National Property Inspections DBA

National Property Inspections

Steve Arozena, 200 N. 1st Street, Dixon, CA,

Monday, October 19, 2015
Inspector
Jeff Gilly, Owner
(916) 716-4100
jeffgilly@comcast.net

National Property Inspections DBA

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Steve Arozena, 200 N. 1st Street, Dixon, CA,

INVOICE # : 4430

Inspection Date : 10/19/2015 2:54 PM

National Property Inspections
dba National Property Inspections
6963 Los Olivos Way

Carmichael CA 95608

Client Name : **Steve Arozena**

Property Location : **200 N. 1st Street**
Dixon CA

Billing Address :

Client Phone :

Client Email :

TYPE OF INSPECTIONS PERFORMED

Office Building		$575.00
	Subtotal	**$575.00**
	Total	**$575.00**
Grand Total	***Due at time of inspection***	**$575.00**

The invoice fee assumes a slab foundation. If a sub-area and access are located, an additional $50 will apply.

The is payable at the time of inspection.

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PRE-INSPECTION AGREEMENT

The client understands that this Property Inspection is only a visual review of readily accessible areas of the property, and represents a snapshot in time as to its condition as of the date of the inspection. The Standards of Practice used in this inspection meet or exceed those prescribed by the National Association of Certified Home Inspectors (InterNACHI). No excavation, disassembly or removal of obstructions is performed. Hidden or obstructed defects may not be observed. In addition, some property components are inspected on a random sampling of like items, i.e., electrical outlets, windows, doors, etc. Therefore, not every defect may be identified.

Ancillary items are beyond the scope of this inspection, and include but are not limited to irrigation systems, central vacuum systems, alarm systems, private water and sewage systems, and pool/spas. As to Commercial Inspections, specialized machinery and equipment unique to the business endeavor, and ADA compliance, are specifically excluded from this inspection. Other exclusions include, but are not limited to, mold, lead paint and asbestos testing and identification, air quality, wood destroying organisms, and the identification or testing for Chinese Drywall. With respect to new, existing, or modified structures, inspecting for compliance with building codes or regulations of any governmental body, entity or agency is beyond the scope of this inspections. Please check with your inspector if you have any questions. Inspections by others may be desired. National Property Inspections expresses no opinion of the subject property beyond what is set forth in its Inspection Report.

We encourage the client to be present at the inspection. This will enable the inspector to point out specific observations, as well as help the client understand any comments provided in the Inspection Report. **This report is intended for use only by the party contracting for same. It is not intended to benefit any third party.**

The client understands, accepts and agrees that National Property Inspections does not imply or express warranties or guarantees of its Property Inspection, Inspection Report, or the condition of the subject property.

In the event that any dispute arises out of, or relates to, the Property Inspection performed or Inspection Report issued under this Agreement, such dispute shall be submitted to arbitration for resolution. Election to submit any claim to arbitration must be given, in writing, to National Property Inspections within one (1) year of the Inspection. **The arbitration shall be conducted pursuant to the Construction Industry Arbitration Rules as set out by the American Arbitration Association.** In the event that a dispute is submitted to arbitration pursuant to this Paragraph, the decision of the arbitrator shall be final and binding on the parties and judgment on the award of the arbitrator may be entered in any court of competent jurisdiction.

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ACKNOWLEDGEMENT

Client acknowledges that National Property Inspections, DBA National Property Inspections, its employees, owners or agents is an independently-owned and operated franchise and not an employee, partner, or agent and cannot make any contract, agreement, warranty or representation on behalf of National Property Inspections, Inc., 9375 Burt Street, Suite 201, Omaha, NE 68114.

THIS CONTRACT CONTAINS A BINDING ARBITRATION PROVISION WHICH MAY BE ENFORCED BY THE PARTIES.

Payment for the inspection services constitutes acceptance of this Pre-Inspection Agreement by Client.

Inspector Signature Jeff Gilly, Owner

Client Signature

Date

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GENERAL INFORMATION

GENERAL CONDITIONS AT TIME OF INSPECTION :

Property Occupied : No

Estimated Age Of Property : 104 Year(s)

Type of Property : ☑ Single ☐ Multi

Primary Construction : ☐ Wood ☐ Block ☐ Brick

Property Faces : ☐ North ☐ South ☐ East ☐ West

Weather :

Soil Conditions : ☐ Dry ☐ Damp/ Wet ☐ Snow ☐ Frozen

Persons Present : ☐ Buyer ☐ Seller ☐ Buyer's Agent ☐ Seller's Agent

DEFINITIONS :

Below are listed the definitions used throughout the report to describe each feature of the property.

ACC	**(ACCEPTABLE)**	The item/system was performing its intended function at the time of the inspection.
MAR	**(MARGINAL)**	The item/system was marginally acceptable. *(It performed its designed function at the time of the inspection. However, due to age and/or deterioration, it will likely require early repair or replacement.)*
NI	**(NOT INSPECTED)**	The item/system was not inspected due to safety concerns, inaccessibility and/or concealment or seasonal conditions.
NP	**(NOT PRESENT)**	The item/system does not exist or was visually concealed at the time of the inspection.
DEF	**(DEFECTIVE)**	The item/system failed to operate/perform its intended function, was structurally deficient, was unsafe or was hazardous at the time of the inspection.

SCOPE OF THE INSPECTION :

National Property Inspections wishes to remind you, every property requires a certain amount of ongoing maintenance, such as, unclogging drains, servicing of furnaces, air conditioners, water heaters, etc. This property will be no exception. It is suggested that you budget for regular maintenance/repairs.

The following report is based on visual inspection only of the accessible areas of this property. Please read and study the entire report carefully.

This is a property assessment of an older, 4,900 sq. ft. building. Size is per client. Clients are encouraged to read this report in its entirety. Informational comments may contained here that may not be in the Summary of defective or marginal conditions.

It is recommended that further evaluations and repairs be performed by licensed contractors.

In addition to this assessment, obtaining additional information and documentation to further the due diligence effort may be helpful, including but not limited to appraisals, building plans, certificates of occupancy, citations, emergency evacuation plans, fire detection and suppression inspection and maintenance records, floor plain maps, equipment maintenance and service records (i.e. HVAC systems), warranties, permits, disclosures, and utility bills.

Please also note the exclusions stated in the Pre-Inspection Agreement.

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GRADING / DRAINAGE

☐ Monitor Condition
☐ Recommend Repairs

ACC	MAR	NI	NP	DEF
☑	☐	☐	☐	☐

☐ Near Level ☑ Positive Slope ☐ Negative Slope ☐ Ponding

Comments : No obvious drainage issues noted.

