

Uniform Building Inspection Report

2055 Dublin Dr., San Diego, Ca 92154



Prepared for: Corporate Communications
Report #1601

Prepared by: **Michael Maseline**



National Association of
Certified Home Inspectors
Certification # 03021201



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A+ *Inspections*

Professional Building Inspection & Analysis

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Thursday, January 14, 2016

RE: 2055 Dublin Dr., Suite 200
San Diego Ca 92154



Dear Daniel:

At your request, a visual inspection of the above referenced property was conducted on Wednesday, January 13, 2016. 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, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

SUMMARY OF AREAS REQUIRING FURTHER EVALUATION

IMPORTANT: The 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. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions.

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

FOUNDATION - STRUCTURE - EXTERIOR

EXTERIOR WALLS:

Evidence of Cracking:

Minor hairline cracks are noted at exterior walls, None of the cracks are significant. Seal when repainting occurs.

Other Inspector Comments:

Some concrete panel seams need sealant to prevent moisture intrusion.

DOORS:

Front Entry Doors:

Door has a loose fit when closed - Weather-stripping is only fair and needs renewal.

FENCING/STAIRS:

Stairs:

Side entry stairs have erosion and crack noted - Repair needed.

ROOFING SYSTEM

ATTIC:

Evidence of Leaks:

Upstairs water stains noted on ceiling tiles. The cause is un-insulated air handlers just above the water stains - Repairs needed. (**See photos under INTERIOR - Ceilings**)

VENTILATION:

Skylights:

2 different skylights open to weather - Close & seal shut.

GUTTERS & DOWNSPOUTS:

Type and Condition:

Steel. Debris in the drains - Clean the drains.

ELECTRICAL

EMERGENCY LIGHTING:

2 inoperative Exit light signs, the rest were operative - Repairs needed.

AIR CONDITIONING & HEATING SYSTEMS

GENERAL COMMENTS:

Upstairs air handlers are not insulated but the ductwork is, thus the galvanized metal air handlers get condensation and drip onto the t- bar ceiling.

Unit 1

Air Handler:

Anticipate the need to replace this equipment in the not too distant future. Repairs needed.

Return and Filter

Fair. Filters need cleaning or changing in the near future.

Unit 2

Return and Filter

Fair. Filters need cleaning or changing in the near future.

Unit 3

Return and Filter

Fair. Filters need cleaning or changing in the near future.

INTERIOR AREAS

WALLS:

Drywall, Minor blemishes seen at walls of some interior rooms. Make cosmetic repairs as needed.

CEILINGS:

Ceiling areas with dry stains caused by prior leaks are noted upstairs: Some ceiling tiles are damaged and in need of replacement or cosmetics.

DOORS:

One broken door at warehouse electric room. Numerous missing door stops noted thru out - Replace the door stops.

WINDOWS:

Conference room window leaks at right corner - Repair needed.

WAREHOUSE:

Ceilings:

Insulation coming down - Repairs needed.

Stairs:

Fair, but handrail is loose, Secure the handrail.

Other minor items are also noted in the entire inspection report and should receive eventual attention, but do not affect the habitability of the building and the majority are the result of normal wear and tear.

Thank you for selecting our firm to do your pre-purchase inspection. If you have any questions regarding the inspection report or the building, please feel free to call us during regular business hours.

Sincerely,
Mike Maseline
A+ Inspections

implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association 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. Grading and drainage are probably the most significant aspects of a property, simply because of the direct and indirect damage that moisture can have on structures. More damage has probably resulted from moisture and expansive soils than from most natural disasters, and for this reason we are particularly diligent when we evaluate site conditions. In fact, we compare all sites to an ideal. In short, the ideal property will have soils that slope away from the structure, and the interior floors will be at least several inches higher than the exterior grade. Also, the structure will have gutters and downspouts or some type of roof drainage that discharges into area drains with catch basins that carry water away to hard surfaces. If a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we will not endorse it, even though there may be no evidence of moisture intrusion, and recommend that you consult with a grading and drainage contractor. We have discovered evidence of moisture intrusion inside buildings when it was raining that would not have been apparent otherwise.

This report is not intended as a termite clearance. If we see termites we will call that out in the report. We recommend you obtain the services of a licensed pest control operator to determine the presence of any termite infestation.

FOUNDATIONS:

Type:

Monolithic. Floor is a concrete slab.

Evidence of Settlement:

None noted.

GRADING & LANDSCAPE:

Grading:

Fair.

Landscape:

Fair.

