

8209 Foothill Boulevard, Suite A124 Sunland, CA 91040
Report: 123 somewhere St. Unit 456 Thistown, CA. 91234

Confidential Report

**123 somewhere St. Unit
456 Thistown, CA.
91234**



Prepared for: *Anyone*
**Prepared By: Robert
Gaudreault**

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GENERAL INFORMATION

Client/User Information:

1.1 Date of Walkthrough Survey:

October 24/2018.

1.2 Time:

6:00.

1.3 Occupied:

Client should understand that there are many stored items throughout the interiors restricting access and view to certain, components, systems and general interiors. Some issues, such as and not limited to defects, stains and cracks may go unnoted in this report that were not in view at the time of the inspection.

1.4 Consultant:

Robert Gaudreault. UCLA degree in construction management: Disciplines of study entailed, project engineering, estimating projects, overall management of construction process from documents, coordination and scheduling to final completion. General B contractors licensed and C designation (Inactive). ITC certified in thermo imaging and member of the California Real Estate Inspection Association as master inspector.

Property Characteristics and Type:

1.5 Main Entry Faces:

South.



1.6 Building Type:

TYPE V-A--Protected Wood Frame (Commonly used in the construction of newer apartment buildings; there is no exposed wood visible.)
1 Hr. Exterior Walls

1 Hr. Structural Frame
1 Hr. Floor/Ceiling/Roof

Group A-2 occupancy includes assembly uses intended for food and/or drink consumption including, but not limited to:

Banquet halls
Casinos (gaming areas)
Restaurants, cafeterias and similar dining facilities (including associated commercial kitchens)
Taverns and bar.

1.7 Stories:

2 levels with one partial basement. Basement shared.

Climatic Conditions:

1.8 OUTSIDE TEMPERATURE (F):

60s.

Utilities:

1.9 Water Source:

Public.

1.10 Electric:

Municipal.

1.11 Fuel:

Natural Gas. Supplied by local utility company.

1.12 Utility Status:

All utilities on.

Purpose Scope:

1.13 ASTM E 2018:

The purpose, as defined by ASTM E 2018 and use of this guide, is to define good commercial practice in the USA for conducting a baseline *property conditions assessment* (PCA) of the improvements located on a parcel of commercial real estate by performing a walk-through survey and conducting research as outlined within the guide. The goal is to identify and communicate physical deficiencies to a use. **The term physical deficiencies includes the conspicuous defects and material deferred maintenance of a subject property's material systems, components or equipment as observed during completion of the PCA.**

This definition excludes deficiencies that may be remedied with routine maintenance, miscellaneous minor repairs, normal operating maintenance, etc., and excludes de

minimis conditions that generally do not present material physical deficiencies of the subject property.

1.14 Deviations from Standards:

Deviations from standards are as such; Survey of space is treated as condo within a complex maintained by an association. No plan or document reviews conducted, no interviews conducted. We did not conduct any record research. For example, outstanding citations related to building code violations with local building department nor did we conduct any research as to any outstanding fire code violations.

No onsite interview with building engineer or property manager. No document review, such as plans or permit information.

RESOURCES/DEFINITIONS AND LIFE SPANS:

STANDARD TERMS:

2.1 GENERAL DEFINITIONS:

Cladding: This is the actual skin of the structure. It can be glass, brick veneer, stone, stucco etc.

Facade: Face of structure. Concrete or brick. It is considered part of the structural aspect of the building unlike cladding.

HVAC: Heating Ventilation and Air Conditioning

Main disconnect: This is the main electrical shut off for the structure.

Not Technically Exhaustive: Appropriate due diligence according to this guide is not to be construed as technically exhaustive. There is a point at which the cost of information obtained or the time required to conduct the PCA and prepare the PCR may outweigh the usefulness of the information and, in fact, may be a material detriment to the orderly and timely completion of a commercial real estate transaction. It is the intent of this guide to attempt to identify a balance between limiting the costs and time demands inherent in performing a PCA and reducing the uncertainty about unknown physical deficiencies resulting from completing additional inquiry.

PCR (Property Conditions Report): This is the report that generates the Property Conditions Survey conducted by observer or consultant

Physical Deficiencies: In defining good commercial and customary practice for conducting a baseline PCA, the goal is to identify and communicate physical deficiencies to a user. The term physical deficiencies means the presence of conspicuous defects or material deferred maintenance of a subject property's material systems, components, or equipment as observed during the field observer's walk-through survey. This definition specifically excludes deficiencies that may be remedied with routine maintenance, miscellaneous minor repairs, normal operating maintenance, etc., and excludes de minimis conditions that generally do not present material physical deficiencies of the subject property.

Plumbing: This is the water supply lines, water heaters and sanitary waste and ventilation part of the structure

Principles: The following principles are an integral part of this guide. They are intended to be referred to in resolving ambiguity, or in exercising discretion accorded the user or consultant in conducting a PCA, or in judging whether a user or consultant has conducted appropriate inquiry or has otherwise conducted an adequate PCA

Property Conditions Assessment: The PCA performed per ASTM standards is site-specific in that it relates to the physical condition of real property improvements on a specific parcel of commercial real estate. Consequently, this guide does not address many additional issues in real estate transactions such as economic obsolescence, the purchase of business entities, or physical deficiencies relating to off-site conditions.

