

Butler Commercial Building Inspection Inc.
Commercial & Residential Inspection
Established 1995

BUILDING INSPECTION REPORT

270 Elm Street, Bolinas, CA

Inspection Date:
Monday, June 10, 2024

Prepared For:
Bolinas Community Public Utilities District

Inspected By:
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20240610-01

Inspection Overview

As per our contract, we inspected a storage shed and shop building located at 270 Elm Street, Bolinas, CA. The storage shed and shop building were reported to us to be +/- 800 and 640 square feet respectively.

Our inspection meets or exceeds the Standards of Practice of the American Society of Home Inspectors of which we are a certified inspector member. The Standards of Practice can be found online at (WWW.HOMEINSPECTOR.ORG).

This is not an ASTM E2018-15 commercial inspection, known as a "Property Condition Assessment" or PCA, although our inspection complies with most of the provisions contained in ASTM E2018-15. Two notable differences are that we are not providing any supportive inspection services; such as a Phase 1 Environmental Site Assessment (ESA), as identified by the Environmental Protection Agency and will not be providing cost estimates for correction of the conditions observed. We recommend contacting a professional in the field of ESA for information regarding the need and benefit of an ESA of this property. When appropriate we may subjectively, based on our decades of experience, provide an estimate of the remaining service life of a system or component.

The buildings are not in conformance with the requirements of the Americans with Disabilities Act (ADA). This inspection is not a compliance inspection according to ADA requirements. In the future the buildings may be required to be in ADA compliance, depending on the future use and classification of the buildings. Therefore, we recommend having a 'Certified Access Specialist' (CASp) inspection (<https://casinstitute.org/about/casp>) to determine what would be necessary to bring the buildings into conformance with current ADA requirements.

Our inspection is a walk-through survey consisting of a non-intrusive, non-destructive, visual observation of readily accessible components and systems of the subject building. The purpose of our inspection is to identify major structural components and mechanical systems for signs of significant non-performance, excessive or unusual wear, and their general state of repair. Another equally important purpose is to identify health and safety concerns.

The storage shed and shop building are in a general state of disrepair. As a result, we have not provided a traditional, detailed, itemized report of every finding in the two buildings. Rather, our report summarizes their general condition and provides guidance for a future course of action to determine the nature, extent, timeliness and expense involved in completing necessary maintenance upgrades and corrective repairs.

Review of trade fixtures and appliances, and their related equipment and improvements, is not within the scope of this inspection. Any area or component or system that is concealed or otherwise not exposed due to storage, trade fixtures or concealed behind finished surfaces, is not included in this inspection. We will not use ladders or stools to obtain visual access to any area, component, or system; except when inspecting the roof or accessing the roof structure for inspection. This inspection does not include any destructive testing or dismantling of components or systems.

The storage shed and shop building were inspected by Bret E. Butler and the report written by Bret E. Butler on behalf of our client, Bolinas Community Public Utilities District. Larry Hoytt was present and provided technical assistance and a second set of trained eyes.

The age of the buildings could not be determined. Although they would appear to be at least 60-70 years in age.

Dry and sunny weather conditions prevailed during our site inspection; the temperature range was about 65 degrees Fahrenheit.

When we call out a location on either shed, right or left, front or rear we assume we are standing on Elm street and looking toward the sheds. Therefore, the access to the storage shed at the rear of the two buildings would be from a swinging door at the left side and the access to the shop building would be from a swinging door at the rear.

The rear storage shed is in poor condition and will require extensive, costly repairs to rehabilitate and improve the building. During this process it may be discovered that it would be more cost effective and advantageous to raze the building and replace it with a pre-manufactured steel building. While the front shop building is in better condition than the rear storage shed, it still may prove to be more cost effective and advantageous to replace the shop building rather than attempt corrective repairs. Where we indicate the need for corrective repairs to either building we are assuming the decision has been made to make those repairs instead of replacing the buildings. If the buildings will be replaced in the near term, then naturally there would be no reason to make corrective repairs.

Scope of Inspection

Our inspection and report should not be considered a code compliant inspection of any kind. Only the local building official can provide code compliant inspections and enforce building codes; which in most cases represent the minimum building standard.

Our inspection report may make recommendations that differ from the local building department; our recommendations are based on our 29 years of experience, education, and training as independent building inspectors.

This report is a general overview of the structural components and major systems. It is not intended to be technically exhaustive in any one field. If further, more detailed, information is desired specialists in the relevant field should be retained to perform additional inspections.

