



All Bay Home Inspection, Inc.

sample

Inspection Site: [Sample, CA 94019](#) • Report # I0816412

Subject: [Building Maintenance Inspection](#)

The Property in Perspective

This is a well built one-story commercial structure. The improvements recommended in this report are not considered unusual for a commercial property of this age. Please also take into consideration that there is no such thing as a perfect property.

Upon inspection of the property on Sample Date the following defects were noted:

Roofing

1. Voids in the gravel were observed on the built-up roofing. This usually leads to a shortened life expectancy and increases the potential for ultraviolet damage to the roofing. Missing gravel should be replaced.
2. The composition roofing used on the mansard areas of the building is near the end of its useful life. Expect to replace the roof soon.



All Bay Home Inspection, Inc. • 1020 Harlan Court, Suite A • San Jose, CA 95129-3019

Voice: 408-873-2600 • 650.858.2600 • 510.835.2600

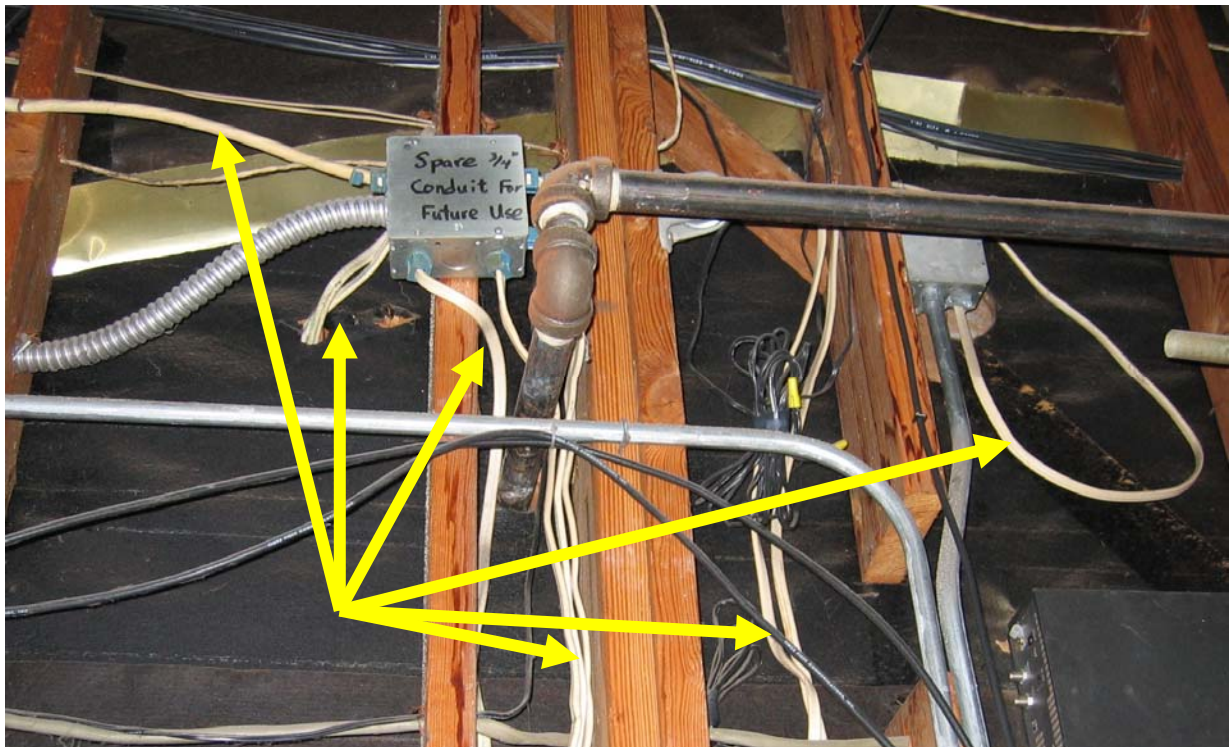
Email: Martin1@allbay.com • Web Site: www.allbay.com