Representative Observations: The purpose of conducting representative observations is to convey to the user the expected magnitude of commonly encountered or anticipated conditions. Recommended representative observation quantities for various asset types are provided in Annex A1; however, if in the field observer's opinion such representative observations as presented in Annex A1 are unwarranted as a result of homogeneity of the asset or other reasons deemed appropriate by the field observer, the field observer may survey sufficient units, areas, systems, buildings, etc. so as to comment with reasonable confidence as to the representative present condition of such repetitive or similar areas, systems, buildings, etc. To the extent there is more than one building on the subject property, and they are homogeneous with respect to approximate age, use, basic design, materials, and systems, it is not a requirement of this guide for the field observer to conduct a walk-through survey of each individual building's systems to describe or comment on their condition within the PCR. The descriptions and observations provided in the PCR are to be construed as representative of all similar improvements

System: Refers to the complexities of a part of the structure. For example the electrical system has many parts, the plumbing and HVAC system have many components parts that make up the whole system

The consultant (Observer): is the qualified professional conducting the walk through assessment of the property, structure

Uncertainty Not Eliminated: No PCA can wholly eliminate the uncertainty regarding the presence of physical deficiencies and the performance of a subject property's building systems. Preparation of a PCR in accordance with this guide is intended to reduce, but not eliminate, the uncertainty regarding the potential for component or system failure and to reduce the potential that such component or system may not be initially observed. This guide also recognizes the inherent subjective nature of a consultant's opinions as to such issues as workmanship, quality of original installation, and estimating the RUL of any given component or system. The guide recognizes a consultant's suggested remedy may be determined under time constraints, formed without the aid of engineering calculations, testing, exploratory probing, the removal or relocation of materials, design, or other technically exhaustive means. Furthermore, there may be other alternative or more appropriate schemes or methods to remedy a physical deficiency. The consultant's opinions generally are formed without detailed knowledge from those familiar with the component's or system's performance.

User: Otherwise, client. Person who has interest in obtaining a Property Conditions Assessment as part of their due diligence.

RESOURCES:

2.2 Cost to Cure Source:

Cost estimates are obtained from a multitude of sources, such as *R. S. Means*, the *National Contractor estimator 55th Edition*, local contractors and specialty tradesman, the web site, manufacturers and installers. Also cost are based on historical references. It should be understood that this PCR should not be used as a bid and it is not intended for this purposes. Any client should obtain their own estimates. It should also be understood that estimates can vary greatly to a greater or lesser degree.

Other variables that can affect estimates are and not limited to, weather, strikes, union or non union bids and availability of resources, such as material and supplies.

2.3 Immediate Needs Cost Source:

All the immediate repair costs will be itemized in section 1. These are cost per the opinion of the consultant performing the PCA that are safety concerns, at the end of their serviceable life and should be replaced or suffering from extensive deferred maintenance.

2.4 5 to 12 year Expected Cost Expenditures:

Replacement of 4 Heat Pumps should be anticipated in year one. Refer to spread sheet.

Best Cost; \$22,000.00

Worst Cost; \$26,000.00.

Life Expectancies

LIFE EXPECTANCY:

3.1 Water Pipes:

Current estimated life:14 years	Remaining Serviceable Life: 40+
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3.2 Waste and Vent Lines:

Current estimated life:14 years	Remaining Serviceable Life: 30+
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3.3 Water Heaters:

Current estimated life:2 years	Remaining Serviceable Life: 0+
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3.4 Electrical::

Current estimated life:14 years	Remaining Serviceable Life: 40+
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3.5 HVAC:

Current estimated life:14 years	Remaining Serviceable Life: 1 to 2. Varies.
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Cost to Cure

The cost to cure is provided as a guide on what immediate expenditures are to be expected in order to maintain or sustain a viable structure. It does not provide general standard operating cost of a building, tenant improvements, cosmetic repairs or desired upgrades. All cost provided are not an estimate and can vary to a greater or lesser degree. The cost is on an average national figure of what may be expected notwithstanding any other variables that can affect price at the time of repairs or replacements, such as and not limited to, natural disasters, strikes and availability of materials and labor. All costs are based on items that exceed \$3000 only.

PLUMBING:

Findings:	Recommendations:
Water heater is prematurely deteriorated. Possibly due to inherent condition or installation defect.	Further investigation by mechanical engineer of qualified commercial plumber. Replacement of existing more than likely needed.

4.3 Cost to Cure:

Best Cost: \$2,500.00	Worst Cost: \$4,550.00.
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HEATING & AIR:

Findings:	Recommendations:
Systems were mostly operating with the exception of those units set over kitchen area. These systems are close to grease hoods and ovens which produce byproducts that are releasing into ceiling plenum. One unit was apparently shut down as a result of an ongoing problem.	Consult qualified mechanical engineer for advise. Anticipate replacement of all 5 units as indicated in year one.

4.6 Cost to Cure:

Best Cost: \$3,000.00	Worst Cost: \$5,550.00.
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ELECTRICAL:

Findings:	Recommendations:
Suspected conditions at sub panel A that can affect operations of this facility. Refer to electrical section of report. Wiring within plenum areas poorly supported at some locations.	Consult 3 phase commercial electrician for further investigation and to conduct any needed corrections.