The images (photographs) included in this report are for illustrative purposes only. Not every condition or observation will have an associated image. There is absolutely no relationship between the presence or absence of an image and the relative importance of each condition represented. Significant findings may or may not include an accompanied image. We do not provide the client images taken during our site inspection that are not included in the report; the images are for office use only.

This report will list the general, visual, condition of items subject to wear from normal use. We typically use five subjective terms:

- **Relatively new** usually shows no sign of wear.
- **Minor wear** suggests something which is not quite new, but may show cosmetic defects and some use.
- **Moderate wear** suggests a system or component is in the mid-range of its expected service life, assuming in the future it has proper maintenance and servicing; it will likely have cosmetic defects as well.
- **Generally worn** indicates a system or component is near the end of its expected service life and budgeting for its near-term replacement would be prudent and is recommended.
- **Poor condition** indicates a system or component is at the end of its useful and expected service life and should be replaced.

Our report may refer to a system or component as “*serviceable*”; which is defined as:

A system or component which, at the time of the inspection, displayed no significant deficiencies or excessive wear. Additional service life may be expected with proper maintenance.

General Limitations

Our inspection includes only those components or areas that are visually accessible and not those that are made inaccessible by walls, concrete, earth, or any other obstacle to physical access or visual inspection, such as furniture or stored items.

Defects in mechanical equipment that are intermittent in nature or not apparent through normal functional operation of the equipment or by visual inspection are not included in this inspection. Our inspection is not a warranty or guarantee against any future condition or defect that was intermittent or was not present during our site inspection.

Inspection for the presence of molds is not included in this report. If the user of this report is concerned about molds being present in the building, we strongly recommend that you engage the services of a qualified expert that specializes in the identification and remediation of these organisms. An analysis of indoor air quality is not part of this inspection.

This is not an engineering inspection; we do not measure the slope of the floors or the vertical plane of walls. Engineering services such as the calculation of structural capacities, or the adequacy and

integrity of structural components or systems is not included in this inspection. No geotechnical or soils inspection is made and no opinion regarding soil stability is offered. A credible opinion regarding soil stability can only be made by a qualified soils or geotechnical engineer.

We do not inspect for the presence of environmental hazards including, but not limited to, allergens, asbestos, radon gas, carbon monoxide or carbon dioxide gas, methane, propane, butane or any other flammable gases, lead based paint, Urea Formaldehyde Foam Insulation (UFFI) and petroleum products either from above or below ground storage tanks.

Excluded from this report is inspection of septic waste systems, private water systems, well water and well equipment, ponds, fountains, water quality, water conditioning systems, audio and video systems, remote control devices, low voltage wiring, landscape irrigation systems, solar water systems, photovoltaic systems and security systems.

We do not identify equipment recalled for safety or operational defects. For recall information, you should note the brand and model number of each item and check for recall listings by the U.S. Consumer Product Safety Commission at www.cpsc.gov.

Clay-type soil, also known as "Adobe" or "expansive" soil are found throughout the San Francisco Bay area. Clay-type soils expand and contract with changing moisture conditions and, by their nature, are a seasonal limitation. The presence of expansive soils may cause seasonal movement of the foundation and structure, resulting in exterior and interior wall cracking, doors and windows that are difficult to open or close properly and other similar conditions.

A determination as to the presence of rodents or other animal pests within the structure is beyond the scope of this inspection. If the user of this report is concerned about rodents or other animal pests, a separate pest inspection should be performed by a pest extermination company.

Our observations regarding wood-destroying pests and organisms are not a substitute inspection by a structural pest control operator; we are forbidden by State statute to render opinions regarding wood destroying pest and organism activity. We recommend a structural pest control inspection be performed by a qualified pest control operator to identify the presence, nature and extent of wood-destroying pests and organisms present in this building.

We do not inspect or confirm property lines, easements, municipal code compliance or research zoning ordinances. We do not research any public record information.

Identification and reporting on the many different materials in a building that are commonly associated with asbestos is beyond the scope of this building inspection. Asbestos was used in dozens of building materials for decades and may be present in any building constructed prior to the mid 1980's. We may identify materials that would typically test positive for asbestos content; however, we are not asbestos abatement trained or licensed and cannot determine the building is asbestos free. In fact, only laboratory testing can confirm the presence of asbestos. If the user of this report is concerned about the presence of asbestos in this building we recommend consultation with a qualified asbestos abatement contractor.

Post Inspection Repair Suggestions

We recommend that you obtain cost estimates to repair the conditions listed in this report from qualified professionals. Our inspection is not technically exhaustive and the contractors you retain may find additional defects or identify additional considerations not included in our limited, visual inspection.

