

Uniform Building Inspection Report

8 1/2 Crestwood Rd., Boulevard, CA 91905

5/27/2016



Prepared for: Southern Health Council

Prepared by: Michael Maseline



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Certification #03021201*



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A+ ***Inspections***

Professional Building Inspection & Analysis

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Friday, May 27, 2016

RE: 8 1/2 Crestwood Rd.
Boulevard CA 91905



Dear Michael

:

At your request, a visual inspection of the above referenced property was conducted on Thursday, May 26, 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

GENERAL COMMENTS:

Expansive soils are present in this area. Movement of the house structure should be expected during excessively wet or dry periods of weather. Maintain landscaping and a constant soils moisture level year round to keep soil stable. Failure to do so could result in MAJOR damage to the foundation and the building.

GRADING & LANDSCAPE:

Landscape:

Poor.

EXTERIOR WALLS:

Evidence of Cracking:

Significant cracking noted in exterior walls. Recommend further evaluation and repair by a qualified contractor and a soils engineer.

WINDOWS:

Overall Condition:

Fair. A few screens are torn or missing.

DOORS:

Rear Entry Doors:

Poor condition. Weather-stripping is only fair and needs renewal - Damaged rear gym door noted - Repair/replacement needed.

TRIM:

Fair overall condition with repairs recommended.

PARKING AREAS:

Condition:

Fair. Curb damage and major expansion cracking is noted - the parking area could stand topcoating with 1 inch of finish asphalt.

SHED AREAS:

Poor.

ROOFING SYSTEM

ROOF TYPE & CONDITION:

Overall Condition:

An area with the potential for leakage in the future is noted- A licensed roofing contractor should be called in to make further evaluation and repairs as needed.

PLUMBING SYSTEM

WATER SOURCE:

Supply Pressure in PSI:

Low at 29 psi. Typically 60-80 psi. Recommend further evaluation and necessary repairs by a licensed plumber.

INTERIOR SUPPLY LINES:

Evidence of past or present leaks?

Yes at the hose bib. Further evaluation and repairs are needed by a licensed plumber.

PLUMBING FIXTURES:

Exterior Spigots:

Active Leak noted - Repair needed.

ELECTRICAL

OUTLETS/SWITCHES/FIXTURES:

Fixtures: Overall Condition:

The following fixtures were inoperative (bad bulbs?) at the time of inspection: Gym and men's restroom.

SMOKE ALARMS:

None installed- Installation of smoke alarms/carbon monoxide detectors is recommended.

AIR CONDITIONING & HEATING SYSTEMS

Unit 1

Overall Condition:

Inoperative - Further evaluation is needed by a licensed air conditioning contractor.

Heating System:

Inoperative.

Return and Filter

Filters need cleaning or changing in the near future. Excessive buildup of dirt in the air return duct behind the filter suggests cleaning of the cooling coils may be in order. This is routine maintenance which not be neglected.

Controls:

One missing thermostat in kitchen area.

Unit 2

Return and Filter

Filters need cleaning or changing in the near future. Excessive buildup of dirt in the air return duct behind the filter suggests cleaning of the cooling coils may be in order. This is routine maintenance which not be neglected.

Unit 3

Return and Filter

Filters need cleaning or changing in the near future. Excessive buildup of dirt in the air return duct behind the filter suggests cleaning of the cooling coils may be in order. This is routine maintenance which not be neglected.

Unit 4

Overall Condition:

Inoperative. No attic access to check the heater - Storage room full.

Return and Filter

Filters need cleaning or changing in the near future. Excessive buildup of dirt in the air return duct behind the filter suggests cleaning of the cooling coils may be in order. This is routine maintenance which not be neglected.

Unit 5

Return and Filter

Filters need cleaning or changing in the near future. Excessive buildup of dirt in the air return duct behind the filter suggests cleaning of the cooling coils may be in order. This is routine maintenance which not be neglected.

OTHER SYSTEM:

Exterior closet was locked . Unit not accessible. Further evaluation needed.

INTERIOR AREAS

WALLS:

FIRE WALL damage noted in electric room and damaged drywall in the gym.

DOORS:

Interior Doors:

Missing hardware at gym entry door..

WINDOWS:

Damaged and missing screens and inside window sills need caulking.

KITCHEN AREA:

Garbage Disposal:

Garbage disposal makes unusual noises - Further evaluation/repair needed by a licensed plumber.

Stove & Oven:

Stove and oven did not light. Fan & hood inoperative.

EMERGENCY LIGHTING & FIRE EXTINGUISHERS:

LIGHTING:

Some are inoperative.

EXTINGUISHERS:

Missing in kitchen and all units need recharge.

COMMENTS:

Missing smoke/carbon monoxide detectors. Recommend installing through out the building.

GROUNDS

TRASH ENCLOSURE:

CONDITION:

None.

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 home 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

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or 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.

GENERAL COMMENTS:

Expansive soils are present in this area. Movement of the house structure should be expected during excessively wet or dry periods of weather. Maintain landscaping and a constant soils moisture level year round to keep soil stable. Failure to do so could result in MAJOR damage to the foundation and the building.