EXTERIOR WALLS:

Predominant materials:

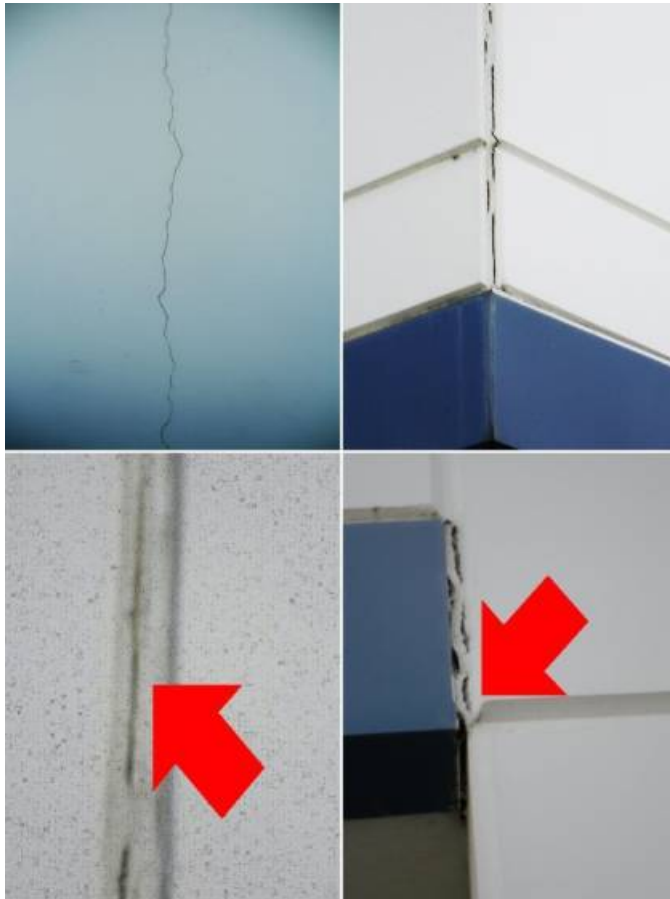
Concrete.

Overall Condition:

Fair.

Evidence of Cracking:

Minor hairline cracks are noted at exterior walls, None of the cracks are significant. Seal when repainting occurs.



Other Inspector Comments:

Some concrete panel seams need sealant to prevent moisture intrusion.

WINDOWS:

Predominant Type:

Fixed glass.

Overall Condition:

Fair.

Type and Condition of Sills/Lintels:

Metal, Fair.

DOORS:

Front Entry Doors:

Fair condition. Door has a loose fit when closed - Weather-stripping is only fair and needs renewal.



Rear Entry Doors:

Fair condition.

Overhead/Sliding Doors:

Fair condition.

TRIM:

Fair overall condition.

PARKING AREAS:

Surfacing Material:

Asphalt.



Condition:

Good.

Handicap Parking & Ramp:

Marked and accessible.



TRUCK DOCK:

Fair condition.



TERMITE DAMAGE:

None observed during the course of the inspection.

FENCING/STAIRS:

Stairs:

Front entry stairs, Good condition. Side entry stairs have erosion and crack noted - Repair needed.



FRONT ENTRY:

Good.



SIDEWALKS:

Good.



TRASH ENCLOSURE:

None.



ROOFING 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*

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. The structure shall have gutters and downspouts or some type of roof drainage that discharges into area drains with catch basins that carry water away to hard surfaces.

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 & CONDITION:

Type:

Shallow sloped flat roof.



Roof Covering:

Single ply roofing material. Roofing material has previously been coated with solar white roof paint.

Overall Condition:

Good, with ponding noted.



VALLEYS/FLASHING:

Valleys:

None.

Flashing:

Good condition.

ATTIC:

Accessible for inspection?

Viewing at the underside of the roof was done by lifting ceiling panels in various areas. Not every area under the roof could be observed.



Evidence of Leaks:

Upstairs water stains noted on ceiling tiles. The cause is uninsulated air handlers just above the water stains - Repairs needed. **(See photos under INTERIOR - Ceilings)**

ROOF SUPPORT:

Glue Lam beams with purlins, 2x8s at 24 inch centers.



Roof Sheathing:

Plywood, Fair overall condition.

INSULATION:

Predominant Type and Estimated 6 inch Fiberglass batts: R-19.

R-Value:

Side-Wall Insulation

Not determined.

VENTILATION:

Roof vent(s)

Skylights:

2 different skylights open to weather - Close & seal shut.



GUTTERS & DOWNSPOUTS:

Type and Condition:

Steel. Good overall condition. Debris in the drains - Clean the drains.



ROOF MOUNTED EQUIPMENT:

Make-up air intakes.

