable

Ceiling: Suspended ceiling, Skylight



12. Acceptable

Walls: Paint and paneling

13. Acceptable

Floor: Concrete



Work Area (Continued)

- 14. Acceptable
 - 15. Not Inspected
 - 16. Acceptable
 - 17. Acceptable
- Doors: Wood
 Windows: Not applicable
 Electrical: 110 VAC
 HVAC Source: Heating system register



- 18. Emergency lighting present? No

Janitor's Room

Right Side, Center Janitor's Room

- 1. Needs Attention Ceiling: Suspended ceiling - [Water stains present. See similar photos and notations in this regard, in offices and other rooms.](#)

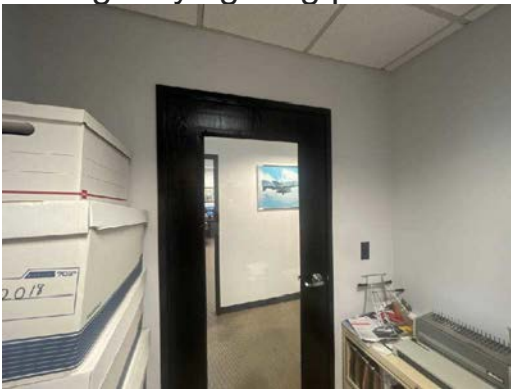


- 2. Acceptable
 - 3. Acceptable
 - 4. Acceptable
 - 5. Not Inspected
 - 6. Acceptable
 - 7. Acceptable
- Walls: Paint and paneling
 Floors: Tile
 Doors: Wood
 Windows: Not Applicable
 Electrical: 110 VAC
 HVAC Source: Heating system register



Janitor's Room (Continued)

- 8. Not Inspected Deep Sink: Not Applicable
- 9. Not Inspected Deep Sink Drain: Not Applicable
- 10. Not Inspected Hose Bib: Not Applicable
- 11. Not Inspected Floor Drain: Not Applicable
- 12. Emergency lighting present? No





Needs Attention Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Grading: Long term maintenance notation: Some areas around the parameter walls, on the exterior show negative slopes(low at walls and high away from walls). These will cause increase of moisture content and seepage into the foundation walls and, over time, affect the foundation walls, as well as footing stucco of paint, causing erosion on the exterior surfaces(near flower beds) and creating a poor appearance in need of paint coating. Recommend correction of grading and controlled moisture and irrigation at these areas.

Air Conditioning

2. Roof Package System(heat and cold in one closet) AC System A/C System Operation:
1. One unit's functionality could not be inspected, as the designated thermostat was not functional or needed new batteries, 2. One of the units is over 30 years old and is beyond designed life. Consult an HVAC expert for timely replacement.
3. Roof Package System(heat and cold in one closet) AC System Electrical Disconnect: Pull type breaker at the unit - Tubes and boxes require sanding and painting for longevity.

Heating System

4. Roof package System, Heat and cold in one closet Heating System Distribution: Insuflex - Evidence of rodent activity above office structure noted.

Rest Room

5. #1, Mens, Right Side Hallway Rest Room Counter/Cabinet: Laminate and wood - Edge caulking needed to prevent water migration into the underside.
6. #2, Women's, Right Side Rest Room Counter/Cabinet: Laminate and wood - Edge caulking needed to prevent water migration into the underside.
7. #3, Warehouse Area, Multi Gender Rest Room Counter/Cabinet: Laminate and wood - Edge caulking needed to prevent water migration into the underside.