4.9 Cost to Cure:

Best Cost: \$2,500.00	Worst Cost: \$4,550.00.
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INTERIORS:

4.10 NOTE:

No Cost to Cure provided for tenant improvements.



IMMEDIATE PHYSICAL NEED COST ESTIMATES ANNEX II

123 somewhere St. Unit 456 Thistown, CA. 91234

ITEM	QTY	UNIT	UNIT COST	TOTAL UNIT COST	DESCRIPTION
SITE/TRACT IMPROVEMENTS					
Concrete			N/A		
BUILDING ENVELOPE					
Floor coverings - BUR			N/A		
BUILDING MECHANIC & ELECTRICAL SYSTEMS					
Electrical			4,550		Corrections needed. Refer to body of report and thermo images.
Plumbing			4,500		Replace water heater.
HVAC equip – condensers			5,500		Repairs/corrections
BUILDING EXTERIOR ELEMENTS & FINISHES					
Cladding					
Roof					
BUILDING INTERIOR ELEMENTS & FINISHES					

Total 14,550

PHYSICAL NEED OVER THE TERM COST ESTIMATES ANNEX III



123 somewhere St. Unit 456 Thistown, CA. 91234

 Number of Units:
 Property Age (yrs):
 Inflation Rate: 0

Description	AVG EUL (YR)	EFF AGE (YR)	RUL (YR)	QTY	UNIT	UNIT COST	YR 1	YR 2	YR 3	YR 4	YR 5	YR 6	TOTAL COST
SITE/TRACT IMPROVEMENTS													
Swimming pool/spa					N/A								0
Plastic liner/deck cracks					N/A								0
Heating equip					N/A								0
Filtration equip					N/A								0
													0
													0
													0
BUILDING EXTERIORS													
Exterior paint/maintenance					N/A								0
													0
													0
BUILDING MECHANICAL AND ELECTRICAL SYSTEMS													
Water heaters - central					N/A								0
HVAC equip - condensers				4 zones			26,000						26,000
													0
													0
BUILDING INTERIOR ELEMENTS AND FINISHES													
Range/stoves					N/A								0
Dishwasher					N/A								0
Refridgerator					N/A								0
Vinyl flooring					N/A								0
Carpet flooring					N/A								0
													0
													0
Un-inflated totals							26,000	0	0	0	0	0	26,000
Inflation rate							1	1	1	1	1	1	
Inflated totals							26,000	0	0	0	0	0	26,000

 Un-inflated cost per unit per year: 26,000
 Inflated cost per unit per year: 26,000

PLUMBING SYSTEM

Water quality or hazardous materials (lead) testing is available from local testing labs, and not included in this walk through. All underground piping related to water supply, waste, or sprinkler use are excluded from this walk through survey. Leakage or corrosion in underground piping cannot be detected by a visual observation, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The consultant cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.

Waste and drainpipes pipe condition is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. Older structures with galvanized or cast iron supply or waste lines can be obstructed and barely working during a walk through but later fail under heavy use. If the water is turned off or not used for periods of time (such as a vacant building waiting for closing), rust or deposits within the piping can further clog the piping system. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of walk through. Nonetheless, blockages will still occur in the life of any system.

WATER SUPPLY:

5.1 SOURCE::

City/Municipal. Meter not located.

BUILDING WATER SUPPLY:

5.2 PIPE SIZE:

1/2", 3/4" to 2" in diameter pipe seen at visible areas.

5.3 MATERIAL & CONDITION:

Interior supply piping in the structure is predominantly copper. By testing multiple fixtures at one time, functional flow of the water supply was verified. Visible shut off within basement ceiling plenum.



WASTE DISPOSAL:

5.4 MATERIAL & CONDITION:

Predominant waste line material is cast iron. Only 3% of the waste disposal system is visible to the inspector. Most of the waste drainage system is within walls, into common areas and below grade and therefore can not be viewed.

Waste disposal installation and waste vent installation is not visible for the most part. Inspector is solely judging adequacy of drainage by one person operating and viewing one fixture at a time.

OTHER PLUMBING:

5.5 FIRE SPRINKLERS:

A fire sprinkler system is installed. It is recommended that it be checked by a professional with appropriate experience. The type of system installed is referred to as a Wet Pipe System.

Did not perform any evaluation or testing of the existing fire sprinkler system. The only information noted is the presence of the system.



WATER HEATER:

5.6 LOCATION:

Basement closet.



5.7 Model & Serial Numbers:

2 year old 100 gallon gas fired water heater.



5.8 CONDITION:



Rust Noted - It shows signs of rust and some deterioration.

5.9 COMBUSTION AIR:

Adequate amount of fresh air supply to ensure complete combustion through vent duct.

5.10 DRIP LEG?:

No drip leg installed on the incoming gas line to the water heater. Installation of a drip leg is recommended to prevent debris from getting into the gas valve.

5.11 VENT PIPE CONDITION:

Exhaust flue appears to be correctly installed.



5.12 WATER PIPES:

Expansion tank should be anchored or supported.



5.13 TEMPERATURE CONTROL:

Not operated or tested. Temperature set higher than standard recommended 120 degrees F.