PORCHES / STOOPS

☐ Monitor Condition
☐ Recommend Repairs

ACC	MAR	NI	NP	DEF
☑	☐	☐	☐	☐

☐ Enclosed ☑ Open
☐ General Deterioration ☐ Settlement ☐ Poor Earth / Wood Clearance ☐ Handrail Loose / Missing

Comments :

ROOFING

☑ Monitor Condition
☐ Recommend Repairs

ACC	MAR	NI	NP	DEF
☐	☑	☐	☐	☐

Age : **1-5** **Year(s)** Design Life : **15-20** **Year(s)** **100** % Visible

☐ Visual From Ground	☑ Walked On	☐ Ladder at Eaves	☐ Snow Covered
☑ Asphalt / Composition	☐ Wood Shake	☐ Wood Shingle	☐ Tile
☐ Tar and Gravel	☐ Metal	☐ Rolled Composition	☐ Slate
☑ Membrane	☑ TPO/Modified Bitumen		
☐ Suspected Leak(s)	☐ Missing Shingle(s)	☐ Cupping/Curling/Lifting/Brittle	☐ Previous Repairs Noted
☐ Excessive Granular Loss	☐ Bubbling	☐ Trim Trees / Branches	☐ Improper Installation

Comments : Leaks not always detectable.
The number of layers cannot be determined without a core sample.

The flat roof over the second story and over the South side of the first floor are about a year old. The material is TPO (Thermoplastic Poly Olefin), a single ply membrane. The condition is acceptable.

The roofing over the West and North ends of the building are modified bitumen (similar to rolled composition). It is intact, however there are ripples in the material at the Northwest corner that should be repaired. Evaluation by a roofing contractor is recommended.

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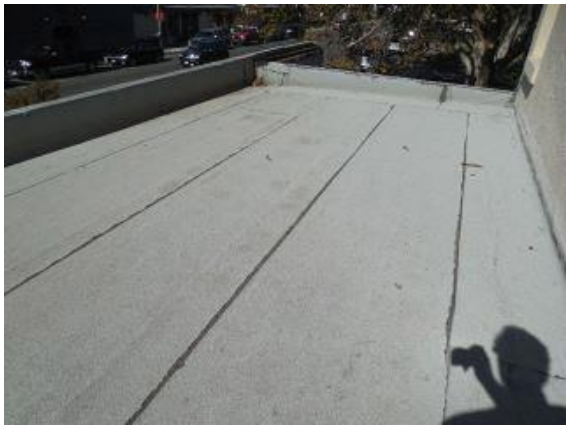
Roofing: General view of TPO roof, Southwest corner.


Roofing: General view of modified bitumen roof, West side.

Roofing: Ripplies in modified bitumen.

Roofing: View of roof, North side

FLASHING/VALLEYS

☐ **Monitor Condition**
☐ **Recommend Repairs**

ACC	MAR	NI	NP	DEF
☑	☐	☐	☐	☐

☐ Metal
☑ Composition / Membrane
☐ _____
☐ General Deterioration
☐ Rust
☐ Improper Installation
☐ Suspected Leak(s)
☐ Exposed Nails
☐ Previous Repairs Noted
☐ Filled with Debris

Comments :

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GUTTERS/DOWN SPOUTS

☐ **Monitor Condition**
☑ **Recommend Repairs**

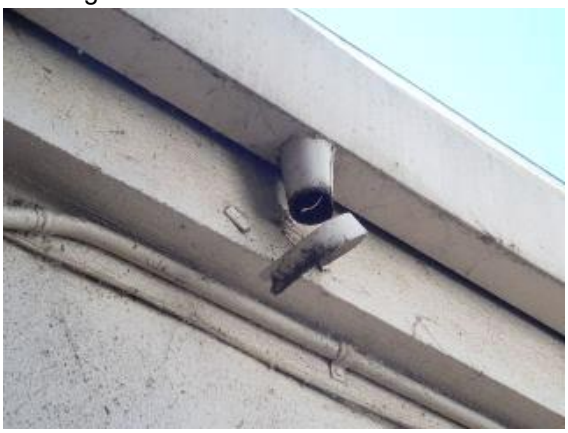
ACC	MAR	NI	NP	DEF
☐	☐	☐	☐	☑

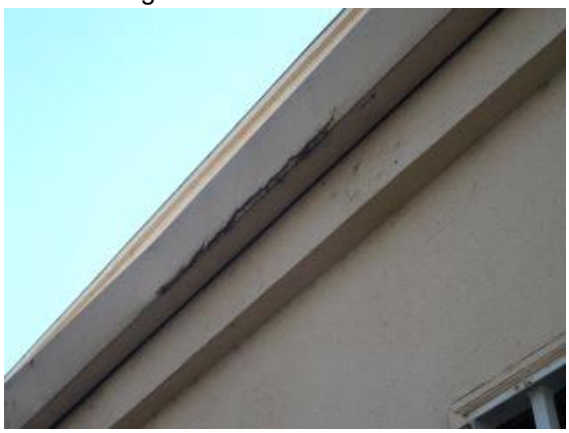
☐ Aluminum	☐ Copper	☑ Steel	☐ Vinyl	☐ _____
☐ Missing	☑ Rust / Corroded	☑ Leaking	☐ Loose	
☑ Filled with Debris	☐ Misaligned	☑ Missing Extension / Splash Block		

Comments : There is a missing downspout at the Northeast corner of the building.

There is rust-thru in the gutters along the North side of the building.

Clearing of debris from the roof drains is recommended as a regular maintenance item.


Gutters/Down Spouts: Missing downspout


Gutters/Down Spouts: Rust-thru in gutters, North side

Gutters/Down Spouts: Debris around the roof drain.

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EXTERIOR SURFACE

☑ **Monitor Condition** ☑ **Recommend Repairs**

	ACC	MAR	NI	NP	DEF
SIDING/TRIM	☐	☑	☐	☐	☐
EXTERIOR FAUCETS	☐	☐	☐	☐	☑
EXTERIOR ELECTRICAL OUTLETS ☐ NO GFCI	☐	☑	☐	☐	☐
EXTERIOR LIGHTING	☐	☐	☑	☐	☐

☐ Wood	☐ Metal	☐ Vinyl	☑ Stucco	
☐ Synthetic Stucco	☐ Composite	☑ Veneer	☐ Brick	☑ Stone
☑ General Deterioration	☐ Needs Paint	☐ Missing / Loose	☑ Cracked	
☑ Needs Caulk / Seal	☐ Poor Earth / Siding Clearance			

Comments : Cracks in the exterior surface noted at the Northeast and Northwest corners of the building. Evaluation by a masonry contractor is recommended.

Caulking the vertical separation at the back of the building to prevent water penetration is recommended.

There is a gap in the siding, back of the building, that has been chiseled-out, presumably to expose the crawl space. It should be covered if intended as a permanent sub-area access or patched.

The exterior was generally in acceptable condition.

Exterior Surface: Cracks at Northeast corner.

Exterior Surface: Cracks a repair attempt at Northwest corner.

Exterior Surface: Caulking recommended, back of building.

Exterior Surface: Opening to sub-area.

