

The Uniform Building Inspection Report



Commercial Office Building:
2228 Kettner Blvd., San Diego

Prepared Exclusively for:
Blokhaus Development

Inspection Date:
9/24/12, 8:30 AM

Report Number:
092412-b000673



National Association of Commercial
Building Inspectors & Thermographers
Certified Member

SUMMARY

This Summary Report is intended to provide a convenient and cursory preview of the conditions and components that we have identified within the report as needing service. It is obviously not comprehensive, and should not be used as a substitute for reading the entire report, nor is it a tacit endorsement of the condition of components or features that may not appear in this summary. An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, expressed as a result of the inspection. Please take time to review limitations contained in the inspection agreement. This report is not a warranty and this firm does not warrant that this report will be accepted as written by all parties to the transaction. Clients are cautioned that trade professionals will not always agree with these assessments. Some may see an issue as more serious than described here, while others may consider an issue less serious or even non-existent. That is because these conventions are the writer's subjective assessment only, and are based on his or her own training and experiences. For that reason, this firm recommends that clients always obtain estimates for repairs from their own contractor, not those chosen by a seller or a real estate agent, and be sure to obtain a second opinion concerning all costs and proposed repairs. Each of these items will likely require further evaluation and repair by licensed trades people. Obtain competitive estimates for these items. Also, ***the service recommendations that we make in this summary and throughout the report should be completed well before the final payment and further evaluation by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.***

Here is a list of defects that need further evaluation or repair by appropriately Licensed Contractors.

FOUNDATION - STRUCTURE - EXTERIOR

GENERAL COMMENTS:

Major water damage and wood rot are noted.

Major structural cracks are noted in the foundation and the exterior walls.

FOUNDATIONS:

Evidence of Settlement:

Displacement cracks and damage noted - Recommend further evaluation by a structural engineer.

EXTERIOR WALLS:

Overall Condition: Poor.

Evidence of Cracking:

Displacement cracks and damage noted - Recommend further evaluation by a structural engineer.

WINDOWS:

Overall Condition: Poor.

Type and Condition of Sills/Lintels: Wood, Poor.

DOORS:

Rear Entry Doors: Poor.

PARKING AREAS:

Condition: Parking area could stand top coating with 1 inch of finish asphalt.

TERMITE DAMAGE:

Yes - Further evaluation is needed by a licensed Pest Control Operator.

FENCING/STAIRS:

Stairs: Missing handrail - **SAFETY HAZARD!**

ROOFING SYSTEM

ROOF:

Overall Condition:

Poor, A licensed roofing contractor should be called in to make further evaluation and repairs as needed.

VALLEYS/FLASHING:

Valleys: Poor.

Flashing: The potential for rainwater entry exists.

ATTIC:

Evidence of Leaks: The potential for leakage exists at the following areas: Warehouse and office areas.

ROOF SUPPORT:

Roof Sheathing: 1 inch board, Poor overall condition.

GUTTERS & DOWNSPOUTS:

Type and Condition:

Aluminum, Poor. Clogged drain noted, Missing downspout, debris in the gutters, clean the gutters.

PLUMBING SYSTEM

HOT WATER SOURCE:

Equipment Condition: Poor.

PLUMBING FIXTURES:

Baths- Sinks: Poor.

Showers: Inoperative.

Other:

Missing medicine cabinet, missing shower stall, missing showerheads, missing flooring, rusty sink is noted, warehouse sink not plumbed.

FIRE SPRINKLER SYSTEM: None.

ELECTRICAL

OUTLETS/SWITCHES/FIXTURES:

Outlets: Overall Condition: Undetermined - No electric service at time of inspection.

GROUND FAULT INTERRUPTER (GFI) CIRCUITRY:

None installed. Installation of these protective devices recommended.

SMOKE ALARMS: None installed- Installation of smoke alarms is recommended.

AIR CONDITIONING & HEATING SYSTEMS

GENERAL COMMENTS: No heating nor air conditioning is installed.

INTERIOR AREAS

GENERAL COMMENTS:

Major water damage to ceilings and walls are noted - Recommend a mold inspection.

WALLS: Poor.

CEILINGS: Poor.

FLOORS: Poor.

WINDOWS: Poor.

TRIM: Missing door stops, minor door trim damage is noted.

BATH AREAS: Poor.

KITCHEN AREA: Poor.

WAREHOUSE:

Major water intrusion noted, structural damage noted.

Support Beams:

Loose fit, damaged and cracked wall noted - Recommend further evaluation by a structural engineer..

Walls:

Poured concrete and wood; Cracks, wood wrot and damage noted.

Ceiling:

Wood rot, water stains and leaks noted - Recommend further evaluation and roof replacement by a licensed roofing contractor.

If you have any questions about your report, please call our office at (760)592-6653 during regular business hours.