5.14 TPRV:

Temperature and pressure relief valve is installed and it has a drain tube that terminates to approved location.

5.15 BRACING:

Satisfactory.

Be aware that the consultant can not detect gas leaks and is only commenting on visual portions of the gas

lines. Consultant does not operate gas valves nor light pilots to appliances that are off at the time of the walk through survey. Much of the gas lines, such as to any pool heater or BBQ are below grade and therefore not visible as mentioned above and can not be located or viewed for observation. Consultant is also not performing any calculations as to pipe sizing for certain appliances or adequacy and efficiency of flow and pressure. This can only be done by qualified licensed professional plumbing contractor with the use of special gauges and instruments.

HEATING, VENTILATION & AIR CONDITIONING

Consultant can only readily open access panels provided by the manufacturer or installer for routine maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The consultant does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested. The consultant is not equipped to observe furnace heat exchangers for evidence of cracks or holes, or view concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual observation. Have these systems evaluated by a qualified individual. The consultant does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations that are made for service or further evaluation be scheduled before the close of escrow. A specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be performed by laboratory testing and is beyond the scope of this walkthrough survey. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this walkthrough. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

System:

6.1 HVAC:



Water-to-Air type heat pumps installed as the primary heating system.

4 separate zones. Boiler maintained by HOA.

6.2 Heating Element Location:

Ceiling and within ceiling plenum over kitchen. Access to at least one unit is poor.

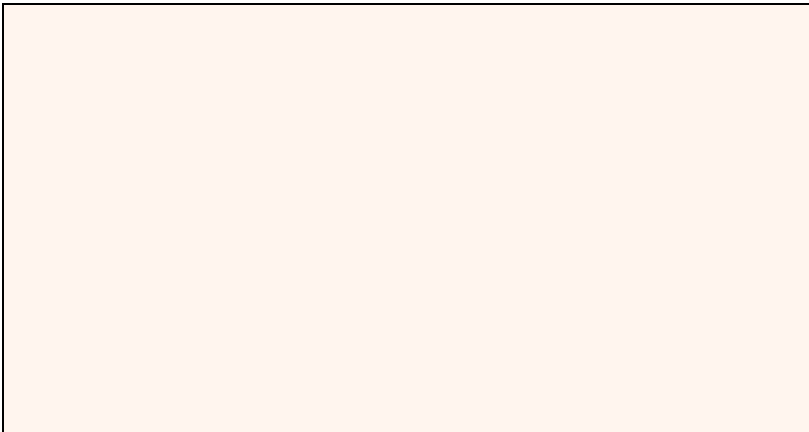
6.3 Capacity & Efficiency:

Appear to be 5 ton each.

6.4 Approximate Age:



14 years.



6.5 General Operation & Cabinet:

Generally operational however corrosion apparent to at least one unit indicating rusty or corroded coils. Normally due to lack of maintenance, such as simple filter change.

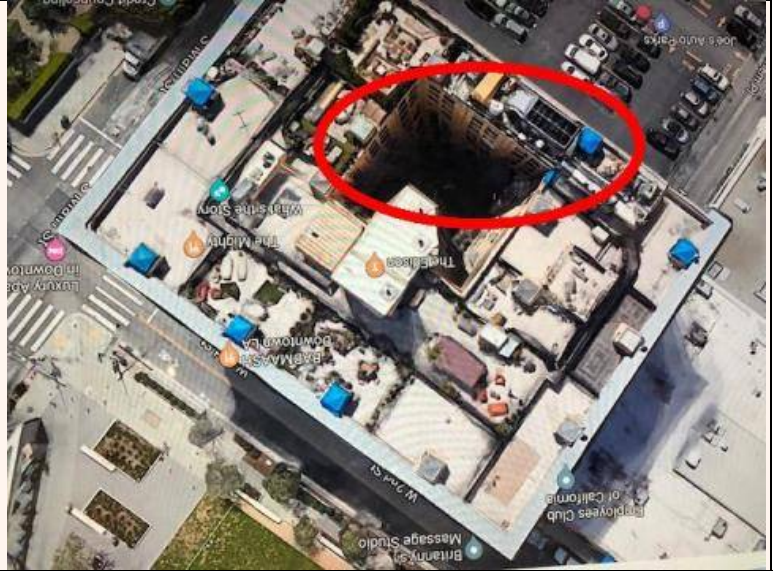


6.6 Normal Controls:

General condition appears serviceable.

6.7 COOLING TOWER/BOILER:

Systems located at roof top and maintained by building.



6.8 Condensate Lines:

Condensate drain lines appear to be adequately installed. Periodic checking to make sure that the line is clear will help to maintain the system.

6.9 Ducts Condition:



Evidence of cross contamination of exhaust hood air and conditioned air from heat pumps located within ceiling plenum above kitchen.

Other Related Issues:

6.10 NOTE:



Exhaust hood is too closet to air returns resulting in grease flow into ceiling plenum.

Consult qualified mechanical engineer for suggestions.



ELECTRICAL SYSTEMS

In accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that are made for service or upgrades should be completed before the close of escrow or during contingency period, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The consultant is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this PCA but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

PRIMARY POWER SOURCE:

7.1 SERVICE VOLTAGE:

Incoming electrical service to this structure is /208/120 volts. 3 phase.4 wire.