WINDOWS

☑ **Monitor Condition**
☐ **Recommend Repairs**

ACC	MAR	NI	NP	DEF
☐	☑	☐	☐	☐

☑ Wood	☑ Vinyl	☑ Metal	☐ _____
☐ Insulated Panes	☑ Single Pane	☐ Window Wells	
☑ General Deterioration	☑ Needs Caulk / Seal	☐ Defective / Damaged Storm Windows	
☑ Needs Paint / Finish	☐ Fogged	☐ Painted Shut	

Comments : First floor metal windows are in acceptable condition.
Some of the windows at the second story show general deterioration. Restoration is recommended.
Evidence of leaks noted in at least one of the South facing windows, second floor.

Window screens are missing from second story windows.

Windows: Example of general deterioration, second story windows.

Windows: Suspected leak at South window, second floor.

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EXTERIOR DOORS

☐ **Monitor Condition**
☐ **Recommend Repairs**

ACC	MAR	NI	NP	DEF
☑	☐	☐	☐	☐

☐ Wood ☑ Metal ☐ Vinyl ☐ Fiberglass ☐ _____
☐ General Deterioration ☐ Delaminated / Damaged ☐ Missing / Damaged Hardware ☐ Doorbell Inoperative
☐ Screen / Storm Door Damaged ☐ Evidence of Leak(s) ☐ Repair/Replace Weather-Strip ☐ Needs Caulk / Seal

Comments :

FOUNDATION

☐ **Monitor Condition**
☐ **Recommend Repairs**

ACC	MAR	NI	NP	DEF
☑	☐	☐	☐	☐

☐ Concrete Block ☑ Concrete ☐ Slab ☑ Post / Pier
☐ Brick ☐ Stone ☐ Wood ☐ Insulated Concrete Forms (ICF)
☐ General Deterioration ☐ Horizontal Cracks ☐ Step Cracks ☐ Vertical Cracks
☑ Limited Observation ☐ Needs Caulk / Seal ☐ Trim Vegetation ☐ Sub-Grade Entryway

Comments : Limited visibility due to landscaping or design. No obvious defects observed.

Attic / Roof

Method of Inspection ☑ Physical Entry ☐ Visual from Access ☑ No Access / Limited View **70** % Visible

ATTIC / ROOF FRAMING/SHEATHING

☑ **Monitor Condition**
☐ **Recommend Repairs**

ACC	MAR	NI	NP	DEF
☐	☑	☐	☐	☐

☐ Trusses ☑ Rafters ☑ Plywood / Panel Boards / OSB ☐ _____
☐ Broken Rafters / Trusses ☐ Deflection ☑ Water Stains / Suspected Leak(s) ☐ Delaminated

Comments : Leaks not always detectable.

Water stains are present through-out. The roof is new, so the stains are thought to be old. No obvious structural issues were noted.

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Framing/Sheathing: View of attic looking Southeast

Framing/Sheathing: View of attic looking Southwest

Framing/Sheathing: View of attic looking West

ATTIC / ROOF VENTILATION

☐ **Monitor Condition**
☐ **Recommend Repairs**

ACC	MAR	NI	NP	DEF
☑	☐	☐	☐	☐

☐ Gable ☐ Ridge ☑ Soffit ☐ Static Vent ☐ Turbine
☐ Powered Vent ☐ Attic Fan ☐ Whole House Fan ☐ No Venting
☐ Additional Vents Needed ☐ Obstructed Air Flow ☐ Clothes Dryer / Exhaust Fans Vented Into Attic

Comments :

ATTIC / ROOF INSULATION

☐ **Monitor Condition**
☐ **Recommend Repairs**

ACC	MAR	NI	NP	DEF
☐	☐	☐	☑	☐

☐ Loose Fill ☐ Blanket ☐ Missing ☐ Uneven Distribution

Comments : No insulation is present. Installing insulation is recommended.

Inspection Date : 10/19/2015

Inspector: Jeff Gilly, Owner
Inspector Phone: (916) 716-4100

Email: jeffgilly@comcast.net

Insulation: No insulation in attic.

ATTIC ELECTRICAL

☐ **Monitor Condition**
☑ **Recommend Repairs**

ACC	MAR	NI	NP	DEF
☐	☐	☐	☐	☑

☑ Open Splices / Junction Boxes

Comments : Limited visibility due to obstructions. See Electrical Section for additional Information.

Energized knob and tube wiring is present, with uncovered splices to newer cable. An evaluation of the attic electrical by a licensed electrician is recommended.

Attic Electrical: Knob and tube wiring with uncovered splices,

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Interior Foundation

Foundation Type ☐ Basement ☑ Crawl Space ☐ Slab On Grade

INTERIOR FOUNDATION

☐ **Monitor Condition**
☐ **Recommend Repairs**

ACC	MAR	NI	NP	DEF
☑	☐	☐	☐	☐

☐ General Deterioration ☐ Horizontal Cracks ☐ Step Cracks ☐ Vertical Cracks
☑ Limited Observation ☐ Leaning / Bowing ☐ Inadequate Ventilation ☐ Efflorescence / Suspected Leak(s)

Comments : The view was limited.

UNDER FLOOR FRAMING & SUPPORT

☑ **Monitor Condition** ☐ **Recommend Repairs**

				ACC	MAR	NI	NP	DEF
BEAMS	☐ Engineered	☐ Steel	☑ Dimensional Lumber	☐	☑	☐	☐	☐
JOISTS	☐ Engineered	☐ Trusses	☑ Dimensional Lumber	☑	☐	☐	☐	☐
POSTS	☐ Steel	☑ Dimensional Lumber		☑	☐	☐	☐	☐
PIERS	☐ Block	☑ Concrete	☐ Dimensional Lumber	☑	☐	☐	☐	☐

☐ Leaning/Bowing ☐ Rusted ☐ Cracked ☐ Split
☐ Excessive Notching ☐ General Deterioration ☑ Limited Observation ☐ _____

Comments : The access to the sub-area and a view of the under floor framing and support was quite limited.

There is a slight Northeast slope to the floor in the North/South hallway in front of the restrooms. This area of the sub-area was inaccessible. No other obvious issues were noted.

FLOOR/SLAB

☐ **Monitor Condition**
☐ **Recommend Repairs**

ACC	MAR	NI	NP	DEF
☑	☐	☐	☐	☐

☐ Concrete ☐ Wood ☐ _____
☑ Settlement ☐ Cracks ☐ Differential ☑ Obscured / Covered

Comments : See comment in the previous section. Limited visibility due to floor coverings.

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CRAWL SPACE

% of Crawl Space Visible : **50**

☐ **Monitor Condition**
☐ **Recommend Repairs**

ACC	MAR	NI	NP	DEF
☑	☐	☐	☐	☐

☐ Physical Entry	☑ Visual From Access	☐ No Access	☐ Limited Access
☐ Vented	☐ Sealed		
☐ Standing Water	☐ Inadequate Ventilation	☐ Suspected Water Intrusion	☐ Tree / Shrub Penetration
☐ Damaged / Deteriorated Wood	☐ Suspected Plumbing Leak	☐ Insulation Present	☐ Missing / Improper Vapor Barrier

Comments : No structural issues or plumbing leaks were observed, and no standing water was present.