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of the subject property, to binding, non-appealable mediation/arbitration to the National Association of Certified Home Inspectors Alternate Dispute Resolution Service (www.nachiads.com) in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

FOUNDATION - STRUCTURE - EXTERIOR

CONDITION DEFINITIONS: **CONFIDENTIAL - FOR CLIENT USE ONLY**

GOOD - *Satisfactory with normal wear and tear*

FAIR - *Satisfactory but declining in usefulness*

POOR - *Unsatisfactory in need of immediate repair*

The following opinion is based on an inspection of the visible portion of the foundation and exterior. This report is not intended as a termite clearance. We recommend you obtain the services of a licensed pest control operator to determine the presence of any termite infestation.

GENERAL COMMENTS:



Major water damage and wood wrot are noted, Major structural cracks are noted in the foundation and the exterior walls.

FOUNDATIONS:

Spread footings. Floor is a concrete slab.

Evidence of Settlement:



Displacement cracks and damage noted - Recommend further evaluation by a structural engineer.

GRADING & LANDSCAPE:

Grading:

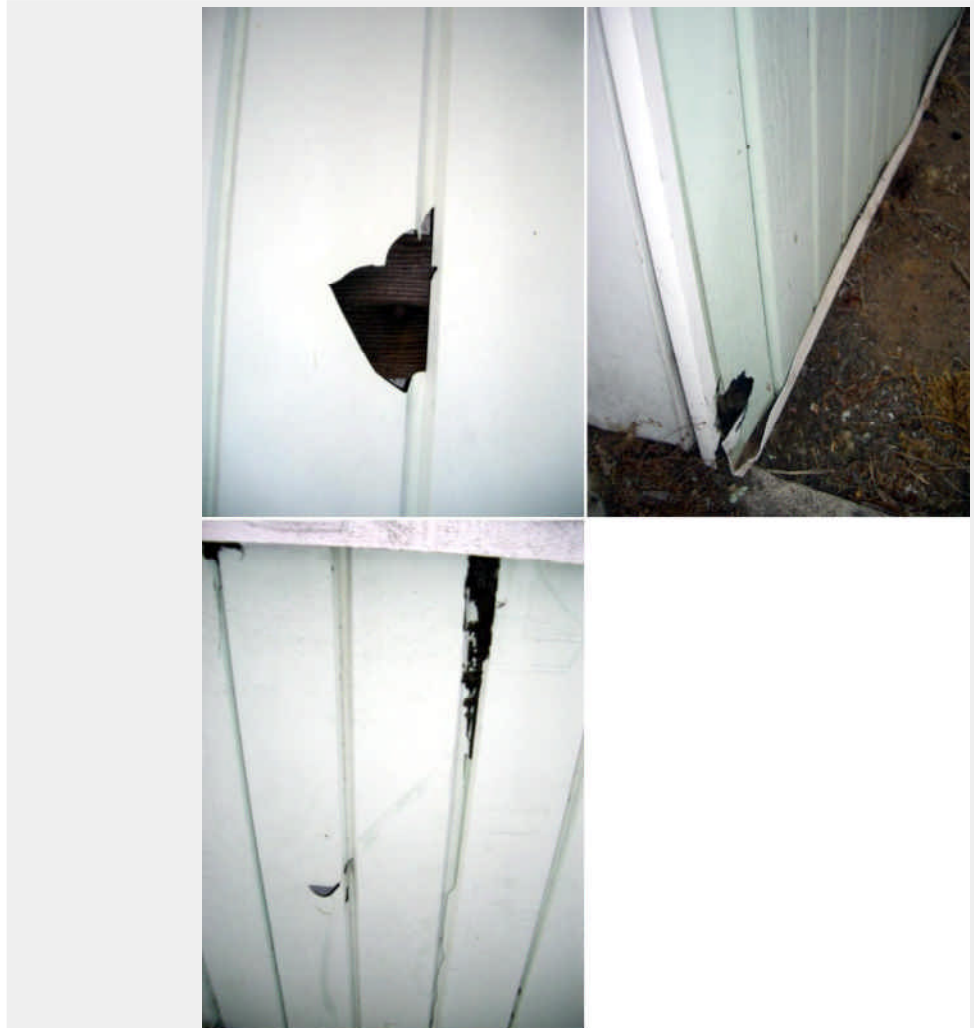
Fair.

Landscape:

None.

EXTERIOR WALLS:

Predominant materials:



Concrete and vinyl siding.

Overall Condition:

Poor.

Evidence of Cracking:



Displacement cracks and damage noted - Recommend further evaluation by a structural engineer.

Other Inspector Comments:

Major cracking is noted - Recommend further evaluation by a structural engineer.



WINDOWS:

Predominant Type:



Broken & Missing
Wood Double Hung.

Overall Condition:

Poor.

