

PROPERTY INSPECTION REPORT



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Alpha Home & Commercial Building Inspections

Inspection Prepared For:
Agent: -

Date of Inspection: 7/20/2020

Thank you for choosing Alpha Commercial Building Inspections

This Property Condition Assessment Report is supplemental to the Property Disclosure Statement. It is the responsibility of the Client to obtain any and all disclosure forms relative to this real estate transaction. This inspection does not include testing for radon, pest, private septic systems, water quality, tenant fit up, specialty equipment, mold or other hazardous materials unless specifically requested.

This report is based on the ASTM E 2018-15 Standards of Practice view at <http://www.astm.org/Standards/E2018.htm>

A commercial property condition assessment is intended to assist in evaluation of the overall condition of the property. The inspection is based on observation of the visible and apparent condition of the structure and its major components on the date of the inspection and not the prediction of future conditions. Material defects that are hidden or located at inaccessible areas or non observable areas are excluded.

A commercial property condition assessment will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection. It is not an insurance policy protecting against all present or future deficiencies that may or may not have been observable at the time of inspection. A material defect is a condition with a real property that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

Note:

Comments in **BLUE** below, indicate a condition that should either be monitored closely, assessed or be repaired by a qualified contractor .

Comments highlighted in **yellow** can be hovered on for additional information found in report glossary.

Inspection Details

1. Attendance

Client , Buyer Agent

2. Occupancy

Vacant

3. Building Faces

Northwest

4. Weather Conditions

Sunny, 90-99 degrees, ground is dry

5. Purpose and Scope

• Executive Summary

I appreciate the opportunity to conduct this inspection for you. Please carefully read your entire inspection report. Remember, when the inspection is completed and the report is delivered, I am still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation, snow cover and stored items and possessions. This report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

We recommend for commercial condominiums that client review all condo documents and budget.

General Description

The subject property is an office condominium approximately 1,150 sq ft, reported to be constructed in 1984.

Purpose and Scope

At the request of client, a visual review was performed on the subject property. This was a visual review of readily accessible areas and components. It was not technically exhaustive and no excavation, disassembly or removal of covers, panels or obstructions was performed. Some components were assessed on a random sampling of like items. This review was limited to identifying the existing conditions of the structure, plumbing system, heating / cooling and electrical system. Fire protection systems were noted but not assessed in this report. Specialty equipment, store fixtures and tenant fit up are not assessed in this inspection. This assessment is in accordance with the ASTM standard E2018-15 for Property Condition Assessments.

This assessment does not identify minor, inexpensive repairs or maintenance items that are usually done on a regular basis. This Inspection Report is supplemental to the Property Disclosure Statement.

This document was prepared as a report of all visual defects noted at the time and date of the inspection. It is not necessarily an all-inclusive summary, as additional testing or inspection information/processes and analysis may be pending. It is subject to all terms and conditions specified in the Inspection Agreement. It should be noted that a standard pre-purchase or pre-lease inspection is a visual assessment of the condition of the structure at the time of inspection and is subject to day to day changes. The inspection and inspection report are offered as an opinion only, of items observed on the day of the inspection. Although every reasonable effort is made to discover and correctly interpret indications of previous or ongoing defects that may be present, it must be understood that no guarantee is expressed nor implied nor responsibility assumed by the inspector or inspection company for the actual condition of the building or property being examined. This firm endeavors to perform all inspections in substantial compliance with the Commercial Building Standards as established in ASTM E2018-15. The scope of the inspection is outlined in the Inspection Agreement, agreed to and signed by the Client. Our inspectors inspect the readily accessible and installed components and systems of a property. This report contains observations of those systems and components that are, in the professional opinion of the inspector authoring this report, significantly deficient in the areas of safety or function. When systems or components designated for inspection in the Standards are present but are not inspected, the reason the item was not inspected may be reported as well.

• Document Review and Interviews

Interviews conducted: None

Documents provided: None

Out of Scope Considerations

Property Condition Report. No verification of actual lot size, Property Condition Assessment specifically excludes deficiencies that may be remedied with routine maintenance, miscellaneous minor repairs, normal operating maintenance, and excludes de minimis conditions that generally do not present material physical deficiencies of the subject property. We express no opinion on the condition of this property beyond what is set forth in the Property Condition Report. Specifically excluded are association maintained areas and components of the building, environmental issues such as asbestos, lead paint, mold, air-borne pollutants, hazardous waste, noise pollution, or geological faults, area flood conditions and the like. Nor does it address termite infestation and termite damage, compliance with building codes or regulations of any governmental or non-governmental body, entity or agency or any handicap-related use or access. Specialty systems such as low voltage systems, intercoms, security alarms, fire alarms, fire suppression or emergency lighting and the like are not assessed or are assessed only in the manner as described in the Property Condition Report. No verification of actual lot size, boundaries, easements, egress/ingress or square footage of the building(s) is done. Client may wish to have additional testing of these systems by qualified contractors.