The only access point to the sub-area was located in the floor of a hall closet, North side of the building. An ABS pipe prevented physical entry. Partial entry was made and photos in representative directions were taken. No obvious defects were observed, however a water stain at a rim joint and sub-floor along the North foundation was noted. This is thought to be old.

Crawl Space: General view of sub-area

Crawl Space: General view of sub-area

Crawl Space: Water stain noted.

Crawl Space: View of framing and stem wall.

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ELECTRICAL

☑ **Monitor Condition** ☑ **Recommend Repairs**

SERVICE SIZE (Main Panel)

☐ 110 Volt (Nominal) ☐ 110 / 220 Volt (Nominal) ☑ 120 / 240 Volt (Nominal) ☐ 60 Amp ☐ 100 Amp
☐ 125 Amp ☐ 150 Amp ☐ 200 Amp ☐ Undetermined
Main Disconnect Location: Service panels ☐ _____

SERVICE SIZE (Sub Panel)

☐ 40 Amp ☐ 60 Amp ☐ 100 Amp ☐ Undetermined
☐ 125 Amp ☐ 150 Amp ☐ 200 Amp ☐ _____

					ACC	MAR	NI	NP	DEF
SERVICE	☑ Overhead	☐ Underground			☑	☐	☐	☐	☐
ENTRANCE CABLE	☐ Aluminum	☑ Copper			☑	☐	☐	☐	☐
PANEL	☑ Breaker(s)	☑ Fuse(s)	☐ Combination	☑ Back of builiding	☐	☑	☐	☐	☐
SUB-PANEL	☐ Breaker(s)	☐ Fuse(s)	☐ Combination	☑ Upstairs Hall	☐	☑	☐	☐	☐
BRANCH CIRCUITS	☐ Solid Aluminum	☐ Copper			☐	☐	☐	☐	☑
BONDING/GROUNDING					☑	☐	☐	☐	☐
GFCI(IN PANEL)*					☐	☐	☐	☑	☐
ARC FAULT					☐	☐	☐	☑	☐
SMOKE DETECTORS*					☑	☐	☐	☐	☐

☐ Overfused ☐ Double Tapping ☐ Rust / Corrosion ☐ Insufficient Access
☐ Looses Connections ☐ No Main Disconnect ☐ Fuse / Breakers Incorrectly Sized ☐ Overheating / Scorching
☐ Improper Splices ☐ Open Knockouts ☐ Water Meter Not Jumpered ☐ Improper Ground

Comments : *Smoke Detectors / GFCI's checked with test button only. Monthly Test Recommended.

There are two panels at the back of the building, thought to be from Bryant. The dead front (interior cover) for the right side panel should be installed. A double tap (neutral and ground wire under a single screw) was noted. Also, there is a condulet to the right of the panel that lacks a cover. Evaluation by a licensed electrician is recommended.

There are several open knock-outs at the panel to the left.

The sub-panel in the upstairs hall is by Zinsco. These outdated panels have histories of overheating and performance defects, and as such, should be evaluated by a licensed electrician as a precaution. No obvious defects were observed.

Additional fuse-based sub-panels observed, some boxes with missing fuses. Evaluation by an electrician an updating is recommended.

Knob and tube wiring with open splices to newer cables was observed in the attic and should be evaluated by a licensed electrician.

There are insufficient numbers of receptacles in most rooms by modern standards. Any wall 2 feet wide or wider should have a receptacle, and at no point along the wall should an extension cord have to reach more than 6 feet. Consultation with an electrician to explore the full range of options is recommended.

See room sections for other issues.

Electrical: Example of fuse box with TL type fuses.

Electrical: Missing cover and double tap.

Electrical: Open knock-outs.

Electrical: Zinsco panel interior

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PLUMBING

☑ **Monitor Condition** ☐ **Recommend Repairs**

Water Service : ☑ Water Public ☐ Water Private ☐ Water Off **Water Shut Off Location :** Back of building
Sewage Service : ☑ Sewage Public ☐ Sewage Private ☐ Fuel Off **Fuel Shut Off Location :** Back of building

						ACC	MAR	NI	NP	DEF
SUPPLY	☑ Copper	☑ Galvanized	☐ Polybutylene	☐ PEX	☐ CPVC	☑	☐	☐	☐	☐
DRAINS	☐ PVC	☐ Cast Iron	☐ Copper	☑ ABS		☑	☐	☐	☐	☐
EJECTOR PUMP						☐	☐	☐	☑	☐
VENTS	☐ PVC	☐ Cast Iron	☐ Copper	☐ ABS		☐	☑	☐	☐	☐

☐ General Deterioration ☐ Improper Connections ☐ Low Flow ☐ Water Conditioner Not Part of Insp.
☐ Missing / Improper Cleanouts ☐ Suspected Leak(s) ☐ Improper Venting ☐ Water Hammer / Noise

Comments : Main utility line, septic systems and gray water systems are excluded from this Inspection.

The view of plumbing was limited. No active leaking observed in supply or drain pipes at sinks or toilets. The hot water is on the left and the cold on the right.

Public water and sewer are assumed but should be verified by the buyer. Verification is beyond the scope of this inspection.

Sewer and drain pipes are underground and hidden from view. Their composition and condition could not be determined. **Further evaluation is recommended.**

There is a vent pipe, thought to be abandoned, within 3 feet of an openable window on the North side of the building.

Plumbing: Gas meters

Plumbing:

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WATER HEATER - OUTSIDE CLOSET

☐ **Monitor Condition**
☑ **Recommend Repairs**

ACC	MAR	NI	NP	DEF
☐	☐	☐	☐	☑

Brand : **U.S. Water Heater** Model : **M4RG30T10SBN** Size : **30 Gallons**
Age : **23** Design Life : **8-12** Serial No : **JCR685239**

☑ Gas ☐ Electric ☐ Oil ☐ Solar ☐ Integral with Boiler ☐ Tankless ☐ _____

☐ Leaks ☐ Rust / Corrosion ☐ Improper Elevation ☐ Insulation Blanket Obstructs View
☐ Gas Leak ☐ Faulty Flue Connection ☐ At or Near Design Life ☑ Beyond Design Life
☐ Missing / Improper Pressure Relief Valve / Extension ☐ Seismically Strapped ☐ Impact Protection

Comments : This water is is thought to have been manufactured by Bradford White. The serial number suggests the tank is 23 years old, putting it well beyond its design life.

Water heaters in California are required to have seismic restraints (straps) installed per manufacturer's instructions and according to State guidelines. This water heater has none. Installing straps is recommended.

Water Heater - Outside closet:

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UPSTAIRS UTILITY ROOM

☐ **Monitor Condition**
☐ **Recommend Repairs**

ACC	MAR	NI	NP	DEF
☐	☐	☑	☐	☐

Brand : **Pioneer** Model : Size : **30** **Gallons**

Age : **40+** **Year(s)** Design Life : Serial No :

☑ Gas ☐ Electric ☐ Oil ☐ Solar ☐ Integral with Boiler ☐ Tankless ☐ _____

☐ Leaks ☐ Rust / Corrosion ☐ Improper Elevation ☐ Insulation Blanket Obstructs View

☐ Gas Leak ☐ Faulty Flue Connection ☐ At or Near Design Life ☑ Beyond Design Life

☐ Missing / Improper Pressure Relief Valve / Extension ☐ Seismically Strapped ☐ Impact Protection

Comments : These water heaters have been out of production for years. This one was inoperative and not strapped. Replacement of the water heater is recommended.