Type and Condition of
Sills/Lintels:

Wood, Poor.



DOORS:

Front Entry Doors:

Fair condition.

Rear Entry Doors:

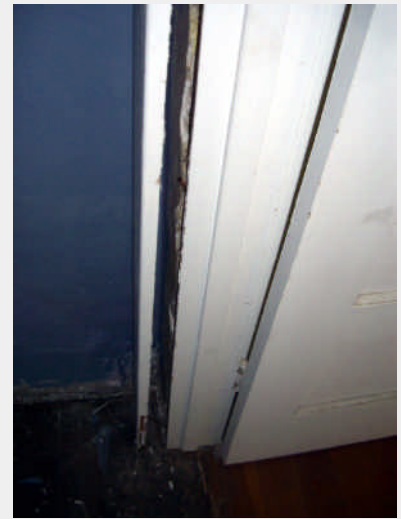
Poor.



Overhead/Sliding Doors: Fair.

TRIM:

Interior trim is fair. Exterior trim is poor.



PARKING AREAS:

Surfacing Material:

Asphalt.

Condition:



Parking area could stand topcoating with 1 inch of finish asphalt.

TERMITE DAMAGE:

Yes - Further evaluation is needed by a licensed Pest Control Operator.

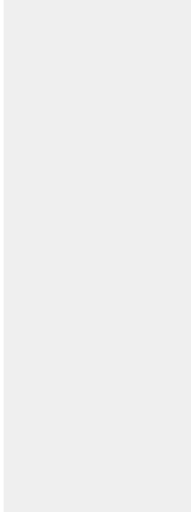


FENCING/STAIRS:

Fencing:

Chain link fencing. Fair overall condition.

Stairs:



One staircase is serviceable, one is missing handrail - **SAFETY HAZARD!**

FRONT ENTRY:

Fair.

SHED AREAS:

Not inspected.

Approximate Year of Construction:

1920's.

ROOFING SYSTEM

CONDITION DEFINITIONS: **CONFIDENTIAL - FOR CLIENT USE ONLY**

GOOD - *Satisfactory with normal wear and tear*

FAIR - *Satisfactory but declining in usefulness*

POOR - *Unsatisfactory in need of immediate repair*

This inspection is made on the basis of what is visible and accessible on the day of the inspection and is not a warranty of the roof system or how long it will be watertight in the future. For an accurate cost on what repairs or replacement cost will be, a licensed and insured roofing contractor should be called. All roof coverings require periodic maintenance and should be visually inspected once a year. Buyers are encouraged to ask sellers about the presence of any roof leaks.

ROOF:

Type:



Combination of flat and shed.

Roof Covering:



Composition, Roofing material has previously been coated with aluminized roof paint.

Overall Condition:

Poor, A licensed roofing contractor should be called in to make further evaluation and repairs as needed.

VALLEYS/FLASHING:

Valleys:

Poor.

Flashing:

The potential for rainwater entry exists.



ATTIC:

Evidence of Leaks:

The potential for leakage exists at the following areas: Warehouse and office areas.



ROOF SUPPORT:



I- beams with purlins spaced at 6 foot centers, 2x6 rafters at 24 inch centers.

Roof Sheathing:



1 inch board, Poor overall condition.

INSULATION:

Predominant Type and
Estimated R-Value:

Not determined.

Side-Wall Insulation

Not determined.

GUTTERS & DOWNSPOUTS:

Type and Condition:



Damage at foundation - rebar exposed

Aluminum, Poor. Clogged drain noted, Missing downspout, debris in the gutters, clean the gutters.

RECENT WEATHER CONDITIONS HAVE BEEN:

Dry.

PLUMBING SYSTEM

CONDITION DEFINITIONS: **CONFIDENTIAL - FOR CLIENT USE ONLY**

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FAIR - *Satisfactory but declining in usefulness*

POOR - *Unsatisfactory in need of immediate repair*

It is not within the scope of this report to determine the degree of salinity, quality, or volume of any well water or the operational effectiveness of any water treatment equipment. Contact your local Health Department for these tests. Determination of pinhole leakage at water supply lines in an attic or structure is limited to areas where pipes are visible and accessible. Operation of time clock motors is not verified. From time to time, you will have to replace such items as toilet flappers, faucet washers or cartridges, and P-traps, as these items wear out every few years. Hot water can scald. Be careful!

WATER SOURCE:

Overall Condition:

Municipal service.

Undetermined.

INTERIOR SUPPLY LINES:

Predominant Type:

Galvanized Iron. Copper.



Flow:

Undetermined.

Evidence of past or present leaks?

Yes.

WASTE/VENTING PROVISIONS:

Interior Waste Lines:

Predominant Type:

Sewer.

Cast Iron.