MAIN PANEL:

7.2 MAIN PANEL LOCATION:

Common areas maintained by building.



SUB PANEL 1:

7.3 LOCATION:

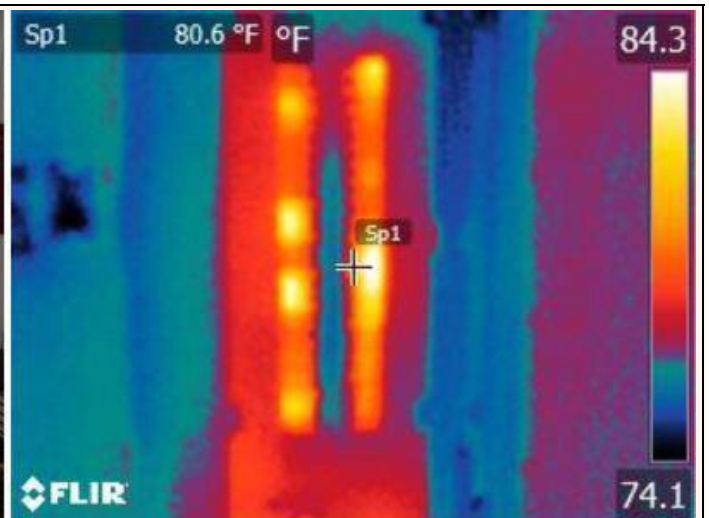
Upper floor.



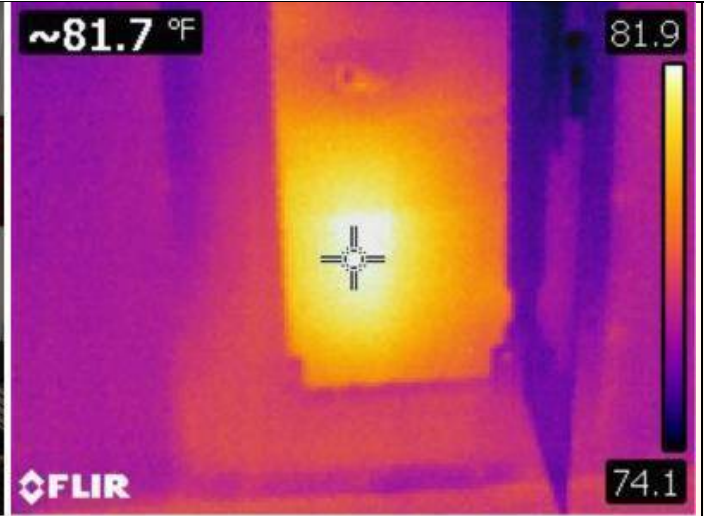
7.4 SIZE:

400 amp and 225 amp 208/120 3 phase 4 wire.

7.5 PANEL TYPE & CONDITION:



Panel A does indicate anomalies at some breakers. Further investigation needed to verify condition beyond panel. Contact commercial 3 phase electrician.



Suspected overheating of incoming feeder.

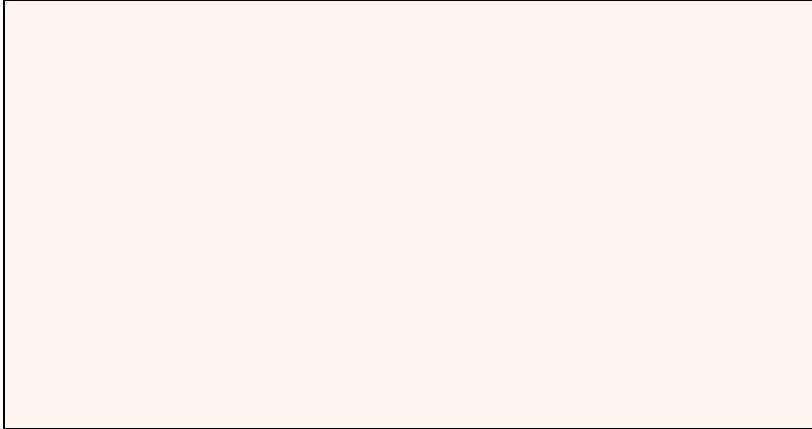
WIRING TYPE & CONDITION:

7.6 WIRING TYPE & CONDITION:



Copper - The structure is wired using plastic insulated copper single conductor. Mostly all within conduit

Portions of the wiring and/or electrical boxes are not adequately secured and/or supported as they should be. Corrections needed at this time to prevent damage.



OUTLETS & SWITCHES:

7.7 RECEPTACLES:

A representative sampling of receptacles was achieved. These tested appeared to be operating properly. General voltage reading 122.4.



7.8 SWITCHES:

At least one of the dimmer switches was hot to the touch. Overheating can be a safety concern.

7.9 LIGHTING:

A representative sampling of lighting was achieved. These tested appeared to be operating properly.

COMMENTS:

7.10 ADDITIONAL:

Refer to attached thermo images at the end of this report for additional readings.

STRUCTURE:

While the observer makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the walk-through, the consultant does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the consultant or other persons.

INTERIOR FINISHES:

8.1 WALL COVERING:

Wall covering material is sheetrock.

