Building Inspection Report

Prepared For:

Report Number: 03281239589
Inspection Date: March 28 2012     Time: 8.00 AM
Inspector: Hans Groess & Steven Lembcke

Property Information

Address: xxxx Pacific Center Boulevard,
Sorrento Valley
Approximate Age: 23 years
Notes

The report contained herein is CONFIDENTIAL, and is given solely for the use and benefit of the client, and is not intended to be for the benefit of or relied upon by any other buyer, lender, title insurance company, or other third party.

The inspection is essentially a performance inspection and as such should not be construed as a code compliance inspection. Code compliance inspections are performed by city/county building inspection departments.

Identifying Repairs in the Report

Items that appear to need attention or repair are listed in the following formats:

- **Major Repair**: These are repairs to items not performing their intended function that, in the opinion of the inspector, might cost more than $5000.00 to remedy.

- **Minor Repair**: These are repairs that in the opinion of the inspector are minor repairs to items not performing their intended functions. Cost to repair may range from minimal to several thousand dollars.

- **Maintenance**: These are repairs that, in the opinion of the inspector are regular maintenance typical for buildings this age. Repairs to these items are not urgent, but should be made within the next six months.

- **Safety Concern**: Conditions which are a real or potential threat to safety or health (regardless of cost to repair) are listed as safety concerns.

- **Investigate Further**: Conditions which appear to warrant further investigation by an appropriately licensed specialist are identified here. Only a specialist can confirm that repairs are needed and to determine the scope of the repairs. This includes conditions that require destructive inspection, engineering, analysis beyond the scope of a visual inspection, or areas outside the general knowledge of an inspector.
CONDITIONS DURING THE INSPECTION

The weather was cool and sunny. The temperature was around 65 degrees.
The soil was damp due to recent rains.

FOUNDATION AND STRUCTURAL COMPONENTS

Structural components of a building include foundations, footings, floor framing, wall framing and roof framing. These items are examined, where visible, for signs of failure, excessive or unusual wear and overall condition. Many structural components are inaccessible because they are buried or concealed behind finishes. Much of the structural inspection is therefore performed by identifying resultant symptoms of movement, damage and deterioration. Where there are no visible symptoms, conditions requiring further review or repair may go undetected and identification will not be possible. We make no representations as to the internal conditions or stability of soils and foundations, except as exhibited by their performance.

Description

Building style: Two story commercial office building encompassing an area of approximately 25,953 SF.
The building was vacant, however previously occupied by Santel Federal Credit Union.
The building is a steel frame structure.
The foundation type is poured concrete footings.
Floor construction is concrete slab on ground floor and steel frame with light weight concrete finish on second floor.
The roof construction is steel trusses.

Observations and Recommendations

No cracking was observed on the interior or exterior walls that would indicate significant movement.
On site documents indicated that a geotechnical investigation was performed by Owen Consultants in April 1991. Distress cracking noted in the interior floor slabs including exterior concrete flatwork prompted the investigation. The report indicated the presence of several 1/4” wide cracks with 1/8” vertical off set.
A manometer survey of the interior slab indicated the floors were 1 5/16” out of level, considered marginally beyond normal construction tolerances. The report concluded that the distress cracking in the slabs was primarily due to expansive soil underlying the building. Exploratory core samples confirmed that the building foundation was supported on bedrock material and indicated no signs of settlement. A follow up investigation performed in September 1994 indicated that the slab was continuing to undergo minor movement, although the building foundation was stable.

All structural elements appeared adequate at the time of our inspection.

SIDING AND TRIM

Our review of the siding and trim also considers the condition of fascias, eaves and soffits. These items are visually examined for signs of deterioration and general condition. Components may not be fully visible because of soil, vegetation, storage and nature of construction.

Description

The primary siding is brick tile veneer.

Soffits around the periphery of the building are covered with T&G redwood boards.

Observations and Recommendations

The exterior surfaces were observed while walking around the exterior of the property. The siding was found to be in adequate condition with the exception of the following.

- Cracks in the window sill at the SW corner of the building need to be sealed/grouted to prevent moisture intrusion. Evidence of leakage was noted on the inside drywall adjacent to the windows.
• The window sill above the front entry needs to be resealed. Deposits of efflorescence (i.e. white powdery substance denoting the presence of moisture) noted on the brick siding below the windows suggest moisture intrusion.

The soffits are in adequate condition.

**FLATWORK**

**Description**

The parking area is asphalt.

Walkways and patios are concrete.

**Observations and Recommendations**

**Maintenance**  The parking area exhibits signs of cracking and deterioration. The asphalt needs to be resealed. This will include repainting all parking stalls.
Concrete flatwork around the building is in adequate condition. Typical minor cracking was observed at a few areas.

### DECKS

#### Observation and Recommendations

- The upstairs deck including handrail off the kitchen are in adequate condition.
- The two emergency escape ladders were not checked.