FOUNDATIONS:

Type:

Monolithic. Floor is a concrete slab.

Evidence of Settlement:

None noted.

GRADING & LANDSCAPE:

Grading:

Fair.

Landscape:

Poor.

EXTERIOR WALLS:

Predominant materials:

Stucco over wood framing.

Overall Condition:

Significant damage is found -at the exterior stucco walls.



Evidence of Cracking:

Significant cracking noted in exterior walls. Recommend further evaluation and repair by a qualified contractor and a soils engineer.

WINDOWS:

Predominant Type:

Metal, sliding.



Overall Condition:

Fair. A few screens are torn or missing.



Type and Condition of Sills/Lintels: Metal, Fair.

DOORS:

Front Entry Doors:

Fair condition.

Rear Entry Doors:

Poor condition. Weather-stripping is only fair and needs renewal - Damaged rear gym door noted - Repair/replacement needed.



Exterior Closet Doors:

Locked - No access.



TRIM:

Fair overall condition with repairs recommended.



PARKING AREAS:

Surfacing Material:

Asphalt.



Condition:

Fair. Curb damage and major expansion cracking is noted - the parking area could stand topcoating with 1 inch of finish asphalt.



Lighting:

None.

Handicapped Parking & Access:

Labeled and accessible.



TERMITE DAMAGE:

None observed during the course of the inspection. Refer to the pest controller's report.

FRONT ENTRY:

Good.

SHED AREAS:

Poor.

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. 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:

Simple Gable.

Roof Covering:

Composition shingles.



Overall Condition:

Fair, An area with the potential for leakage in the future is noted- A licensed roofing contractor should be called in to make further evaluation and repairs as needed.



VALLEYS/FLASHING:

Flashing:

Good condition.

OVERHANGS/ROOF EDGE:

Type:

Wood/Wood.



Condition:

Fair.

ATTIC:

Accessible for inspection?

Yes, except the access hatch above men's restroom was locked and not accessible..



Evidence of Leaks:

Minor old staining is noted.

ROOF SUPPORT:

2x4 trusses at 24 inch centers.



Roof Sheathing:

Chip board.

INSULATION:

Predominant Type and Estimated R-Value:

Fiberglass batts, rating not determined.



Side-Wall Insulation

Not determined.

VENTILATION:

Gable vents, Roof vent(s)



GUTTERS & DOWNSPOUTS:

Type and Condition:

Aluminum. Fair overall condition.

RECENT WEATHER CONDITIONS HAVE BEEN:

Dry.

PLUMBING 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*

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!

GENERAL COMMENTS:

Drinking fountain, operative.



WATER SOURCE:

Supply Pressure in PSI:

Low at 29 psi. Typically 60-80 psi. Recommend further evaluation and necessary repairs by a licensed plumber.



Source:

Private water system.

Overall Condition:

Fair.

Main Cutoff Valve Location:

Rear of the building.

INTERIOR SUPPLY LINES:

Predominant Type:

Copper.

Flow:

Good.

Evidence of past or present leaks? Yes at the hose bib. Further evaluation and repairs are needed by a licensed plumber.



WASTE/VENTING PROVISIONS:

Type & Condition:

Sewer.

Interior Waste Lines: Predominant Type:

PVC.

Drainage:

Good condition.

Evidence of past or present leaks?

None.

Venting:

Adequate.

HOT WATER SOURCE:

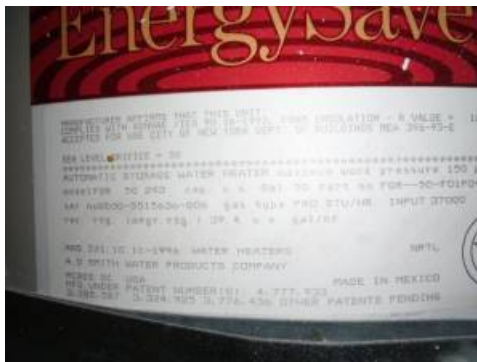
Primary Water Heater Type:

Gas.



Size in Gallons:

50.



Year of Manufacture:

Undetermined.

Equipment Condition:

Good.

PLUMBING FIXTURES:

Men's Bath- Sinks:

Good.



Toilets:

Good condition. Handicap bars installed.



Showers:

Good condition. Handicap bars installed.



Women's Bath- Sinks:

Good.



Toilets:

Good condition. Handicap bars installed.



Showers:

Good condition. Handicap bars installed.



Exterior Spigots:

Active Leak noted - Repair needed.



GAS SERVICE:

Propane tank, appears serviceable.



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

None present.

ELECTRICAL

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*

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:

Underground.



MAIN DISCONNECTS:

Incoming Wiring:

Copper.



Location of Service Disconnects:

At main panel in electric room.



SUBPANELS:

Locations & Condition:

Good overall condition. Electric room.

BRANCH CIRCUIT PANELS:

Location:

Utility room.



Main Circuit Rating:

600 amps.



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:

100% copper.

ELECTRICAL GROUNDING:*Condition:*

Good.

OUTLETS/SWITCHES/FIXTURES:*Outlets: Overall Condition:*

Good.