RECENT WEATHER CONDITIONS HAVE BEEN:

Dry.

PLUMBING SYSTEM

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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:

Source: Municipal service.

Overall Condition: Fair.

Main Cutoff Valve Location: Location was not determined. Inquire with the seller.

INTERIOR SUPPLY LINES:

Predominant Type: Copper.

Flow: Fair.

Evidence of past or present leaks? None.

WASTE/VENTING PROVISIONS:

TYPE & CONDITION: Sewer.

Interior Waste Lines: Predominant Type: PVC.

Drainage:

Good condition.

Evidence of past or present leaks? None.

Venting: Adequate.

PLUMBING FIXTURES:

Women's Bath- Sink: Good.



Women's Toilet: Good condition.

Men's Bath - Sink: Good.

Men's Toilet & Urinal: Good condition.



FIRE SPRINKLER SYSTEM: Not part of this inspection. Consult with a licensed fire sprinkler contractor.

Present, but not part of this inspection.



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.

GENERAL COMMENTS:

3 phase 4 wire 480Y/277 vac.

MAIN SERVICE:

Service Entrance:

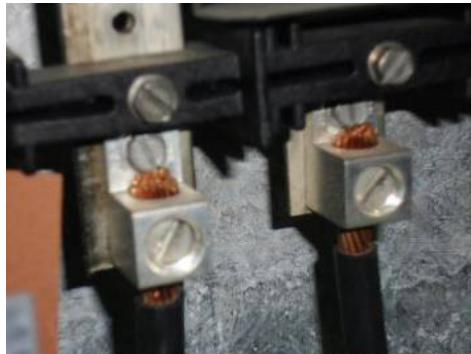
Underground. Good.



MAIN DISCONNECTS:

Incoming Wiring:

Copper.



Location of Service Disconnects: At the main panel.



SUBPANELS:

Locations & Condition:

Electric room, Good overall condition.

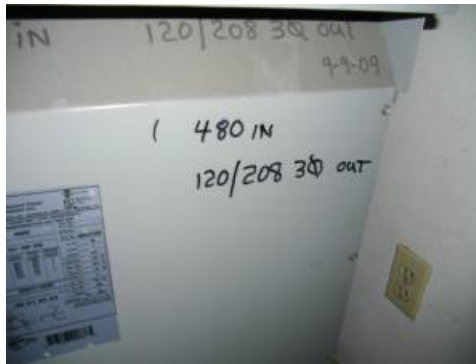
BRANCH CIRCUIT PANELS:

Location:

Utility room.

Main Circuit Rating:

100 amps. 120/208 3 wire.



With:

Circuit breakers.

Workmanship and Layout:

Good.

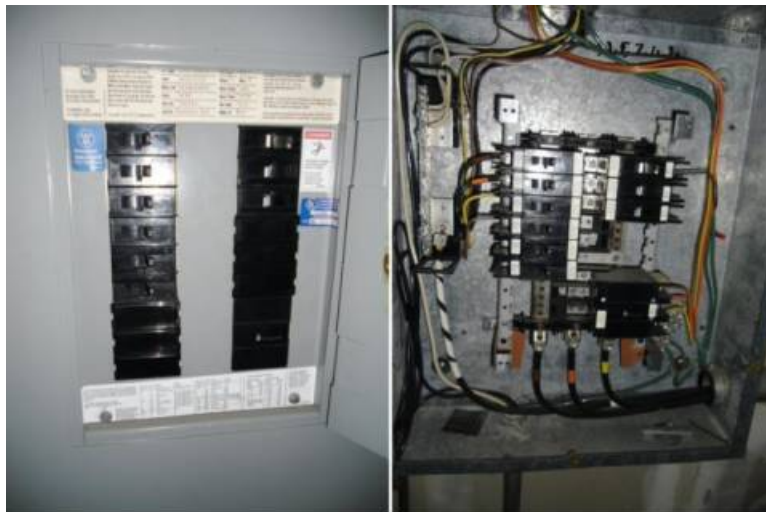
Circuit Breakers: Size vs Indicated

Good.

Use:

Panel HLA:

Good condition.



Panel HPA:

Good condition.



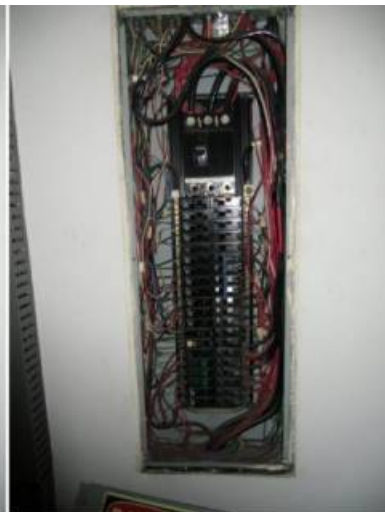
Panel SL1:

Good condition.