### DRAINAGE AND GRADING

Proper grading is required to minimize water buildup near the foundation. Soil should slope away from the building to minimize or prevent problems associated with excess water. Roof downspout should also be directed away from the building. Our review of the grading and drainage is limited to surfaces directly adjacent to the subject building. Installed drainage systems are not water tested during the inspection. We make no representations as to their effectiveness and recommend their operation be observed during adverse weather. Installed drainage systems must be routinely inspected for debris and cleaned regularly to ensure proper operation during inclement weather.

#### Description

- **Site drainage system**: The installation of a sub surface drainage system was observed around the property.
- **Roof drainage**: Concealed downspouts are present.

#### Observations and Recommendations

Drainage around the building appeared to be adequate.
IRRIGATION

Description
The property is equipped with an automatic irrigation system. We did not examine the automatic irrigation systems and recommend having landscape demonstrate its operation before the close of escrow.

Observations and Recommendations
- Grass/ground cover is abutting the NE corner of the building. This promotes moisture related problems due to high watering requirements. We suggest keeping grass away from the walls and foundation.

ROOF

Description
The roof configuration is low slope.

The roof covering is Perm Ply-V manufactured by Owens-Corning Fiberglass Corporation. The roof appears to be the original. Typical life expectancy for this type of material is approximately 20 years.

Recent weather has been wet.
Observations and Recommendations

The roof covering is in fair condition, although near end of useful service life.

Patching noted at a few areas suggests previous leakage problems.

**Investigate Further**  
Active leakage was noted in several upstairs offices. It appears the roof drains are leaking. Several flashings also need to be resealed. We recommend having a licensed roofing contractor examine the entire roof and make the necessary repairs.
The report is not intended to be conclusive regarding the life span of the roofing system or how long it will remain watertight in the future. The inspection and report are based on visible and apparent conditions at the time of the inspection. Unless rain has fallen just prior to the inspection, it may not be possible to determine if active leakage is occurring. Not all attic areas are readily accessible for inspection. Conclusions made by the inspector do not constitute a warranty, guaranty, or policy of insurance.

All roofs require periodic maintenance to achieve typical life spans and should be inspected annually. Expect to make minor repairs to any roof.

**INSULATION**

**Description**

Wall insulation is fiberglass batts. R value is estimated to be 11.

Ceiling insulation is fiberglass batts. R value is estimated to be 19

**Observations and Recommendations**

Insulation R- Value is typical for buildings this age.
ELECTRICAL SYSTEM

Description

Power to the building is provided by a 1200 amp 206/120 volt, 3 phase, and 4 wire service.

The building is equipped with three electric meters. Two meters were turned off and appear to be for future tenants.

Sub panels were noted at various locations around the building.
Wiring is copper in flexible metal conduit.

Observations and Recommendations

A random number of sub panels were opened and examined. Conditions appear adequate.
Outlets were tested using a polarity tester. All outlets tested as being wired properly and grounded.

GFCI outlets were located in the bathrooms. All GFCI outlets tested functional using a testing device.

Maintenance

Exterior perimeter/security lights attached to the building and parking area are controlled by a photo sensor on the roof. Several lights did not operate (suspect new bulbs required).

Note: The inspection does not include low voltage systems, telephone wiring, intercoms, alarm systems, cable TV wiring and automatic timers.

Emergency exits light were all found to be operational.
Investigate Further  The building is equipped with a “Simplex 4001” fire monitoring system. No service records were located for the system. It appears the system has not been checked for some time.

Investigate Further  The building is equipped with a “Generac 2000” series back-up generator. I understand the system has been decommissioned. Verifying operation will require further investigation.

PLUMBING SYSTEM

Description

Visible water supply pipes are copper. Waste pipes are cast iron.
Hot water for the building is provided by a gas fired “Raypack” boiler and 80 gallon storage tank located on the roof.

The main water shut off valve was located on the south exterior wall of the building.

The water pressure at the time of inspection was 70 PSI. Note that water pressure can vary depending on demand on the municipal system. Normal range is between 50 and 75 PSI. A pressure regulating device is installed.

**Observations and Recommendations**

Visible supply pipes are in adequate condition.

Visible drain pipes are in adequate condition.

**Bathrooms:**

Men’s and woman’s bathroom facilities are located on each floor. Men’s bathrooms consisted of two toilets, urinal and three sinks. Woman’s bathroom consisted of four toilets and three sinks. The downstairs bathrooms are equipped with showers.

Toilets: Flushed and found to be operating adequately.

Sinks: All in adequate condition with the exception of the following.

**Minor Repair**

The sinks are equipped with “Sloan” sensor operated faucets. Several faucet sensors did not operate.

Bathroom ventilation: Adequate.
Shut-off valves below toilets and sinks have a tendency to leak if turned, particularly in older buildings, and for this reason are not checked. For similar reason, we do not check the operation of the main water supply valve.

**Minor Repair**  Leaking shut off valves below middle sink in men’s upstairs bathroom needs repair.

**Minor Repair**  The water heater storage tank is severely corroded and appears to be leaking slightly. We suggest replacing the tank.

The water heater boiler was found to be operating adequately.

**Gas Service:** A single gas meter was located on the south side of the building. The exposed gas piping at and around the meter was in serviceable condition. I detected no evidence of leakage at exposed gas piping system. Pressure testing the entire system may reveal leaks, however, is beyond the scope of our inspection.