Summary of Significant Conditions

The following is our subjective synopsis of the potentially significant conditions that should be attended to in the near term. Other conditions in need of attention can be found throughout the report. All observations and recommendations presented in this report are important and should be carefully read, considered and acted upon. Any questions regarding an observation or a recommendation should be immediately communicated to the Inspector for clarification.

We highly recommend the client establish their own priority for corrective repair and upgrading based on the entire report and not put focus solely on the conditions we have chosen to list below.

INSPECTION OVERVIEW

1. The buildings are not in conformance with the requirements of the Americans with Disabilities Act (ADA). This inspection is not a compliance inspection according to ADA requirements. In the future the buildings may be required to be in ADA compliance, depending on the future use and classification of the buildings. Therefore, we recommend having a 'Certified Access Specialist' (CASp) inspection (<https://casinstitute.org/about/casp>) to determine what would be necessary to bring the buildings into conformance with current ADA requirements.
2. The storage shed and shop building are in a general state of disrepair. As a result, we have not provided a traditional, detailed, itemized report of every finding in the two buildings. Rather, our report summarizes their general condition and provides guidance for a future course of action to determine the nature, extent, timeliness and expense involved in completing necessary maintenance upgrades and corrective repairs.
3. The rear storage shed is in poor condition and will require extensive, costly repairs to rehabilitate and improve the building. During this process it may be discovered that it would be more cost effective and advantageous to raze the building and replace it with a pre-manufactured steel building. While the front shop building is in better condition than the rear storage shed, it still may prove to be more cost effective and advantageous to replace the shop building rather than attempt corrective repairs. Where we indicate the need for corrective repairs to either building we are assuming the decision has been made to make those repairs instead of replacing the buildings. If the buildings will be replaced in the near term, then naturally there would be no reason to make corrective repairs.

STRUCTURE

4. An intermediate raised foundation stem wall in the rear storage shed has a large crack suggesting movement of the foundation and supporting soils below. The foundations supporting both buildings have provided adequate support to date, however, in the future when the buildings are renovated or reconstructed the foundations will require replacement to ensure the long term support of the new improvements.
5. Several aspects of the rear storage shed roof framing lack continuity, are substandard, and subject to weakness and failure. The roof structure requires extensive repair; which will likely necessitate the replacement of all or most of the roof framing.
6. The roof and eave sheathing in the front shop building showed extensive moisture related deterioration due to roof leakage and is subject to weakness and failure. We recommend the roof

7. Wall framing in the front shop building shows damage relating due to wood destroying pest activity. We recommend all damaged wall framing replaced to provide support for the roof structure. During the course of repairs it is possible additional damage may be discovered which would also require repair.

8. We observed wood destroying pest emergent holes and excrement in both buildings. If the buildings will be repaired, rather than razed, the wood destroying pest infestation will need to be addressed and the pests eliminated.

ROOFING

9. The rear storage shed roof was installed without building paper under the metal roofing. This is conducive to leakage and condensation on the underside of the metal roofing. In order to repair this condition the roof surface would require removal and the roof structure would need to be reconstructed. This would only be recommended if the building will be repaired, rather than razed.

10. The front building has a built-up, gravel protected roof surface. The protective gravel is largely missing and the roof surface is deteriorated and well past its expected service life (See image below for an example). If the building will be repaired, rather than razed, the roof surface and deteriorated sheathing will need to be replaced.

EXTERIOR

11. The plywood siding panels, wood trim and eaves showed moisture related damage in many locations. We recommend all damaged siding, trim and eaves repaired and the damaged materials replaced.

12. The bottom of plywood siding at both buildings is too close to the adjacent soil. Present building standards recommend a six inch space between soil and siding to prevent moisture related deterioration. We recommend lowering the level of the soil at the siding and then grading the soil to encourage surface moisture to drain away from the buildings for several feet.

ELECTRICAL

13. The service entrance conductors (SEC) are installed overhead to the shop building from another building. The service mast and overhead conductors are outdated and functionally obsolete. In addition, wiring from the service mast to the sub panel in the shop has been altered in a substandard manner. We recommend the overhead conductors and service mast replaced for improved safety and reliability. This would also be an opportunity to increase amperage (power) and provide 240 volts of power.

14. Moisture has entered the sub panel causing corrosion (See image below). Corrosion of hardware inside an electrical can be hazardous. For improved safety and reliability, we recommend the panel replaced when the service mast and overhead service conductors are replaced.