8.2 CEILING MATERIAL:

Ceiling covering material is drop down ceiling tiles forming a plenum.

FOUNDATION

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of the walk through.

FOUNDATION:

9.1 TYPE:

Concrete structure. Monolithic slab and raised concrete walls forming floors and walls.

9.2 PERCENTAGE VISIBLE:

Exterior view of the foundation is limited to the portions visible above grade.

BASEMENT:

9.3 Interior of Basement Percentage Finished Into work Space:



More than half the interior of the basement is finished into work space.

9.4 Interior Stairway Access From:

Left section hall.

9.5 Staircase Condition:

Staircase to the basement level appears functional. Exit signs present.

INTERIORS:

Walk-through survey of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings may go unnoted. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate.

DINING AREA:

10.1 Location:

Main level.



10.2 Doors:



Satisfactory. Exit signs illuminate indicating exit path and panic hardware installed.

10.3 General Interiors:

Satisfactory.

10.4 Floor Condition:

Satisfactory. Flooring is tile and maintained.

10.5 Extinguishers:

Inspection current and indicated.



10.6 KITCHEN:

Kitchen apparatus and incidental appliances are not included in this survey. Such as and not limited to, refrigerators, ovens, range hoods, sinks of kitchen fire protection devices.

BATHROOM

Shower pans are not tested as this should only be done by a pest control operator who is licensed by the state of California. Efficiency of hot water flow to fixtures is not part of this PCA and it does not comment on whether or not temperature of hot water is adequate. Client should have a licensed plumber set water heater thermostat to desired hot water setting. When away for long periods be sure to set your water heater thermostat to vacation mode. Functional drainage flow is only judged as seen while running water under normal conditions. Excessive use of improper use can always cause back ups.

Bathroom :

11.1 Location:

Women Bath.



11.2 Basin & Drain:

The basin and drainage fixture appears to be satisfactory.

11.3 Faucet fixture:

Faucets and supply lines appear satisfactory.

11.4 Toilet:

The toilet in this bathroom appears to be functional.

11.5 Dispensers:

Good. Dispensers are in good repair and maintained.

11.6 Walls/Ceiling:

The walls in this bathroom are satisfactory.

11.7 Flooring:

Flooring in this bathroom is satisfactory.

11.8 Lighting:

The ceiling light and fixture in this bathroom are in satisfactory condition.

11.9 Exhaust Fan:

Exhaust needs maintenance. Clear any dust or lint.



11.10 GFCI(S)

A Ground Fault Circuit Interrupt outlet installed in the area of the bathroom lavatory. However, it failed to stop the current flow or did not reset after testing. Replacement is necessary.



Bathroom 2 :

11.11 Location:

Men bath.



11.12 Basin & Drain:

Sink is loose from the wall. Repairs needed.



11.13 Faucet fixture:

Faucets and supply lines appear satisfactory.

11.14 Toilet:

The toilet in this bathroom appears to be functional.

11.15 Urinal:

Slow to no flush observed.



11.16 Dispensers:

Good. Dispensers are in good repair and maintained.

11.17 Walls/Ceiling:

The walls in this bathroom are satisfactory.

11.18 Flooring:

Flooring in this bathroom is satisfactory.

11.19 Lighting:

The ceiling light and fixture in this bathroom are in satisfactory condition.

11.20 Exhaust Fan:

An exhaust fan installed in this bathroom, and it is performing satisfactorily.

11.21 GFCI(S)

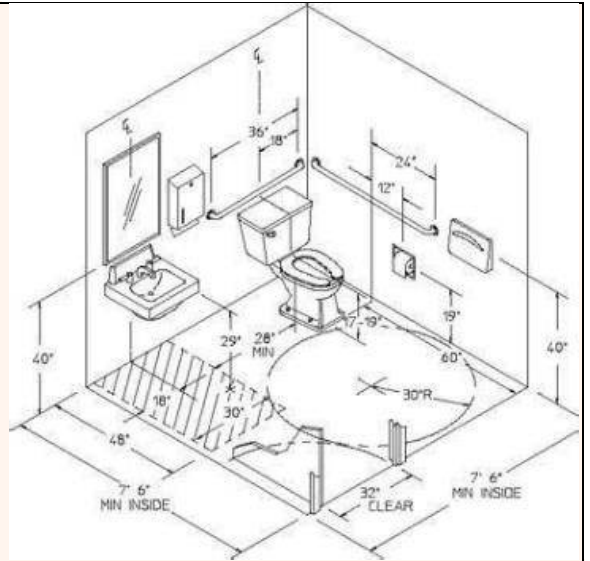
A Ground Fault Circuit Interrupt outlet installed in the area of the bathroom lavatory. However, it failed to stop the current flow or did not reset after testing. Replacement is necessary.



ADA:

11.22 ADA Compliant?

Appear to be from simple viewing without any measuring or testing.



Probable or Improvable Environmental Concerns,

Let it be understood that we are not conducting a phase 1 environmental assessment. We are simply stating, based on age, historical references and some observable conditions, that there may be additional environmental issues that client should be aware of. We highly recommend obtaining the services of a recognized approved agency and conducting a phase 1 assessment.

ENVIRONMENT:

12.1 High voltage towers?

There are no high voltage towers nearby subject property.