Upstairs Utility Room:

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HEATING

☐ **Monitor Condition** ☐ **Recommend Repairs**

Brand : **Trane** Model : **YCP042F1MOAC** BTUs : **76000**

Age : **11** **Year(s)** Design Life : **20-25** **Year(s)** Serial No: **533124214**

	ACC	MAR	NI	NP	DEF
OPERATION	☑	☐	☐	☐	☐
ABOVE GROUND STORAGE TANKS	☐	☐	☐	☑	☐
HUMIDIFIER	☐	☐	☐	☑	☐

☑ Forced Air ☐ Heat Pump ☐ Boiler / Hot Water ☐ Steam
☐ Baseboard / Radiant ☐ Gravity ☐ _____
☑ Gas ☐ Electric ☐ Oil ☐ Propane
☐ Air Source ☐ Water Source ☐ _____
☐ Rusted Heat Exchanger ☐ Unusual Flame Pattern ☐ Too Warm to Test ☐ Shut Down For Season
☐ Corroded / Leaking ☐ At or Near Design Life ☐ Beyond Design Life
☐ Improper Temperature Rise ☑ Needs Normal Maintenance / Cleaning
☐ Missing / Improper Pressure Relief Valve Leaks ☐ Underground Storage Tank Not Part of Inspection

Comments : Heat Exchanger - Unable to detect cracks/holes without dismantling unit.

These are single package heating and air units. Design lives are guidelines only, and will vary depending on frequency of use, maintenance and service history. No operating defects noted.

Heating:

Steve Arozena, 200 N. 1st Street, Dixon, CA,

HEATING

☐ **Monitor Condition** ☑ **Recommend Repairs**

Brand : **Trane** Model : **YCC024F1LOBJ** BTUs : **40000**

Age : **11** **Year(s)** Design Life : **20-25** **Year(s)** Serial No: **431248T2H**

	ACC	MAR	NI	NP	DEF
OPERATION	☐	☐	☐	☐	☑
ABOVE GROUND STORAGE TANKS	☐	☐	☐	☑	☐
HUMIDIFIER	☑	☐	☐	☐	☐

☐ Forced Air ☐ Heat Pump ☐ Boiler / Hot Water ☐ Steam
☐ Baseboard / Radiant ☐ Gravity ☐ _____
☐ Gas ☐ Electric ☐ Oil ☐ Propane
☐ Air Source ☐ Water Source ☐ _____
☐ Rusted Heat Exchanger ☐ Unusual Flame Pattern ☐ Too Warm to Test ☐ Shut Down For Season
☐ Corroded / Leaking ☐ At or Near Design Life ☐ Beyond Design Life
☐ Improper Temperature Rise ☐ Needs Normal Maintenance / Cleaning
☐ Missing / Improper Pressure Relief Valve Leaks ☐ Underground Storage Tank Not Part of Inspection

Comments : Heat Exchanger - Unable to detect cracks/holes without dismantling unit.
One of the two units (suite 125), thought to be this one, did not come on using normal controls. No physical defects observed. An evaluation by a qualified HVAC technician is recommended.

DRAFT CONTROL/VENT

☐ **Monitor Condition**
☐ **Recommend Repairs**

ACC	MAR	NI	NP	DEF
☑	☐	☐	☐	☐

☑ Metal Pipe ☐ PVC ☐ _____
☐ Negative Slope ☐ Improper Size ☐ Inadequate Flue Clearance
☐ Obstruction ☐ Loose Connection ☐ Inadequate / Marginal Combustion Air
☐ Leaks ☐ Improper Connection ☐ Excessive Corrosion / Perforation

Comments :

Steve Arozena, 200 N. 1st Street, Dixon, CA,

HEATING DISTRIBUTION

☑ **Monitor Condition** ☐ **Recommend Repairs**

	ACC	MAR	NI	NP	DEF
DISTRIBUTION	☐	☑	☐	☐	☐
BLOWER	☐	☑	☐	☐	☐
CONTROLS/THERMOSTAT (CALIBRATIONS/TIMED FUNCTIONS NOT CHECKED.)	☐	☑	☐	☐	☐
CIRCULATOR PUMP	☐	☐	☐	☑	☐

☐ Ductwork ☐ Radiators ☐ Baseboard ☐ _____
☐ Rusted ☐ Dirty Filter ☐ Crushed / Disconnected Ducts ☐ Noisy Blower
☐ Air Leaks Noted at Plenum / Duct Joints ☐ Circulator Pump Leaking / Noisy / Inoperable

Comments : Only the distribution to the Driving School could be measure. Distribution was confirmed with an infrared thermometer at each register.

Determining the capacity of the system, the volume or balance of air from one room to another, or the calibration of the thermostat, is beyond the scope of this inspection.

There is no HVAC system for the upstairs offices. If habitation is being contemplated, a permanent heat source will be required.

COOLING

☐ **Monitor Condition**
☐ **Recommend Repairs**

ACC	MAR	NI	NP	DEF
☐	☐	☑	☐	☐

Brand : **See heating section** Model : Size : **2 & 3 1/2**
Age : **11** **Year(s)** Design Life : **12-15** **Year(s)** Serial No:

OPERATION

☑ Electric ☐ Gas ☐ _____
☑ Central Air ☐ Wall Unit ☐ Heat Pump ☐ Evaporative Cooler ☐ _____
☐ Noisy Fan / Compressor ☐ Outside Unit Not Level ☐ Outside Temp Too Cold to Test ☐ Dirty/Damaged Condenser
☐ No Pad Under Unit ☐ No Outside Disconnect ☐ Remove Obstructions / Vegetation ☐ Rust / Corrosion
☐ At or Near Design Life ☐ Beyond Design Life ☐ Missing/Improper Condensate Line
☐ Window Units Not Inspected ☐ Damaged Suction Line ☐ Suspected Leak(s) / Clogged Condensate
☐ Temperature Differential Not Within Industry Standards ☑ Needs Normal Maintenance / Cleaning

Comments : An evaluation and servicing of these units is recommended. No physical defects observed and both units are within their design lives.

Steve Arozena, 200 N. 1st Street, Dixon, CA,

FIRST FLOOR HALL.