Panel SC1:

Good condition.



BRANCH CIRCUIT WIRING:

Wire Size vs Indicated Use:

Good.



Predominant Wire Type:

100% copper.

TRANSFORMERS:

Good condition.



ELECTRICAL GROUNDING:

Condition:

Good.

OUTLETS/SWITCHES/FIXTURES:

Outlets: Overall Condition:

Good.

Switches: Overall Condition:

Good.

Fixtures: Overall Condition:

Good.

GROUND FAULT INTERRUPTER (GFI) CIRCUITRY:

Good.

EMERGENCY LIGHTING;

2 inoperative Exit light signs, the rest were operative - Repairs needed.



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:

Upstairs air handlers are not insulated but the ductwork is, thus the galvanized metal air handlers get condensation and drip onto the t- bar ceiling.

Unit 1

System Type:

Package System Heat Pump.



Overall Condition:

Fair, due to age of equipment.

Condenser Unit:

Fair, due to age.

Air Handler:

Anticipate the need to replace this equipment in the not too distant future. Repairs needed.



Heating System:

Fair.

Ductwork and Air Flow:

Flex round. Fair overall condition. Air flow is good throughout.



Return and Filter

Fair. Filters need cleaning or changing in the near future.

Controls:

Good.

Unit 2

System Type:

Package System Heat Pump.



Overall Condition:

Fair, due to age of equipment.

Condenser Unit:

Fair, due to age.

Air Handler:

Fair, due to age.

Heating System:

Fair.

Ductwork and Air Flow:

Flex round. Fair overall condition. Air flow is good throughout.



Return and Filter

Fair. Filters need cleaning or changing in the near future.

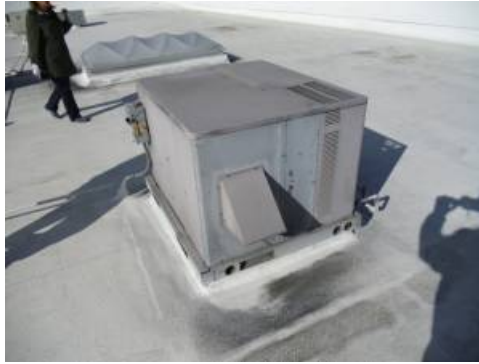
Controls:

Good.

Unit 3

System Type:

Package System Heat Pump.



Overall Condition:

Fair, due to age of equipment.

Condenser Unit:

Fair, due to age.

Air Handler:

Good.

Heating System:

Good.

Ductwork and Air Flow:

Flex round. Fair overall condition. Air flow is good throughout.



Return and Filter

Fair. Filters need cleaning or changing in the near future.

Controls:

Good.

INTERIOR AREAS

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POOR - *Unsatisfactory in need of immediate repair*

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.

WALLS:

Drywall, Minor blemishes seen at walls of some interior rooms. Make cosmetic as needed.



CEILINGS:

Ceiling areas with dry stains caused by prior leaks are noted in the following areas: Some ceiling tiles are damaged and in need of replacement or cosmetics.



FLOORS:

Carpeting throughout is only fair - normal wear and tear. Tile is Fair.



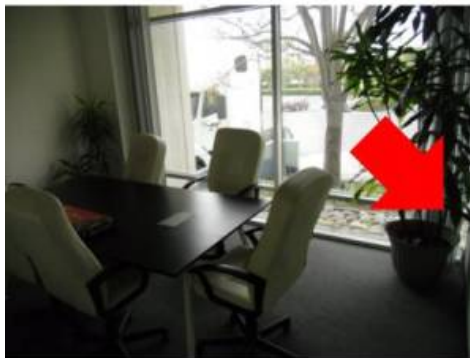
DOORS:

Fair condition. One broken door at warehouse electric room. Numerous missing door stops noted thru out - Replace the door stops.



WINDOWS:

Fair condition. Conference room window leaks at right corner - Repair needed.



TRIM:

Fair condition.

CLOSETS:

Good.

BATH AREAS:

Fair condition. Handicap bars are installed.

FIRE EXTINGUISHERS;

Present and charged.



WAREHOUSE;

Fair overall.



Ceilings:

Insulation coming down - Repairs needed.



Floors:

Typical cracks noted with some minor damage.



Stairs:

Fair, bur handrail is loose, Secure the handrail.