12.2 EMF testing?

No-Inspector did not conduct a test for electro magnetic field. Electromagnetic field radiation is invisible and prevalent throughout. Subtle energies constantly swirl in and around our bodies, whether or not we are aware of them. Electromagnetic Fields (EMF) are energy waves with frequencies below 300 hertz or cycles per second. The electromagnetic fields we encounter daily come from every day things such as power lines, radar and microwave towers, television and computer screens, motors, fluorescent lights, microwave ovens, cell phones, electric blankets, house wiring and hundreds of other common electrical devices. Those EMF readings of most concerns are usually when high voltage power lines are nearby.

12.3 Radon:

Inspector did not perform any radon testing. Radon is found in some geographical areas. Radon is a cancer causing, radioactive gas that comes from the decay of radium in the soil, which is a decay product of uranium. Radon is a colorless, odorless, invisible gas that occurs naturally. Chronic exposure to elevated radon levels has been linked to an increased incidence of lung cancer in humans. The risk increases for those who smoke. Most areas of Los Angeles are under Zone 2

A Map was developed by the EPA using five factors to determine radon potential: indoor radon measurements; geology; aerial radioactivity; soil permeability; and, foundation type. Radon potential assessment is based on geologic provinces. Radon Index Matrix is the quantitative assessment of radon potential. Confidence Index Matrix shows the quantity and quality of the data used to assess radon potential. Geologic Provinces were adapted to county boundaries for the Map of Radon Zones. You can find additional information on the EPA web site.

12.4 Asbestos?

The structure more than likely does not have asbestos as it dates post 1978. Asbestos was no longer used in the construction industry when building was constructed. Asbestos is the name given to a group of naturally occurring minerals used in certain products, such as building materials, such as roofing material, siding and duct insulation to name a few. Asbestos includes chrysotile, amosite, crocidolite, tremolite asbestos, anthophyllite asbestos, actinolite asbestos,

and any of these materials that have been chemically treated and/or altered.

12.5 Lead Paint?

Not tested for.

12.6 Urea-Formaldehyde

More than likely not probable due to age of construction. Since 1993, a UFFI declaration has not been required for mortgage insurance under the National Housing Act. However, a UFFI declaration may still be requested as part of a real estate listing or an agreement of purchase and sale. Even though UFFI should not be a cause for concern, you may, depending on where you live in the US and Canada, be asked to declare whether or not it is in your building

12.7 Mold or other bio organisms?

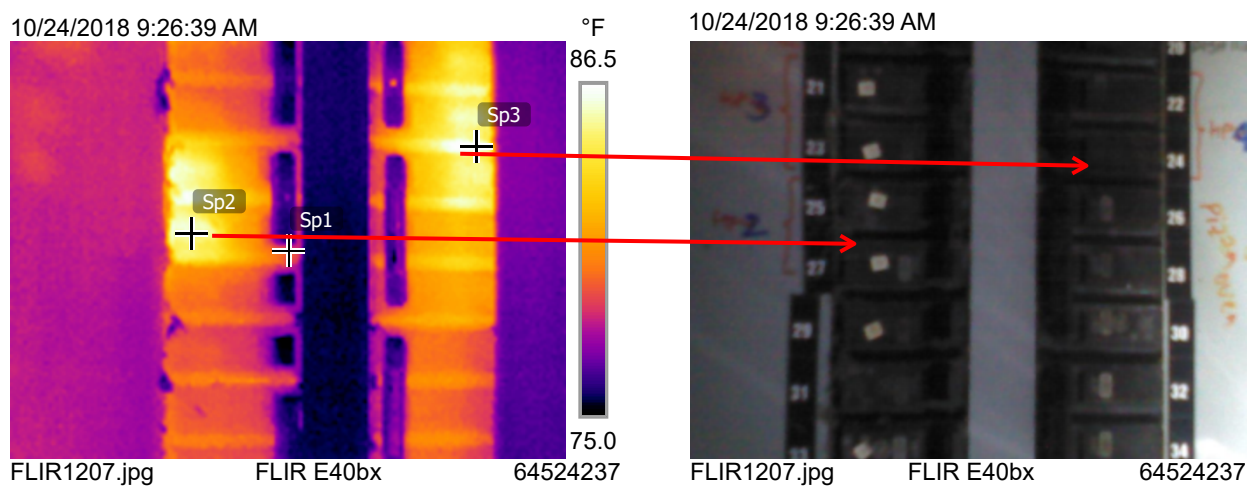
Molds are forms of fungi that are found naturally in the environment. Molds are in the soil, and on dead and decaying matter. Outdoors, molds play a key role in the breakdown of leaves, wood and other plant debris. Molds come in a variety of colors, including green, black, white, brown and orange. Molds can appear fuzzy or in slimy streaks. There is often a musty or earthy odor around molds.

Molds make tiny spores to reproduce, just as some plants produce seeds. Indoors, these mold spores move through the air and settle on surfaces. When mold spores land on a damp spot, they may begin to grow and multiply.

Molds need moisture and a food source. Good food sources for molds are cloth, wood, wallboard and insulation, but molds can grow on almost anything. Water or moisture is the factor that limits mold growth. When there is a wet surface or material that is not dried or discarded promptly (for example, water discharged from a burst pipe), molds can grow within 24 to 48 hours in the area. Additional data can be found via web site or by a qualified mold specialist.