Switches: Overall Condition:

Good.

Fixtures: Overall Condition:

Fair. The following fixtures were inoperative (bad bulbs?) at the time of inspection: Gym and men's restroom.

**GROUND FAULT INTERRUPTER (GFI) CIRCUITRY:**

Good.

SMOKE ALARMS:

None installed- Installation of smoke alarms/carbon monoxide detectors is recommended.

AIR CONDITIONING & HEATING SYSTEMS

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 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.

Unit 1

System Type:

Forced air, Split System.



Overall Condition:

Further evaluation is needed by a licensed air conditioning contractor. Inoperative.

Condenser Unit:

Condense lines installed.



Heating System:

Inoperative.

Ductwork and Air Flow:

Flex round, Good condition.



Return and Filter

Fair. Filters need cleaning or changing in the near future. Excessive buildup of dirt in the air return duct behind the filter suggests cleaning of the cooling coils may be in order. This is routine maintenance which not be neglected.

Controls:

Fair, as controls are older. One missing thermostat in kitchen area.



Unit 2

<i>System Type:</i>	Forced air, Split System.
<i>Overall Condition:</i>	Fair, due to age of equipment.
<i>Condenser Unit:</i>	Condense lines installed.
<i>Heating System:</i>	Fair.
<i>Ductwork and Air Flow:</i>	Flex round, Good condition.
<i>Return and Filter</i>	Fair. Filters need cleaning or changing in the near future. Excessive buildup of dirt in the air return duct behind the filter suggests cleaning of the cooling coils may be in order. This is routine maintenance which not be neglected.
<i>Controls:</i>	Fair.

Unit 3

<i>System Type:</i>	Forced air, Split System.
<i>Overall Condition:</i>	Fair, due to age of equipment.
<i>Condenser Unit:</i>	Condense lines installed.
<i>Heating System:</i>	Fair.
<i>Ductwork and Air Flow:</i>	Flex round, Good condition.
<i>Return and Filter</i>	Filters need cleaning or changing in the near future. Excessive buildup of dirt in the air return duct behind the filter suggests cleaning of the cooling coils may be in order. This is routine maintenance which not be neglected.
<i>Controls:</i>	Fair.

Unit 4

<i>System Type:</i>	Forced air, Split System.
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<i>Overall Condition:</i>	Inoperative. No attic access to check the heater - Storage room full.
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Heating System:

Not inspected.

Ductwork and Air Flow:

Flex round, Good condition.

Return and Filter

Filters need cleaning or changing in the near future. Excessive buildup of dirt in the air return duct behind the filter suggests cleaning of the cooling coils may be in order. This is routine maintenance which not be neglected.

Controls:

Undetermined.

Unit 5

System Type:

Forced air, Split System.



Overall Condition:

Fair, due to age of equipment.

Heating System:

Fair.

Ductwork and Air Flow:

Flex round, Good condition.

Return and Filter

Filters need cleaning or changing in the near future. Excessive buildup of dirt in the air return duct behind the filter suggests cleaning of the cooling coils may be in order. This is routine maintenance which not be neglected.

Controls:

Fair.

Unit 6

System Type:

Room Units.



Overall Condition:

Fair, due to age of equipment.

Heating System:

Fair.

Controls:

Fair.

Unit 7

System Type:

Room Units.



Overall Condition:

Fair, due to age of equipment.

Heating System:

None.

Controls:

Fair.

OTHER SYSTEM:

Exterior closet was locked . Unit not accessible. Further evaluation needed.



INTERIOR AREAS

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*

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:

Offices & conference room, appear serviceable.



WALLS:

Fair condition, Minor blemishes seen at walls of some interior rooms. Make cosmetic repairs as needed. **FIRE WALL** damage noted in electric room and damaged drywall in the gym.



CEILINGS:

Fair condition. Make cosmetic repairs as desired.

FLOORS:

Fair condition.



DOORS:

Interior Doors:

Good, except for missing hardware at gym entry door..



WINDOWS:

Fair condition. Damaged and missing screens and inside window sills need caulking.



TRIM:

Fair condition.

CLOSETS:

Good.



BATH AREAS:

Good.

KITCHEN AREA:

Fair condition. Cabinets have water damage noted.



Sink & Faucet:

Sink and faucet were Good.



Dishwasher:

Fair.



Garbage Disposal:

Garbage disposal makes unusual noises - Further evaluation/repair needed by a licensed plumber.

Stove & Oven:

Stove and oven did not light. Fan & hood inoperative.

Refrigerators:

Fair.



EMERGENCY LIGHTING & FIRE EXTINGUISHERS:

LIGHTING:

Some are inoperative.



EXTINGUISHERS:

Missing in kitchen and all units need recharge.



COMMENTS:

Missing smoke/carbon monoxide detectors. Recommend installing through out the building.

GROUND S

GRADING:

CONDITION: Fair.

DRIVEWAY:

Surface Material & Condition: Asphalt, Fair.

TRASH ENCLOSURE:

CONDITION: None.

SIDEWALKS:

TYPE: Concrete.



CONDITION: Fair.