Pre-purchase Building Inspection Report

Exclusively for**:** Good Client

Sample of a 3 year old 8,746 square foot never been occupied Industrial Building

Prepared by:

California Real Estate Inspection Association Master Inspector

Steve Garcia Inspections

Building Inspections Since 1986

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(714) 264-5071

INSPECTION INFORMATION

Building Inspection Report

INSPECTION ADDRESS & PROPOSE

Property Address: Irvine, CA.

Propose: Pre-purchase Building Inspection.

STRUCTURE INFORMATION

Approximate age of building: 3 years old

Building Type: Concrete Tilt-up, with a wood frame roof structure.

Building Style: Industrial building with mezzanine.

Statements made in this report pertaining to left, right, front and rear are referenced by standing in the parking area and facing the building /unit front door.

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INSPECTION INFORMATION

Date of Inspection: September 2, 2010

Starting time of the Inspection: 1:00 PM

Completion time of the Inspection: 5:00 PM

Occupancy Status: Vacant, unfinished, and lacking utilities; plumbing, electrical, HVAC, and a vapor barrier has not been installed.

[FE] The building /complex electrical room at the left end of this building was locked. The main water supply was not located.

The complex /building association should be contacted for identification and determination of the main electrical service and water supply.

Weather: No Recent Rain

The Temperature was between 75` - 80`F.

PRESENT DURING THE INSPECTION

Buyer: Present at the end of the inspection only.

SOURCE OF THE PRECEEDING INFORMATION:

Buyer.

I PROVIDE FOR MY CLIENTS

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Over 800 hours of College Education pertaining to Building/Home Inspection:

Council of American Building Officials (CABO) 1&2 Family Dwelling Codes
American Disability Act (ADA) Handicap Building Requirements
Commercial Mechanical Inspection
Residential Mechanical Inspection
HVAC 100-Refrigeration Principles
Air Conditioning Operation /Service
Air Conditioning /Air Balance
Concrete and Masonry Inspection
Steel & Wood Frame Inspection
Construction Inspection
Fire /Life and Safety Codes
International Building Codes
California Building Codes
California Energy Codes
Uniform Building Codes
Electrical Inspection
Plumbing Inspection

Certification in:

The California Real Estate Inspection Association (CREIA) Designation of Master Inspector
Energy Inspection and Rating by the California State Energy Commission
Building Inspection Technology by Coastline Community College
Building Anchorage Systems by Simpson Strong-Tie

Membership in:

The International Association of Plumbing and Mechanical Officials (IAPMO)
The International Association of Electrical Inspectors (IAEI)
The California Real Estate Inspection Association (CREIA)
Indoor Air Quality Association (IAQA)

Over 30 years Experience in:

New Construction Quality Control Monitoring (Builder and Buyer)
Commercial and Residential Building Construction
Class Action Construction Defect Litigation
Building Inspection
Home Inspection

I have over 2000 hours of Inspection profession associated continuing education at conferences, seminars and other educational meetings

CONDITION CODE DEFINITIONS

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Throughout the body of this report I will use the abbreviations: [SC], [FE], [CR] and [RU] to refer to the appropriate action that I recommend to be followed.

I do not prioritize actions to be taken, except safety concerns should be paramount.
It is the responsibility of the client along with his/her real estate agent/broker that is involved in this real estate transaction to prioritize the items that are in the best interests of the client.

[SC] Safety Concerns: Conditions noted that may pose a physical danger or hazard to health. These conditions warrant immediate further evaluation and corrections by an appropriate specialist, from the appropriate trade, using approved methods and materials, with full signed documentation, describing the work that was completed, and, the present condition of the component or system, before the completion of this real estate transaction.

[FE] Further Evaluation: Items noted that warrant a degree of examination beyond my generalist inspection, by an appropriate specialist, from the appropriate trade. Signed documentation describing the present condition of the component or system, including as appropriate: cost estimates, corrective measures, and life expectances.

[CR] Corrections Recommended: Items noted need to be made right, through maintenance, repair, replacement or some other method of correction. All corrections should be done by an appropriate specialist, from the appropriate trade, using approved methods and materials, with full signed documentation, describing the work that was completed, and, the present condition of the component or system, before the completion of this real estate transaction.

[RU] Recommended Upgrades: Inspector recommends items noted to be updated to current standards and/or equipment. Upgrades are systems and/or components that may not have been available or have been improved, since the building was constructed. All upgrades should be done by an appropriate specialist, from the appropriate trade, using approved methods and materials.