☑ Monitor Condition ☑ Recommend Repairs

				ACC	MAR	NI	NP	DEF
CEILINGS	☐ Typical Crack(s)	☐ Stain(s)		☐	☑	☐	☐	☐
WALL(S)	☐ Typical Crack(s)	☐ Stain(s)		☐	☑	☐	☐	☐
WINDOWS/TRIM	☐ Evidence of Leak(s)	☐ Inoperative	☐ Fogged	☐	☐	☐	☑	☐
WINDOW SCREENS	☐ Missing	☐ Damaged		☐	☐	☐	☑	☐
FLOOR/FINISH				☑	☐	☐	☐	☐
INTERIOR DOORS/HARDWARE				☑	☐	☐	☐	☐
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)				☐	☐	☐	☐	☑
GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)				☐	☐	☐	☑	☐
HEAT/AIR DISTRIBUTION				☐	☐	☐	☑	☐
COUNTERTOPS/CABINETS				☐	☐	☐	☑	☐
SINK/FAUCET	☐ Leaking	☐ Cracked / Damaged		☑	☐	☐	☐	☐
TOILET	☐ Loose at Base	☐ Runs Continuously		☑	☐	☐	☐	☐
TUB/SHOWER				☐	☐	☐	☑	☐
JETTED TUB	☐ No Service Access	☐ No GFCI		☐	☐	☐	☑	☐
TILE WORK/ENCLOSURE				☐	☐	☐	☑	☐
EXHAUST FAN				☑	☐	☐	☐	☐
WATER PRESSURE/FLOW/DRAINAGE				☑	☐	☐	☐	☐

Comments : There is general deterioration in the bathroom walls and ceiling, with evidence of settling noted. One of the two restrooms in the back hall is inoperative.

Sub-panels in bathrooms is not allowed. Also, the current standard requires a convenience outlet (GFCI protected) within 3 feet of the sink. Evaluation by an electrician is recommended.

First floor hall.: Fuse box in bathroom not allowed

First floor hall.: Settling crack in wall.

Steve Arozena, 200 N. 1st Street, Dixon, CA,

First floor hall.: General view of restroom.

UPSTAIRS

☐ **Monitor Condition** ☑ **Recommend Repairs**

				ACC	MAR	NI	NP	DEF
CEILINGS	☐ Typical Crack(s)	☐ Stain(s)		☐	☐	☐	☐	☑
WALL(S)	☐ Typical Crack(s)	☐ Stain(s)		☐	☐	☐	☐	☑
WINDOWS/TRIM	☐ Evidence of Leak(s)	☐ Inoperative	☐ Fogged	☑	☐	☐	☐	☐
WINDOW SCREENS	☐ Missing	☐ Damaged		☐	☐	☐	☑	☐
FLOOR/FINISH				☐	☐	☐	☐	☑
INTERIOR DOORS/HARDWARE				☐	☐	☐	☐	☑
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)				☐	☐	☐	☑	☐
GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)				☐	☐	☐	☑	☐
HEAT/AIR DISTRIBUTION				☐	☐	☐	☑	☐
COUNTERTOPS/CABINETS				☐	☐	☐	☑	☐
SINK/FAUCET	☐ Leaking	☐ Cracked / Damaged		☐	☐	☑	☐	☐
TOILET	☐ Loose at Base	☐ Runs Continuously		☐	☐	☑	☐	☐
TUB/SHOWER				☐	☐	☐	☑	☐
JETTED TUB	☐ No Service Access	☐ No GFCI		☐	☐	☐	☑	☐
TILE WORK/ENCLOSURE				☐	☐	☐	☑	☐
EXHAUST FAN				☐	☐	☐	☑	☐
WATER PRESSURE/FLOW/DRAINAGE				☐	☐	☑	☐	☐

Comments : This bathroom is inoperative.

See comments in the rooms section regarding ceiling and wall damage.

Steve Arozena, 200 N. 1st Street, Dixon, CA,

Upstairs :

Upstairs : Damaged ceiling

SUITE 110

☑ **Monitor Condition** ☑ **Recommend Repairs**

				ACC	MAR	NI	NP	DEF
CEILINGS	☐ Typical Crack(s)	☐ Stain(s)		☑	☐	☐	☐	☐
WALL(S)	☐ Typical Crack(s)	☐ Stain(s)		☑	☐	☐	☐	☐
WINDOWS/TRIM	☐ Evidence of Leak(s)	☐ Inoperative	☐ Fogged	☐	☐	☐	☑	☐
WINDOW SCREENS	☐ Missing	☐ Damaged		☐	☐	☐	☑	☐
FLOOR/FINISH				☑	☐	☐	☐	☐
INTERIOR DOORS/HARDWARE				☐	☐	☐	☐	☑
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)				☐	☑	☐	☐	☐
GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)				☐	☐	☐	☐	☑
HEAT/AIR DISTRIBUTION				☑	☐	☐	☐	☐
COUNTERTOPS/CABINETS				☐	☐	☐	☑	☐
SINK/FAUCET	☐ Leaking	☐ Cracked / Damaged		☑	☐	☐	☐	☐
TOILET	☐ Loose at Base	☐ Runs Continuously		☑	☐	☐	☐	☐
TUB/SHOWER				☐	☐	☐	☑	☐
JETTED TUB	☐ No Service Access	☐ No GFCI		☐	☐	☐	☑	☐
TILE WORK/ENCLOSURE				☐	☐	☐	☑	☐
EXHAUST FAN				☑	☐	☐	☐	☐
WATER PRESSURE/FLOW/DRAINAGE				☑	☐	☐	☐	☐

Comments : No active leaks were observed under the sink or around the toilet.

As with the hall bathroom, sub-panels are not allowed in bathrooms, and there is no convenience outlet. An evaluation by a licensed electrician, and updating, is recommended.

There is damage to the door frame, the presumed result of prior leaks in the bathroom. Repair as necessary.

Steve Arozena, 200 N. 1st Street, Dixon, CA,

Suite 110:

Steve Arozena, 200 N. 1st Street, Dixon, CA,

SUITE 125

☑ Monitor Condition ☑ Recommend Repairs

				ACC	MAR	NI	NP	DEF
CEILINGS	☐ Typical Crack(s)	☑ Stain(s)		☐	☑	☐	☐	☐
WALLS	☐ Typical Crack(s)	☐ Stain(s)		☐	☑	☐	☐	☐
WINDOWS/TRIM	☐ Evidence of Leak(s)	☐ Inoperative	☐ Fogged	☑	☐	☐	☐	☐
WINDOW SCREENS	☐ Missing	☐ Damaged		☐	☐	☐	☑	☐
FLOOR/FINISH				☐	☑	☐	☐	☐
INTERIOR DOORS/HARDWARE				☑	☐	☐	☐	☐
CLOSET				☑	☐	☐	☐	☐
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)				☐	☐	☐	☐	☑
HEAT/AIR DISTRIBUTION				☐	☐	☐	☑	☐

Comments : The T-bar ceiling conceals the original ceiling, which is higher by 2-3 feet. The acoustical tiles should be evaluated to rule-out asbestos.

Ceiling stains are present throughout the first floor suites. Additional staining noted in the ceiling joists. The roofing material is newer; these stains are thought to be old.

Diagonal cracks observed in the walls and closets in the hallway between this suite and the Driving School. Pay particular attention to the previous architect's report.