3. The gutters are rusted through in various locations. Replacement is recommended.

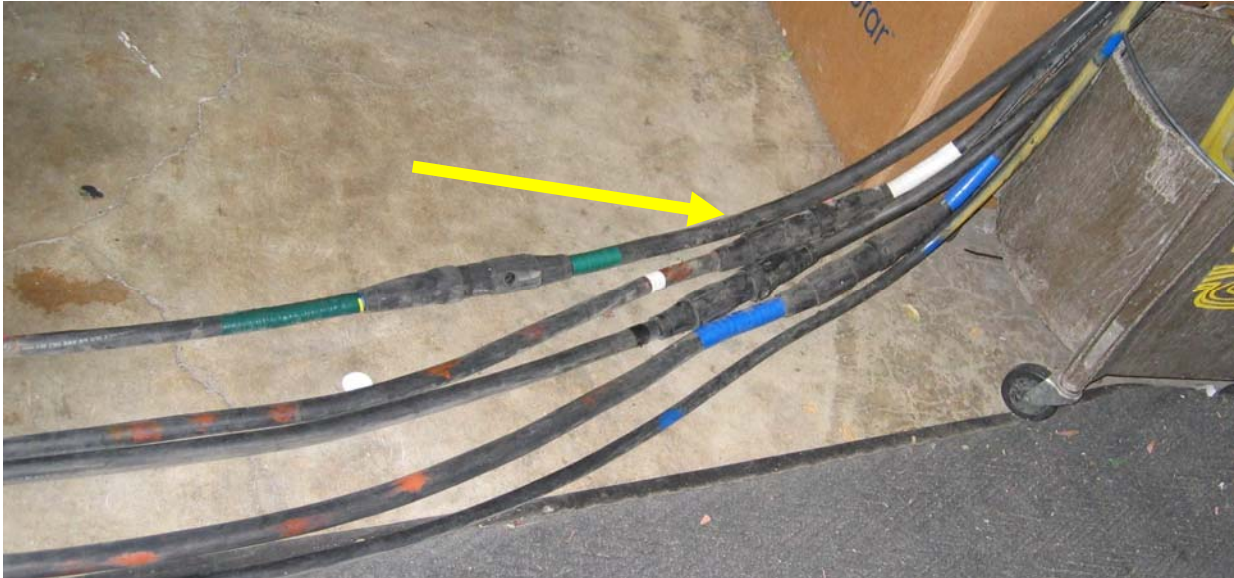


Electrical

4. The inspection of the electrical system revealed some non-standard and/or amateur wiring practices. Romex wiring is not approved for use in commercial structures (white wiring).



5. The electrical system has a standby generator. The electrical panel is wired in an open position. The wiring that enters the building should be placed in a protective conduit.



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Exterior Doors

6. The damaged wood exterior door at the rear entry should be replaced.



7. The exterior doors have large gaps at the bottom. The installation of a threshold is recommended. The sealing of the gap at the bottom of the door will help prevent vermin intrusion into the structure.
8. The bottom panel of the metal overhead garage door is damaged. Replacement is recommended.



9. The wood sectional garage door is in poor condition. Replacement is recommended.



Through Wall AC

10. The wall AC unit is not properly flashed where it passes through the wall framing.



Wood to Concrete Contact

11. The plywood siding is in contact with the concrete. This type of installation is prone to rot and/or insect activity. All concrete to plywood contact should be eliminated.



Exterior Walls

12. The plywood siding is aging noticeably and should, eventually, be replaced. In the interim, localized repairs may be necessary.



13. All pipe and wire penetrations through the exterior walls should be sealed. Water leaking through non-sealed areas can cause structural damage.

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14. The windows require caulking at the exterior. Water leaking through unsealed areas can cause structural damage. The unsealed areas can also allow air intrusion into the structure.



15. To help preserve the structure the wood exterior components should be painted.



Waste Piping

16. The commode is loose and leaking in right side bathroom.

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Water Heater Strapping

17. The water heater strapping should be improved. Water heaters in seismic zones should be strapped to resist movement during earthquake conditions. The strapping for water heaters up to fifty-two gallons should be complete with lag bolts and washers at two points, one within the upper one-third and one within the lower one-third of its vertical dimensions. The strapping is also required to wrap completely around the water heater and then return to the walls. At the lower strap location, a minimum distance of four inches shall be maintained above the controls with the strapping. Please refer to the California Health & Safety Code Sections: #19210 - 19217.

Interiors

18. Overall, the interior finishes of the units are in average condition. Typical flaws were observed in some areas. When redecorating, sheetrock repairs will be necessary in some areas before painting.

Respectfully Submitted,

Martin Morgan

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