**Investigate Further**  Fire extinguishers have all expired and need to be recharged/serviced.
HEATING & AIR CONDITIONING SYSTEM

Description

Comfort heating and cooling is provided by 38 water source heat pumps. The cooling tower and boiler for the heat pumps are located on the roof. The heat pumps are located above ceiling tiles in various offices.

Three small separate air heat pumps were also located on the roof.

Observations and Recommendations

The heating and cooling equipment on the roof appeared to be in adequate condition. The boiler, cooling tower and circulating pumps are operating adequately. A tag attached to the cooling tower indicated it was replaced in June 2006.

The majority of heat pumps were found to be operating adequately.

Minor Repair  One of the heat pumps in the upstairs east office did not operate. Apparently the compressor needs to be replaced.

The heating and air condition systems are under service contract with Greater San Diego Air Conditioning Company Inc. Service personnel were on site at time of our inspection, facilitating with operation of the systems. Many heat pumps were initially found to be inoperable, probably due to lack of use. We understand the building has been vacant for 3 years.
All FAU thermostats are monitored by time clocks located in relay boxes (one on each floor). Thermostats are automatically shut down at predetermined times. Two manual over-ride timers were located at the hallways. The time clocks inside the relay boxes were left in the off position after our inspection. The time clocks need to be set to “timer mode” for the systems to operate.

Ductwork is in adequate condition.

Filters are in adequate condition.

- One of the split unit heat pumps on the roof was disconnected and abandoned. The reason for this was not obvious.

The split heat pump serving the upstairs phone room was checked and found to be cooling adequately.

**Minor Repair** Environmental climate control for the computer room is provided by a “Lieber” cooling system. The system did not operate properly due to burnt-out motor on one of the cooling fans. Apparently the fan motor needs to be replaced.
INTERIOR

Our review of the interior includes inspection of walls, ceilings, floors, doors, windows, cabinets, counter tops, steps, stairways and railings. Some of the components may not be visible because of furnishings and/or storage. In such cases these items are not inspected. It is not uncommon for sections of the interior floors to be slightly sloped. This condition is typically the result of support system settlement and/or framing irregularities. If these conditions are of concern, more detailed evaluation should be obtained from a qualified engineer. Measurement and evaluation of floor slope is beyond the scope of our visual inspection. The condition of floors underneath carpet and other coverings cannot be determined and is specifically excluded from the inspection and report.

Description

Walls are drywall. Ceilings are drywall and acoustic suspended tile.

Floor finishes are carpet and vinyl.

Interior cabinets are plastic laminate. Counter tops are finished with Formica.

Observations and Recommendations
Minor cracks are found on interior surfaces in all buildings and are typically cosmetic in nature. This type of cracking is usually caused by settlement and/or shrinkage of building components. Small cracks of this type are not mentioned in the report.

- We do not test for mold and mildew as this requires special testing of swab and/or air samples that are analyzed in a laboratory. These tests are typically performed by professional industrial hygienists and are recommended if you have allergies, breathing or health problems.

Walls and ceilings were found to be in adequate condition with the exception of the following.

- Evidence of active leakage was noted on walls and ceiling in several offices.

Interior floor finishes are in adequate condition.

Interior cabinets and counter tops are in adequate condition.

Fire escape stairs located at the west and SE end of the building are in adequate condition.

**Investigate Further** The building is equipped with an “OTIS” elevator (2500 lbs capacity). Elevators are unique systems and are outside the scope of our inspection. The elevator was inspected for operation only. We are not qualified to conduct safety inspections. The Operational permit issued by the Department of Industrial Relations expired 7/12/2011. The permit needs to be renewed.

The computer room is equipped with a “Halon” fire suppression system. The specialized system was not examined.
SUMMARY

The number of repairs listed in the report is typical for buildings this age. Bear in mind that all buildings need repairs of one type or another, even if only minor. Generally, older buildings need more repairs. This varies depending on maintenance and upgrading performed over the years.

Following is a list of items in need of attention or requiring further evaluation.

1. Cracks in the window sill at the SW corner of the building need to be sealed to prevent moisture intrusion.
2. The window sill above the front entry needs to be resealed.
3. The parking areas need to be resealed. This will include repainting all parking stalls.
4. Grass/ground cover is abutting the NE corner of the building. We suggest keeping grass away from the walls and foundation.
5. Active leakage was noted in several upstairs offices. We recommend having a licensed roofing contractor examine the entire roof and make the necessary repairs.
6. Several exterior security and perimeter lights did not operate.
7. The building is equipped with a “Simplex 4001” fire monitoring system. The system needs to be checked.
8. The back-up generator has been decommissioned. Verifying operation will require further investigation.
9. Several faucet sensors did not operate in most bathrooms.
10. Leaking shut off valves below middle sink in men’s upstairs bathroom needs repair.
11. Corroded water heater storage tank needs to be replaced.
12. Fire extinguishers have all expired and need to recharged/serviced.
13. One of the heat pumps in the upstairs east office did not operate.
14. The “Lieber” environmental control system did not operate properly.

Please feel free to call at any time if you have any questions.

END OF REPORT