The 3 pronged receptacles are ungrounded. See Electrical section. Also, there are insufficient receptacles in the rooms. The current standard calls for at least on receptacle on any wall 2 feet wide or wider, and at no place along the wall should a cord need to be extended more 6 feet. Also, the polarity of the outlets in the hallway between this suite and the Driving School is reversed. Repair by a licensed electrician is recommended.

Some older 2-pronged outlets are also present. An evaluation by an electrician and updating to provide grounded outlets is recommended.

There is an open spice/junction box in the space between the T-bar ceiling and the original ceiling. This is a potential hazard. Repair by a licensed electrician is recommended.

The carpet is frayed at the doorway to the "B" office, and the carpet needs stretching to eliminate the trip hazard.

Suite 125: General view of room.

Suite 125: Ceiling stains

Suite 125: Original celing height with older accoustical tiles.

Suite 125: Open junction box.

Steve Arozena, 200 N. 1st Street, Dixon, CA,

SUITE 200 (DRIVING SCHOOL)

☑ Monitor Condition ☑ Recommend Repairs

				ACC	MAR	NI	NP	DEF
CEILINGS	☐ Typical Crack(s)	☑ Stain(s)		☑	☐	☐	☐	☐
WALLS	☐ Typical Crack(s)	☐ Stain(s)		☑	☐	☐	☐	☐
WINDOWS/TRIM	☐ Evidence of Leak(s)	☐ Inoperative	☐ Fogged	☑	☐	☐	☐	☐
WINDOW SCREENS	☐ Missing	☐ Damaged		☐	☐	☐	☑	☐
FLOOR/FINISH				☑	☐	☐	☐	☐
INTERIOR DOORS/HARDWARE				☐	☑	☐	☐	☐
CLOSET				☑	☐	☐	☐	☐
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)				☐	☐	☐	☐	☑
HEAT/AIR DISTRIBUTION				☑	☐	☐	☐	☐

Comments : Debris from roof repair noted in the lighting fixture lensed, along with stains from prior leaks.

The door to the Southeast office sticks. Trim/adjust as necessary.

Evidence of prior leaks observed at the lower right corner of the South window, Southeast office.

Not all of the ceiling lights illuminated. Check tubes. If new tubes produce no results, evaluation by an electrician is recommended.

Older 2-pronged outlets noted. Updating to safer, 3-pronged outlets is recommended..

At least one 3-pronged outlet in the Northeast office is ungrounded, and there is no power to the outlet at the Southwest corner of the room. Evaluation by a licensed electrician is recommended.

Suite 200 (Driving School): General view of room.

Suite 200 (Driving School): Interior door abrades top of door frame.

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Steve Arozena, 200 N. 1st Street, Dixon, CA,

Suite 200 (Driving School): No power to outlet.

Suite 200 (Driving School): Additional view of suite.

UPSTAIRS OFFICES.

☑ **Monitor Condition** ☑ **Recommend Repairs**

				ACC	MAR	NI	NP	DEF
CEILINGS	☐ Typical Crack(s)	☐ Stain(s)		☐	☐	☐	☐	☑
WALLS	☐ Typical Crack(s)	☐ Stain(s)		☐	☐	☐	☐	☑
WINDOWS/TRIM	☐ Evidence of Leak(s)	☐ Inoperative	☐ Fogged	☐	☑	☐	☐	☐
WINDOW SCREENS	☐ Missing	☐ Damaged		☐	☐	☐	☑	☐
FLOOR/FINISH				☐	☐	☐	☐	☑
INTERIOR DOORS/HARDWARE				☐	☑	☐	☐	☐
CLOSET				☑	☐	☐	☐	☐
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)				☐	☐	☐	☑	☐
HEAT/AIR DISTRIBUTION				☐	☐	☐	☑	☐

Comments : There is considerable water damage and discoloration to the ceilings and walls in all of the rooms. The material is crumbling and falling to the floor, and wood lath is exposed. Aside for the obvious need for repair, it is strongly recommended that further environmental testing to rule-out potential health hazards be conducted, with remediation to follow as is necessary. In addition to surface evaluation, this recommendation also includes air quality testing.

There is no heat source to the upper offices. Permanent heat is required in habitable spaces.

There was no power to most of the lights and outlets. An evaluation by a licensed electrician is recommended.

Steve Arozena, 200 N. 1st Street, Dixon, CA,

Upstairs Offices. :

Upstairs Offices. :

Upstairs Offices. :

Upstairs Offices. :

SUITE 210

☐ **Monitor Condition** ☑ **Recommend Repairs**

				ACC	MAR	NI	NP	DEF
CEILINGS	☐ Typical Crack(s)	☐ Stain(s)		☑	☐	☐	☐	☐
WALLS	☐ Typical Crack(s)	☐ Stain(s)		☑	☐	☐	☐	☐
WINDOWS/TRIM	☐ Evidence of Leak(s)	☐ Inoperative	☐ Fogged	☑	☐	☐	☐	☐
WINDOW SCREENS	☐ Missing	☐ Damaged		☑	☐	☐	☐	☐
FLOOR/FINISH				☑	☐	☐	☐	☐
INTERIOR DOORS/HARDWARE				☐	☐	☐	☐	☑
CLOSET				☑	☐	☐	☐	☐
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)				☑	☐	☐	☐	☐
HEAT/AIR DISTRIBUTION				☑	☐	☐	☐	☐

Comments : Wall heater noted.
Wood deterioration is present in the door frame to the bathroom. An evaluation by a pest company is recommended.

Inspection Date : 10/19/2015

Inspector: Jeff Gilly, Owner
Inspector Phone: (916) 716-4100

Email: jeffgilly@comcast.net

Steve Arozena, 200 N. 1st Street, Dixon, CA,

Suite 210: View of suite

STAIRS / RAILINGS

☐ **Monitor Condition**
☐ **Recommend Repairs**

ACC	MAR	NI	NP	DEF
☑	☐	☐	☐	☐

☐ Missing Hand Rail ☐ Rail Opening Unsafe ☐ Railing / Handrail Loose
☐ Tripping Hazard ☐ Loose / Damaged Tread Riser

Comments :

Steve Arozena, 200 N. 1st Street, Dixon, CA,

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.

ROOFING

The roofing over the West and North ends of the building are modified bitumen (similar to rolled composition). It is intact, however there are ripples in the material at the Northwest corner that should be repaired. Evaluation by a roofing contractor is recommended.

GUTTERS/DOWN SPOUTS

There is a missing downspout at the Northeast corner of the building.

There is rust-thru in the gutters along the North side of the building.

Clearing of debris from the roof drains is recommended as a regular maintenance item.

EXTERIOR SURFACE

Siding/Trim

Exterior Faucets

Exterior Electrical Outlets

Cracks in the exterior surface noted at the Northeast and Northwest corners of the building. Evaluation by a masonry contractor is recommended.

Caulking the vertical separation at the back of the building to prevent water penetration is recommended.

There is a gap in the siding, back of the building, that has been chiseled-out, presumably to expose the crawl space. It should be covered if intended as a permanent sub-area access or patched.

The exterior was generally in acceptable condition.