PHOTO DOCS

Photographs are simply a tool to help convey and /or clarify my findings.
They are not intended to enhance or diminish any findings.

I Recommend that all material defects be fully evaluated and/or corrected
by an appropriate specialist, in the appropriate trade, using approved methods and materials,
prior to the completion of this real estate transaction.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended
[RU] Recommended Upgrade

Please refer to the "Condition Code Definitions"
for a full description of the actions to be taken.

PHOTO # 1 View of the roof area over the front of the building /unit.

PHOTO # 2 View of the roof from the front to the rear area.

The skylight in the picture is located at the rear of the mezzanine.

A platform is provided for a HVAC unit.

The larger platform is located towards the rear right of the building, see pictures below.

PHOTO # 3 View of the roof from the rear to the front.

The large platform has a metal cover, see pictures below.

PHOTO # 4 The roof deck has low areas causing puddling.

PHOTO # 5

Second picture of #4.

[FE] The puddling areas are soiled. The soiled areas may cause deterioration of the roofing membrane /material.

PHOTO # 6

Second area of puddling.

PHOTO # 7

Second picture of #6.

PHOTO # 8

[FE] Puddling noted at the front of the building unit at the left and right areas.

PHOTO # 9 Right puddling area.

PHOTO # 10 [CR] Second picture of #9.

The complex building association should follow the roofing material manufactures maintenance instructions to prevent damage to the material and roof sheathing /framing system.

PHOTO # 11 [CR] The large platform metal cover is bent down and the seams are separated, causing apparent leaking /water staining to the roof framing below.

PHOTO # 12 Second picture of #11.

PHOTO # 13 View of the moisture stained suspected area below the platform metal cover.

PHOTO # 14 [FE] Second picture of #13. The sistered framing members are lagged bolted without staggering the bolts.

Not staggering the bolts could cause the framing members to split on the bolt path.

PHOTO # 15 [FE] Adjacent and to the right of the large platform metal cover is this structural hanger that is rusted at the top.

PHOTO # 16 Second picture of #15.

PHOTO # 17

The 4' X 8' HVAC platform is approximately 20' from the mezzanine skylight. A 16" X 16" platform is adjacent to the larger platform.

PHOTO # 18

View of the mezzanine skylight, one of two for the building. No defects evident at either skylight.

PHOTO # 19

Slight stain is evident below the mezzanine skylight wood frame and sheetrock below.

[FE] The stain appears to be from wind blowing moisture in from the skylight louvers.

The slight moisture will not cause damage to the materials. The moisture is minimal and will dry before damage could develop.

PHOTO # 20

Second picture of #19. Evidence of slight moisture drops on the sheetrock below the skylight.

PHOTO # 21

[FE] Moisture stains are evident adjacent to the mezzanine skylight.

It is unknown if the suspected reclaimed plywood roof deck sheathing was already stained before the construction of this building / roof system.

PHOTO # 22

The OSB patch in this picture is not moisture stained as is the suspected reclaimed plywood sheathing is.

PHOTO # 23

[FE] Moisture stains are evident below the roof deck /framing at the front of the building.

Puddling areas are evident at the front of the building.

The fasteners /bolts and nuts should be protected from rusting.

PHOTO # 24

[FE] The front upper right structural wall plate is not flush onto the wall and the securing bolt is bent.

PHOTO # 25

The mezzanine floor sheathing is separated from the concrete building wall up to 3/4"

Concrete tilt-up building walls more often than not are not plumb or straight.

[FE] The floor sheathing at the front of the mezzanine has metal straps fastened to the framing below. The straps are separated from the wall over 1'. Without the approved building plans the straps function could not be determined due to the location of the straps.

PHOTO # 26

[FE] View below picture #25. The metal frame fastened to the concrete wall is not flush onto the wall.

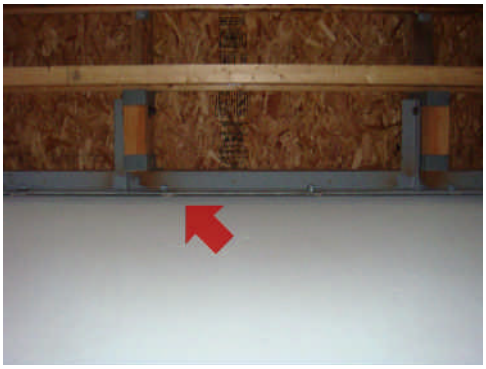

PHOTO # 27

Second picture of #26.

PHOTO # 28

[FE] Second picture of #25, of the straps fastening /nailing.

I recommend the unit approved building plans be reviewed for the function and installation of the straps.