Our view of the this structure is limited. We do not conduct a mold test or visually look for mold, unless it is in full view of an area that was accessed. Mold inspections can and should only be done by qualified mold experts as they use special instruments and means of testing that are beyond the scope of this PCA-PCR.

Panel A



Measurements

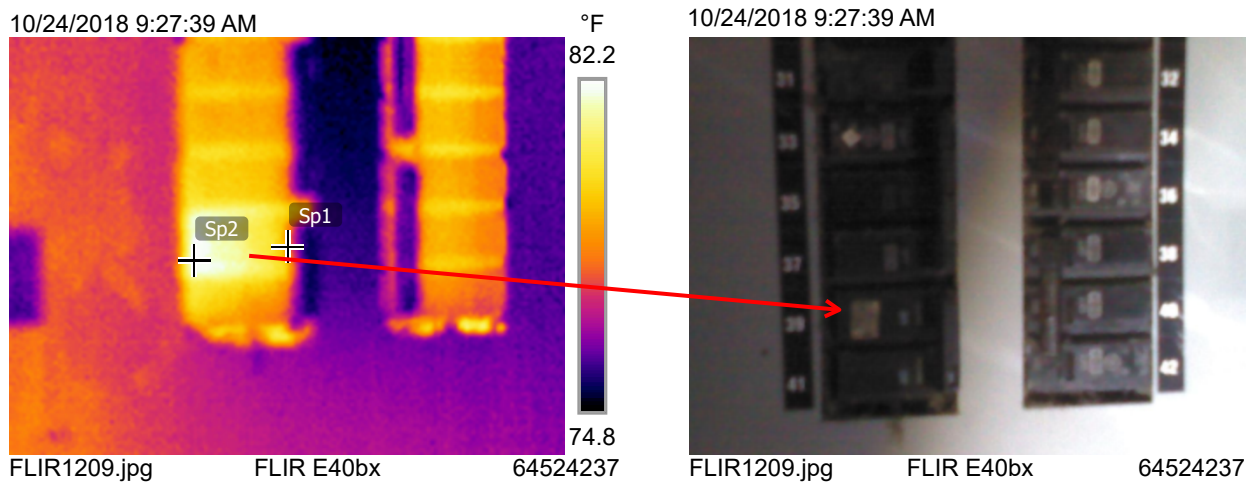
Sp1	79.1 °F
Sp2	85.5 °F
Sp3	86.2 °F

Parameters

Emissivity	0.95
Refl. temp.	68 °F

Though temperature reading is not excessive an anomaly detected to 2 phase and three phase over current protector. Suspected imbalance, loose connection etc. Suggest further investigation.

Panel A



Measurements

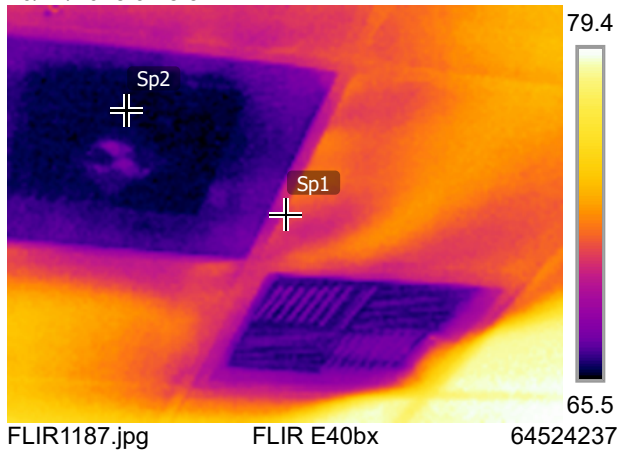
Sp1	78.3 °F
Sp2	81.9 °F

Parameters

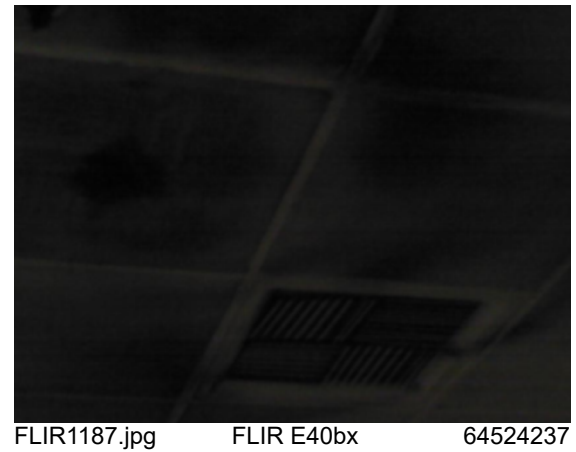
Emissivity	0.95
Refl. temp.	68 °F

2 phase breaker 39/41 suspected deficiency. Possible loose contact, over heating of one conductor as compared to other on same over current protection device.

10/24/2018 9:18:57 AM



10/24/2018 9:18:57 AM



Measurements

Sp1	70.8 °F
Sp2	65.7 °F

Parameters

Emissivity	0.95
Refl. temp.	68 °F

Evidence of air loss into ceiling plenum over kitchen. Air from return near grease vent emptying into ceiling area