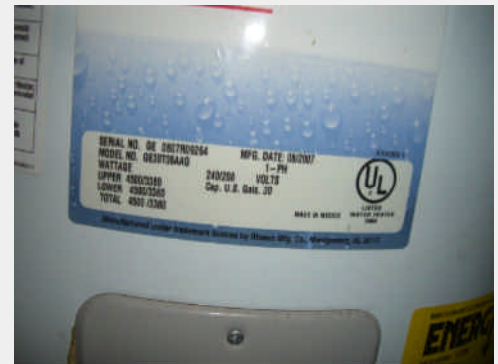
Drainage:	Undetermined.
Evidence of past or present leaks?	None.
Venting:	Undetermined.

HOT WATER SOURCE:

Primary Water Heater Type:	Electric.
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Size in Gallons:	30 gal.
Year of Manufacture:	2007.



Equipment Condition:	Poor.
Secondary Water Heater:	Fair.

PLUMBING FIXTURES:

Baths- Sinks:



Poor.

Toilets:

Not tested - No water service at time of inspection.

Showers:



Inoperative.

Other:

Missing medicine cabinet, missing shower stall, missing showerheads, missing flooring, rusty sink is noted, warehouse sink not plumbed.



Kitchen Areas:

Undetermined - No water service at time of inspection.

FIRE SPRINKLER SYSTEM:

None.

ELECTRICAL

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Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire building should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection.

MAIN SERVICE:

Service Entrance: Overhead.

MAIN DISCONNECTS:

Incoming Wiring: Undetermined.

Location of Service Disconnects: Exterior of building.

SUBPANELS:

Locations & Condition: Interior wall, Appears serviceable.



BRANCH CIRCUIT PANELS:

Location:



Front office wall.

Main Circuit Rating:

Undetermined.

With:

Circuit breakers.

Workmanship and Layout:

Good.

Circuit Breakers: Size vs Indicated Use:

Good.

BRANCH CIRCUIT WIRING:

Wire Size vs Indicated

Use:

Good.

Predominant Wire Type:

Copper.

ELECTRICAL GROUNDING:

Condition:

Undetermined.

OUTLETS/SWITCHES/FIXTURES:

Outlets: Overall

Condition:

Undetermined - No electric service at time of inspection.

Switches: Overall

Condition:

Undetermined.

Fixtures: Overall

Condition:

Undetermined.

GROUND FAULT INTERRUPTER (GFI) CIRCUITRY:

None installed. Installation of these protective devices recommended.

SMOKE ALARMS:

None installed- Installation of smoke alarms is recommended.

AIR CONDITIONING & HEATING SYSTEMS

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The best preventative maintenance for air conditioners and heaters is regular cleaning or changing of air filters, at least every 60 days. Evaporator cooling coils periodically need cleaning by an air conditioning contractor to insure optimum performance. Operation of time clock motors is not verified. Gas pilot lights are not lit during the inspection.

GENERAL COMMENTS:

No heating nor air conditioning is installed.

INTERIOR AREAS

CONDITION DEFINITIONS: **CONFIDENTIAL - FOR CLIENT USE ONLY**

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Most small cracks at interior walls & ceilings are minor and should be considered as cosmetic flaws. Repair includes patching and caulking, then painting. No effort is made to move furniture or other stored items which are sometimes present and restrict viewing at interior areas. Garage door openers should be checked monthly for proper operation of their auto reverse feature. Remote control mechanisms are not tested.

GENERAL COMMENTS:



Major water damage to ceilings and walls are noted - Recommend a mold inspection.

WALLS:



Poor.

CEILINGS:



Poor.

FLOORS:

Poor.



DOORS:

Fair.

WINDOWS:

Poor.

TRIM:

Missing door stops, minor door trim damage is noted.

BATH AREAS:

Poor.

KITCHEN AREA:

Poor.

WAREHOUSE:

Major water intrusion noted, structural damage noted.



Warehouse Floor;

Minor damage is noted.

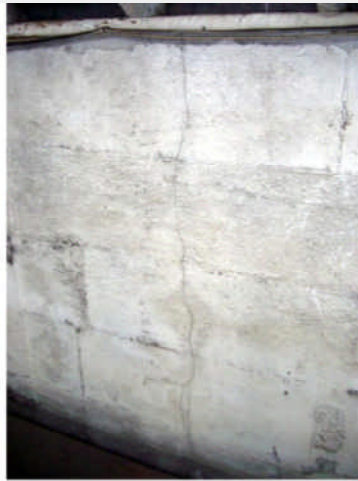


Support Beams:

Loose fit, damaged and cracked wall noted - Recommend further evaluation by a structural engineer..



Walls:



Poured concrete and wood; Cracks, wood wrot and damage noted.

Ceiling:



Wood wrot, water stains and leaks noted - Recommend further evaluation and roof replacement by a licensed roofing contractor.

Shelving:

Fair condition.



Fan:

Not tested.