PHOTO # 29

[FE] Void /gap at the front left corner of the mezzanine OSB sheathing.

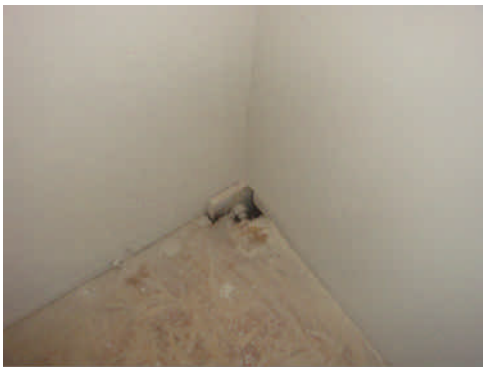

PHOTO # 30

[FE] Void /gap at the right front center of the mezzanine OSB sheathing.

PHOTO # 31

[FE] Void /gap at the front right corner of the mezzanine OSB sheathing.

Depending on the building /unit usage these conditions may not be a concern other than flooring installation.

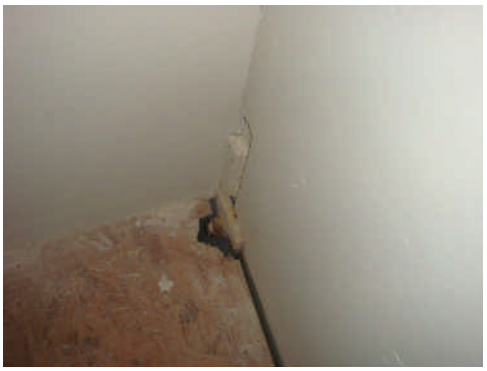

PHOTO # 32

[CR] The OSB sheathing is lifted /uneven up to 1/2" at the front right area.

[CR] Many of the sheathing fasteners are not flush onto the sheathing, with heads 1/4" above the sheathing.

[FE] The floor sheathing is creaky at areas when walked on.

PHOTO # 33 The framing below could be the cause of the uneven floor sheathing.

PHOTO # 34 [SC] Voids /gaps are evident between the building /units fire-resistive walls and floor metal frame.

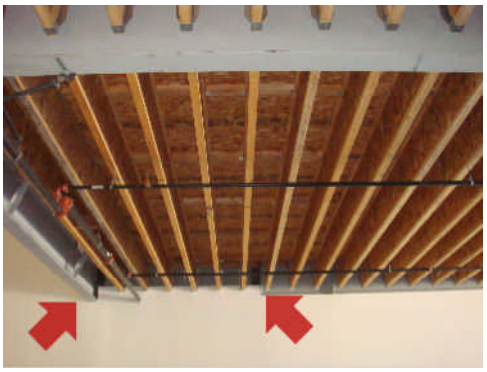

PHOTO # 35 [SC] Voids /gaps are evident between the building /units fire-resistive wall at the right side metal framing and roof.

PHOTO # 36 [SC] Second picture of #35. All pipe pentrations should be sealed and fire caulked.

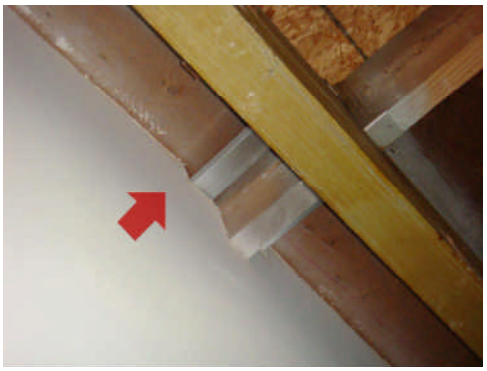

PHOTO # 37

View of the walls below the mezzanine fire exit stairs.

[SC] The unit walls are only have sheetrock installed on one side of the framing.

[CR] The walls should have fire-resistive sheetrock on both sides of the walls.

This is not a code compliant inspection, although fire life and safety is paramount.

PHOTO # 38

Second picture of #37 below the fire exit stairs to the rear fire exit corridor.

PHOTO # 39

[SC] View of the exposed wall framing and stairs below the mezzanine rear stairs.

See 1997 Uniform Building Code Volume1, section 1003.3.3.9.

PHOTO # 40

[CR] The fire exit doors are lacking thresholds, and a section of the smoke /draft gasket is loose on the mezzanine fire exit door jamb.

The mezzanine and rear fire exit doors are self closing and latching as required.