Limiting Conditions

NO WARRANTY OF FITNESS OF MERCHANTABILITY IS IMPLIED OR INTENDED WITH THE ISSUANCE OF THE PROPERTY CONDITION REPORT. It may reduce, but cannot eliminate the risk of owning real estate. Additional invasive and destructive-type testing is available through other firms and may be necessary to further reduce your risk. In the event any dispute arises out of or relates to the Property Condition Assessment or Property Condition Report, it is mandatory that such dispute be submitted to arbitration for resolution. Notice of a demand for arbitration submitted in accordance with the provisions of this paragraph shall be given in writing to Sman Inspection LLC D/B/A Alpha Home & Commercial Building Inspections within one year of the Property Condition Assessment. Failure to receive the request for arbitration within one year from the date of the Property Condition Assessment shall forever bar and preclude the bringing of or making any claim. A suit filed in any court does not satisfy the requirement of notification within the specified one year limitation period. In the event that a dispute is submitted to arbitration pursuant to this Paragraph, the decision of the arbitrator is final and binding on the parties and judgment on the award of the arbitrator may be entered in any court of competent jurisdiction. As a condition of the reduced fee incorporated herein, our liability shall in no case exceed the amount of the fee charged

- The subject property is a commercial condominium located within a common building envelope. The client is encouraged to review all condo documents and the condo association budget. It is important the association is properly budgeting for any current and future capital improvements that may be required. It is assumed that, excluding doors and windows, all outside surfaces, the building envelope, decks and all lots and grounds are the responsibility of the condo association. Those specific areas are not included in this inspection but maintenance by association seems to be acceptable except where noted.

Exterior Areas

1. Doors

Observations:

1.1. Exterior doors were checked for evidence of damage and improper installation, they were opened and closed on a random basis. All doors that were tested opened and closed with no binding with no significant visible areas of wear or damage to door or frame except where noted.

1.2. There is peeling paint at one or more door and framing, recommend scraping, caulking and painting by a qualified contractor as needed.



Peeling paint at front entry

2. Window Condition

Materials: Vinyl, Insulated Pane

• Inspectors cannot always determine the integrity of the thermal seal in double-glazed windows. Evidence of failed seals may be more or less visible from one day to the next depending on the weather and inside conditions (temperature, humidity, sunlight, etc.).

Observations:

2.1. A visual inspection of exterior window surfaces is performed, checking for evidence of deterioration or damage. No major system safety or function concerns except where noted.

3. Electrical Exterior

Observations:

3.1. Main service entrance cable is under ground.



Main service cable entrance

Roof

1. Sky Lights

Observations:

1.1. Sky lights are not opened or operated during inspection

1.2. One or more skylights are fogged, speckle or streaking stains on glass. This is an indication of a broken seal in double panes of glass Recommend assessment of skylights and repairs by a qualified contractor as needed.

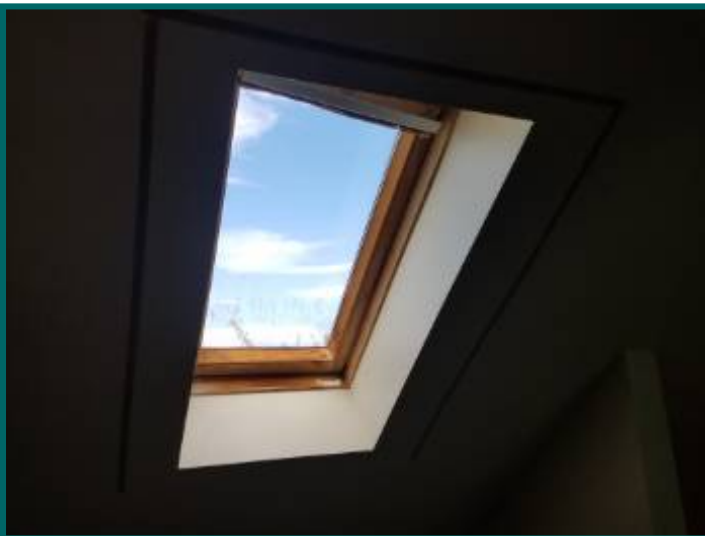
1.3. Sky lights have damage to interior trim, recommend repair or replacement as needed by a qualified contractor.