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WINDOWS

Some of the windows at the second story show general deterioration. Restoration is recommended. Evidence of leaks noted in at least one of the South facing windows, second floor.

Window screens are missing from second story windows.

FRAMING/SHEATHING

Water stains are present through-out. The roof is new, so the stains are thought to be old. No obvious structural issues were noted.

ATTIC ELECTRICAL

Energized knob and tube wiring is present, with uncovered splices to newer cable. An evaluation of the attic electrical by a licensed electrician is recommended.

UNDER FLOOR FRAMING & SUPPORT

Beams

The access to the sub-area and a view of the under floor framing and support was quite limited.

There is a slight Northeast slope to the floor in the North/South hallway in front of the restrooms. This area of the sub-area was inaccessible. No other obvious issues were noted.

ELECTRICAL

Panel

Sub-Panel

Branch Circuits

There are two panels at the back of the building, thought to be from Bryant. The dead front (interior cover) for the right side panel should be installed. A double tap (neutral and ground wire under a single screw) was noted. Also, there is a condulet to the right of the panel that lacks a cover. Evaluation by a licensed electrician is recommended.

There are several open knock-outs at the panel to the left.

The sub-panel in the upstairs hall is by Zinsco. These outdated panels have histories of overheating and performance defects, and as such, should be evaluated by a licensed electrician as a precaution. No obvious defects were observed.

Additional fuse-based sub-panels observed, some boxes with missing fuses. Evaluation by an electrician an updating is recommended.

Knob and tube wiring with open splices to newer cables was observed in the attic and should be evaluated by a licensed electrician.

There are insufficient numbers of receptacles in most rooms by modern standards. Any wall 2 feet wide or wider should have a receptacle, and at no point along the wall should an extension cord have to reach more than 6 feet. Consultation with an electrician to explore the full range of options is recommended.

See room sections for other issues.

PLUMBING

Vents

There is a vent pipe, thought to be abandoned, within 3 feet of an openable window on the North side of the building.

WATER HEATER - OUTSIDE CLOSET

This water is is thought to have been manufactured by Bradford White. The serial number suggests the tank is 23 years old, putting it well beyond its design life.

Water heaters in California are required to have seismic restraints (straps) installed per manufacturer's instructions and according to State guidelines. This water heater has none. Installing straps is recommended.

HEATING

Operation

One of the two units (suite 125), thought to be this one, did not come on using normal controls. No physical defects observed. An evaluation by a qualified HVAC technician is recommended.

HEATING DISTRIBUTION

Distribution

Blower

Controls/Thermostat (Calibrations/Timed Functions not checked.)

Only the distribution to the Driving School could be measure. Distribution was confirmed with an infrared thermometer at each register.

Determining the capacity of the system, the volume or balance of air from one room to another, or the calibration of the thermostat, is beyond the scope of this inspection.

There is no HVAC system for the upstairs offices. If habitation is being contemplated, a permanent heat source will be required.

FIRST FLOOR HALL.

Ceilings

Wall(s)

Electrical (Random sampling of outlets, switches, fixtures.)

One of the two restrooms in the back hall is inoperative.

Sub-panels in bathrooms is not allowed. Also, the current standard requires a convenience outlet (GFCI protected) within 3 feet of the sink. Evaluation by an electrician is recommended.

UPSTAIRS

Ceilings

Wall(s)

Floor/Finish

Interior Doors/Hardware

This bathroom is inoperative.

See comments in the rooms section regarding ceiling and wall damage.

SUITE 110

Interior Doors/Hardware

Electrical (Random sampling of outlets, switches, fixtures.)

GFCI Protection (Checked with Test Button Only. Monthly Test Recommended.)

As with the hall bathroom, sub-panels are not allowed in bathrooms, and there is no convenience outlet. An evaluation by a licensed electrician, and updating, is recommended.

There is damage to the door frame, the presumed result of prior leaks in the bathroom. Repair as necessary.

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SUITE 125

Ceilings

Walls

Floor/Finish

Electrical (Random sampling of outlets, switches, fixtures.)

The T-bar ceiling conceals the original ceiling, which is higher by 2-3 feet. The acoustical tiles should be evaluated to rule-out asbestos.

Ceiling stains are present throughout the first floor suites. Additional staining noted in the ceiling joists. The roofing material is newer; these stains are thought to be old.

Diagonal cracks observed in the walls and closets in the hallway between this suite and the Driving School. Pay particular attention to the previous architect's report.

The 3 pronged receptacles are ungrounded. See Electrical section. Also, there are insufficient receptacles in the rooms. The current standard calls for at least on receptacle on any wall 2 feet wide or wider, and at no place along the wall should a cord need to be extended more 6 feet. Also, the polarity of the outlets in the hallway between this suite and the Driving School is reversed. Repair by a licensed electrician is recommended.

Some older 2-pronged outlets are also present. An evaluation by an electrician and updating to provide grounded outlets is recommended.

There is an open spice/junction box in the space between the T-bar ceiling and the original ceiling. This is a potential hazard. Repair by a licensed electrician is recommended.

The carpet is frayed at the doorway to the "B" office, and the carpet needs stretching to eliminate the trip hazard.

Suite 125: Ceiling stains

SUITE 200 (DRIVING SCHOOL)

Interior Doors/Hardware

Electrical (Random sampling of outlets, switches, fixtures.)

Debris from roof repair noted in the lighting fixture lensed, along with stains from prior leaks.

The door to the Southeast office sticks. Trim/adjust as necessary.

Evidence of prior leaks observed at the lower right corner of the South window, Southeast office.

Not all of the ceiling lights illuminated. Check tubes. If new tubes produce no results, evaluation by an electrician is recommended.

Older 2-pronged outlets noted. Updating to safer, 3-pronged outlets is recommended..

At least one 3-pronged outlet in the Northeast office is ungrounded, and there is no power to the outlet at the Southwest corner of the room. Evaluation by a licensed electrician is recommended.

UPSTAIRS OFFICES.

Ceilings

Walls

Windows/Trim

Floor/Finish

Interior Doors/Hardware

There is considerable water damage and discoloration to the ceilings and walls in all of the rooms. The material is crumbling and falling to the floor, and wood lath is exposed. Aside for the obvious need for repair, it is strongly recommended that further environmental testing to rule-out potential health hazards be conducted, with remediation to follow as is necessary. In addition to surface evaluation, this recommendation also includes air quality testing.

There is no heat source to the upper offices. Permanent heat is required in habitable spaces.

There was no power to most of the lights and outlets. An evaluation by a licensed electrician is recommended.

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SUITE 210

Interior Doors/Hardware

Wood deterioration is present in the door frame to the bathroom. An evaluation by a pest company is recommended.

Steve Arozena, 200 N. 1st Street, Dixon, CA,

1

General view of panels and disconnects at back of building.

2

Uncovered condulet

3

Additional panel at back of building.

4

Example of ungrounded, 3-pronged outlet in Suite 125

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5

Carpet repair and stretching in Suite 125 recommended.

6

Diagonal cracks in walls of hallway closets.

7

Reversed polarity in hallway outlets, first floor.

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