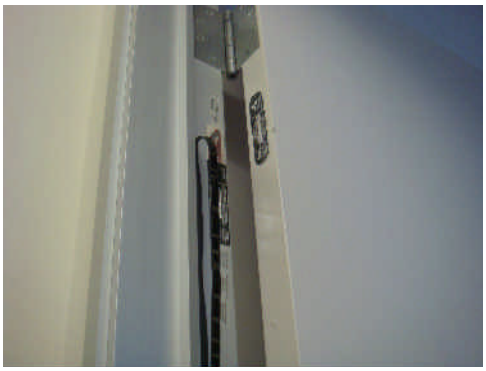

PHOTO # 41

[CR] A sprinkler fitting apparently leaked at the rear left of the building.

PHOTO # 42

Second picture of #41, of the rust stains.

PHOTO # 43

[CR] A sprinkler fitting apparently leaked at the front of the building above the mezzanine.

Moisture stains are evident on the floors below the suspected leaking fittings.

[FE] All of the sprinkler fittings should be evaluated.

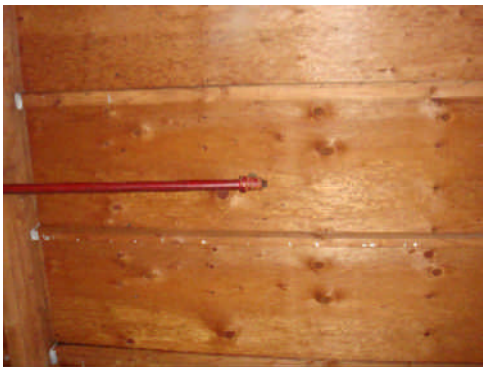

PHOTO # 44

[FE] The mezzanine front right window head / return has slight dark stains.

PHOTO # 45 Second picture of #44.

PHOTO # 46 [FE] Slight stain is evident below the front center mezzanine window corner.

PHOTO # 47 The aluminum single pane tempered safety glass fixed windows appear to be functional, other than noted above.

The picture shows the window frame and weep hole at the exterior.

I recommend that the window manufactures instructions be reviewed for proper maintenance.

PHOTO # 48 The aluminum single pane tempered safety glass doors and windows were functional.

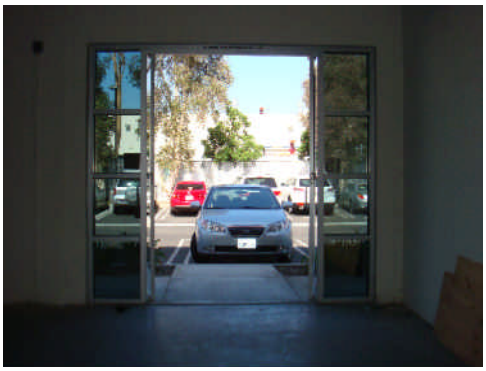

PHOTO # 49

The overhead roll-up door was operational, except;

[CR] One fastener bolt appears to be broken off at the top of the frame.

PHOTO # 50

[FE] The roll-up door frame is not flush onto the building wall at the top.

PHOTO # 51

[FE] The roll-up door manufactures installation instructions should be reviewed for proper installation and maintenance.

PHOTO # 52

[FE] Water intrusion staining /signs are evident on the slab adjacent to the roll-up door. Water may be seeping under the door.

PHOTO # 53

[FE] The asphalt my not be sloped /placed properly at the interior slab intersection.

PHOTO # 54

[FE] The slab crack adjacent to the door has efflorescence from moisture and is in the area where water appears to puddle.

The unit concrete slab is functional with the exceptions of the conditions noted above, and a 2X4 chipped area below the stair landing.

PHOTO # 55

[FE] The building wall joint material is cracking on the interior.

Slight concrete building wall cracks are evident at areas.

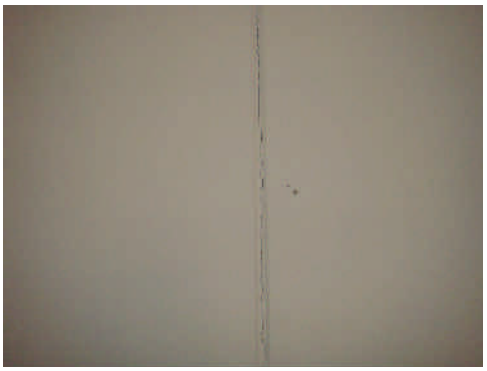

PHOTO # 56

[FE] The building concrete wall at the front has an irregular finish 3' up from the slab.

This condition appears to have been caused during the placement of the concrete wall.

PHOTO # 57 Second picture of #56.

PHOTO # 58 Third picture of #56.