Front



Rear



Front



Damaged skylight trim at front



Rear



Fogged glass at rear

Attic / Mechanical Chase

Limitations of Attic and Insulation Inspection

- Present or possibility of future water leaks is not always observable.
- Access to all areas of attic space is often limited due to lack of permanently installed walkways, the possibility of damage to insulation, low height and/or stored items. These areas are excluded from this inspection.
- Insulation/ventilation type and levels in concealed areas, like exterior walls, are not inspected.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- Any estimates of insulation R values or depths are rough average values.

1. Access

Observations:

1.1. Due to the second floor design finished space, the space between the ceiling and roof was not visually inspected, as this area is not visible or accessible to the inspector. If client has concerns regarding this area of the home, a specialist should be contacted for further evaluation and information.

2. Ventilation

Observations:

2.1. Ridge exhaust venting noted.

2.2. Viewed from exterior only

2.3. Gable and / or ridge vents present with no lower soffit vents. Inadequate ventilation can contribute to diminished roof life, condensation, higher energy costs, fungal growth and ice damming. Recommend assessment by a qualified attic ventilation contractor.



No lower venting



Ridge Vent

Foundation

1. Foundation walls

Observations:

1.1. The foundation system presumably consists of continuous reinforced concrete footings and bearing walls with reinforced concrete slabs on grade. The building exterior was inspected for signs of significant structure cracking and settlement. Foundation appears to be solid with no evidence of significant movement or cracks.

Electrical

1. Service Panels

Observations:

- The service entrance is 200 amp, under ground to an exterior meter bank and panel located at the front entry hall. Disconnecting power requires the deactivation of a single main switch disconnect at the exterior meter which is not clearly marked. One main panel was observed, visible wiring was copper. The electrical service appeared adequate for the current load and use.

Back up lights, exterior lighting, life safety equipment (such as fire and smoke alarms) and security systems are not inspected. Last service tag for security and or life safety equipment were not located. Recommend annual testing of life safety system by a qualified security company.

- Circuit breakers are not properly marked at one or more electric panel, recommend marking panels properly for safety.



Common meter bank at front, individual meters and breakers are not labeled



200 amp main disconnect at exterior meter



Main panel at entry area



Breakers are not fully labeled



Plumbing

1. Plumbing System

Observations:

1.1. Building is reported to be serviced by municipal water and sewer. There is a 5/8 " water meter all copper. The main water supply shut off valve is located at the meter. Back flow prevention device was not located, this device requires periodic testing in most municipalities. There are sub slab supply and drain lines that were not observed.

1.2. Many plumbing lines are not visible due to finished space.



Water meter and shut off valve location



Main water shut off valve is located at water meter



Main drain line termination behind water heater

Water Heater

1. Condition

Observations:

- Building is serviced by a single electric water heater that appears to be original, 35 years old, typical design life for water heater is 10-15 years. Water heater has corrosion on the cabinet and is well beyond its intended design life, recommend monitor for further signs of water and repair by a licensed plumber as needed.
- Water temperature is between 110 and 125 degrees, this is an acceptable temperature. Should be set minimum of 110 degrees for comfort and 125 degrees to prevent scalding hazard, particularly for very young and very old.



Electric water heater below water meter, 35 years old, 12 gallons



Corrosion on cabinet.



Wet/damp sand around water heater appears to be from condensate



Water temperature

Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. HVAC Equipment

Observations:

1.1. The property is heated by electric base board heaters with thermostats in each room. Baseboard heaters were tested on a random basis and were operating properly except where noted.

2. Thermostats

Observations:

2.1. There is a thermostat in each room to control electric baseboard heaters. Thermostats were tested and were operating properly except where noted.



Individual electric heater thermostats

3. Distribution

Observations:

3.1. Electric Baseboard heaters

3.2. One or more heat register was not operating, recommend inspection and repair by a qualified HVAC contractor.



Electric wall heater not working at entry desk area



First floor electric baseboard heat working



Second floor electric heat



Electric baseboard heater not working at second floor bathroom, may be too hot to test

Interior Areas

The Interior section covers all surfaces at interior spaces. Interior areas usually consist of hallways, foyer, baths, kitchens, sales floors, work areas, offices and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Stored items, tenant fit up and fixtures in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Doors

Observations:

1.1. Interior doors were checked on a random basis. All doors that were tested opened and closed with no binding with no significant visible areas of wear or damage to door, except where noted.