Employee Lounge

8. #1, Coffee/Break Room, Center, Right Side Employee Lounge Floor: Carpet - Carpet Stained/soiled



Needs Attention Summary (Continued)

Office Space

9. #1, Front Office / Reception Office Space Walls: Paint and paneling - Loose or peeling paint
10. #1, Front Office / Reception Office Space HVAC Source: Heating system register - Soot build up noted. Ducts may need cleaning. Consult an HVAC expert to verify.
11. #2, Left Side, Front Office Space Ceiling: Suspended ceiling - 1. Evidence of past or present water staining noted. Invasive inspection will reveal plumbing leakage or roof water pregnable point. Roof area at this spot shows routine mastic patching, but no water pregnable concern noted. Inquire with owner and monitor and maintain for preventive maintenance, 2. The stains could relate to water pipe or HVAC duct condensation.
12. #3, Left Side, Front/Center Office Space Ceiling: Suspended ceiling - Stains: Dry water stains noted. This may have been due to past roof leakage or minor condensation on water pipes, or HVAC ducts. Invasive soffit and ceiling observation is required to discover cause and effect (not a part of this inspection)
13. #5, Right Side, Front Office Space Walls: Paint and paneling - Stress / Cosmetic cracks and minor surface damage noted.
14. #6, Right Side, Inside Warehouse Rear Office Space Doors: Wood - 1. Lockset(s) not latching-requires adjustment, 2. Minor damage noted, 3. Excessive gap at top noted.

Work Area

15. 1st Floor rear Work Area Ceiling: Exposed framing, Skylight - Aluminum covering are loose at one or more spots.

Janitor's Room

16. Right Side, Center Janitor's Room Ceiling: Suspended ceiling - Water stains present. See similar photos and notations in this regard, in offices and other rooms.



Serviceable Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Parking Lot: 1. Some of the parking lot surfaces require fill and sealing, to prevent further decay, 2. Parking space lining paint graphics, including handicap signs, are worn out and should be revitalized to comply with handicap provision standards and to prevent dispute and liability by vehicle users. Consult a paving company for remedy and cost.

Roof

2. Main Structure Roof Surface Material: Rolled roof material, build up - 1. In generally acceptable condition at present: Patch and repair needed at material junctions and flashings. Monitor roof for routine maintenance on yearly basis, before rain season, 2. Dry vegetation is fire hazard and could stuff and clog drain system (scuppers and down spouts), 3. Routine Maintenance Notation: Some or all previously applied roof cement / mastic are brittle, show cracks and are due for replacement as they are water pregnable, 4. Some spots show negative slope staining which pond water and will reduce the life span of the roof material at those areas. Monitor and maintain on yearly basis for preventive maintenance.

Electrical

3. Rear and Employee lounge Electric Panel Breakers: Copper - 1. Double tap wiring-two or more wires on one or more breakers noted. This may cause overheating and start a fire, 2. Exposed bus bars, 3. Protective covers are missing, 4. Wrong gauge (size) wiring for some of the breakers noted. Consult a qualified electrician for further evaluations and repairs.

Rest Room

4. #1, Mens, Right Side Hallway Rest Room Electrical: 110 VAC GFCI - 1. Faulty outlet with loose, disconnected or crossed wires., 2. Does not function as GFCI
5. #1, Mens, Right Side Hallway Rest Room Toilets: ProFlo , 1 1/2 Gallon Tank - The toilet is loose at the floor and may require replacement of the wax seal after securing.
6. #2, Women's, Right Side Rest Room Grab Bars: Metal - Not compliant with ADA. Side Grab Bar is missing.



Serviceable Summary (Continued)

7. #2, Women's, Right Side Rest Room Ventilation: Electric ventilation fan - Fan is noisy. Repair/Replace as necessary
8. #3, Warehouse Area, Multi Gender Rest Room Electrical: 110 VAC - Non-GFCI or GFCI labeled outlet. Consult a qualified Electrician.
9. #3, Warehouse Area, Multi Gender Rest Room Faucets/Traps: Metal / PVC - Missing or faulty drain stopper.
10. #3, Warehouse Area, Multi Gender Rest Room Toilets: ProFlo, 1 1/2 Gallon Tank - The toilet seat is loose. Repair/Replace as necessary

Employee Lounge

11. #2, Warehouse Area, Center, Front Employee Lounge Sink: Stainless Steel - Leaking
12. #2, Warehouse Area, Center, Front Employee Lounge Electrical: No GFCI or GFCI outlets. Non-GFCI or GFCI labeled outlet. Consult a qualified Electrician.