2. Windows

Observations:

2.1. Interior windows were checked on a random basis for damage, staining and proper operation. All windows that were tested opened and closed with no binding with no significant visible areas of wear or damage, except where noted.

2.2. Casement window crank is broken, will not operate properly at one or more area of the building, recommend assessment of windows and repairs by qualified tradesman.



Damaged window crank at rear right corner office



Damaged window crank and heavily corroded crank arm at rear left corner office



Heavy corrosion on crank arm

3. Walls

Observations:

3.1. Interior finish space walls were checked for visible evidence of staining, damage, settlement cracks and improper installation. No significant deficiencies were observed except where noted.

3.2. Stains on walls at one or more area of building, tested dry at time of inspection, recommend checking with current property owner about history of water intrusion or leaks, repairs by a qualified contractor and monitor for future water intrusion.



Fire extinguisher tags are expired, dated 2017



Minor staining on framing below front entry stairs

4. Ceilings

Observations:

4.1. Interior finish space ceilings were checked for visible evidence of staining, damage, settlement cracks and improper installation. No significant deficiencies were observed except where noted.

5. Floors

Observations:

5.1. Interior finish floor surfaces were checked for visible evidence of damage, settlement cracks and improper installation. No significant deficiencies were observed except where noted.

6. Interior Electrical

Observations:

6.1. A random sampling of outlets, GFI outlets, switches and light fixtures were observed and tested as well as visual inspection of all accessible / visible interior wiring. All electric components appeared acceptable or operated properly except where noted.

6.2. One or more outlet / switch cover plates missing. Recommend repairs for safety.

6.3. One or more ceiling light has a damaged lense / globe, recommend repair by a licensed electrician.



Plate cover missing above water heater



Damaged/cracked lense at first floor hall

7. Plumbing Fixtures

Observations:

7.1. Plumbing fixtures are operated on a random basis, as well as visually inspected for evidence of leaks, damage or improper operation. All plumbing fixtures that were tested functioned properly at the time of the inspection, except where noted.

7.2. Exhaust fan does not operate properly at one or more bathroom, may require repair or replacement by a qualified contractor.

7.3. Sink drains slow at one or more location. Recommend clearing drain and servicing by a qualified plumber if needed.



Second floor bathroom/sink



Bath fan not working



3 exterior terminations, bath fan termination could not be identified



Slow drain at sink, gargling and bubbling, may be venting related

8. Stairs & Handrail

Observations:

8.1. Interior stairs were inspected for any areas of damage, missing or improper hand rails or guard rails and for any areas of improper installation. Stairs appear to be in acceptable condition except where noted.

8.2. Stairs have one or more area of handrail missing. Recommend installing proper hand rail and balusters by a qualified contractor for safety.



Missing hand rail at first floor

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expenses to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. All repairs should be done by a licensed & bonded trade or professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

You can always call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Exterior Areas		
Page 5 Item: 1	Doors	1.2. There is peeling paint at one or more door and framing, recommend scraping, caulking and painting by a qualified contractor as needed.
Roof		
Page 7 Item: 1	Sky Lights	1.2. One or more skylights are fogged, speckle or streaking stains on glass. This is an indication of a broken seal in double panes of glass Recommend assessment of skylights and repairs by a qualified contractor as needed. 1.3. Sky lights have damage to interior trim, recommend repair or replacement as needed by a qualified contractor.
Electrical		
Page 11 Item: 1	Service Panels	• Circuit breakers are not properly marked at one or more electric panel, recommend marking panels properly for safety.
Heat/AC		
Page 15 Item: 3	Distribution	3.2. One or more heat register was not operating, recommend inspection and repair by a qualified HVAC contractor.
Interior Areas		
Page 17 Item: 2	Windows	2.2. Casement window crank is broken, will not operate properly at one or more area of the building, recommend assessment of windows and repairs by qualified tradesman.
Page 19 Item: 6	Interior Electrical	6.2. One or more outlet / switch cover plates missing. Recommend repairs for safety. 6.3. One or more ceiling light has a damaged lense / globe, recommend repair by a licensed electrician.
Page 19 Item: 7	Plumbing Fixtures	7.2. Exhaust fan does not operate properly at one or more bathroom, may require repair or replacement by a qualified contractor. 7.3. Sink drains slow at one or more location. Recommend clearing drain and servicing by a qualified plumber if needed.
Page 20 Item: 8	Stairs & Handrail	8.2. Stairs have one or more area of handrail missing. Recommend installing proper hand rail and balusters by a qualified contractor for safety.