15. The grounding electrode conductor (GEC) inside the sub panel is spliced with a split bolt connector. Splicing of the GEC in this manner is not allowed because it could become loose over time which would then be a safety hazard. We recommend repairing this condition for improved electrical safety.

PLUMBING

16. The sink in the shop building drains into the soil at the right side exterior of the shop (See image below). This is a potential health hazard. We recommend connecting the drain to a sanitary sewer or septic system in a manner acceptable to the local building department.

17. An electric water heater was installed under the counter top and sink in the shop building and was leaking (See image below). The water heater should be removed. If heated water will be needed in the shop building a new water heater should be installed.

FIRE PROTECTION

18. The buildings do not feature any fire safety or fire protection systems. For information regarding required fire protection in these buildings we recommend consultation with the local Fire Marshal and Building Official.

ENVIRONMENTAL

19. Inside the shop building we observed at least one leaking container that may contain a substance that could have an adverse environmental impact (See image below). We recommend all leaking containers removed and the interior surfaces of the buildings cleaned of all potentially hazardous materials.

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Structure

OBSERVATIONS & RECOMMENDATIONS

FOUNDATIONS

The buildings wooden structural frames are supported by a cast in place, concrete “slab” foundation. In the rear shed, intermediate raised concrete stem walls are present which may indicate the building was expanded beyond its original foundation. In the front shop building an out of level joint in the slab may also indicate the shop building was expanded beyond its original foundation. A determination as to the presence or condition of steel reinforcement inside the concrete slabs is beyond the scope of this inspection.

An intermediate raised foundation stem wall in the rear storage shed has a large crack suggesting movement of the foundation and supporting soils below. The foundations supporting both buildings have provided adequate support to date, however, in the future when the buildings are renovated or reconstructed the foundations will require replacement to ensure the long term support of the new improvements.

SEISMIC CONSIDERATIONS

The wood sill plates at the foundation were obscured by finished surfaces and storage. In the visible areas we did not observe the walls to be adequately anchored to the foundation. During future rehabilitation of the buildings they should be attached to the foundation to resist seismic forces.

ROOF AND WALL FRAMING

In the front shop building the roof framing consisted of site-built wood trusses with plywood roof deck sheathing fastened to the top cord of the trusses. In the rear storage shed the roof framing consisted of 2 inch x 6 inch (nominal) wood rafters set on +/- 48 inch centers, supporting spaced 2 inch x 4 inch (nominal) wood sheathing boards. Both buildings feature 2 inch x 4 inch (nominal) wood stud framed walls (In modern construction lumber is “nominally” referred to in terms of its size when it is in fact smaller).

Several aspects of the rear storage shed roof framing lack continuity, are substandard, and subject to weakness and failure. The roof structure requires extensive repair; which will likely necessitate the replacement of all or most of the roof framing.

The roof and eave sheathing in the front shop building showed extensive moisture related deterioration due to roof leakage and is subject to weakness and failure. We recommend the roof sheathing and roof surface replaced.

Wall framing in the front shop building shows damage relating due to wood destroying pest activity. We recommend all damaged wall framing replaced to provide support for the roof structure. During the course of repairs it is possible additional damage may be discovered which would also require repair.

GENERAL COMMENTS

We observed wood destroying pest emergent holes and excrement in both buildings. If the buildings will be repaired, rather than razed, the wood destroying pest infestation will need to be addressed and the pests eliminated.

LIMITATIONS

- ❖ Many structural components are concealed behind finished surfaces and those cannot be inspected.
- ❖ Estimates of insulation thickness or depth above the ceiling or below the floor are approximant and are rough averages throughout the space. Insulation is not moved or disturbed and therefore conditions in need of attention may be present, but remain undetected.
- ❖ We are not engineer's and this is not an engineering inspection of any kind; we do not measure the slope of the floors, the vertical plane of walls, nor do we make calculations regarding structure integrity or adequacy. We report what we find and, when appropriate, recommend further action by qualified professionals.

Roofing

OBSERVATIONS & RECOMMENDATIONS

ROOF SURFACES

The rear building has metal roofing while the front building has a built-up roof surface.

The roof surfaces were not accessed for inspection. The reason for inspecting the roofs from the eaves was due to safety considerations and to protect the roofing material. At the front building the roof sheathing is deteriorated and it would have been unsafe to walk on this roof; at the rear building walking on the sheet metal roof surface would likely have damaged the roofing material and may also have been unsafe.

The rear storage shed roof was installed without building paper under the metal roofing. This is conducive to leakage and condensation on the underside of the metal roofing. In order to repair this condition the roof surface would require removal and the roof structure would need to be reconstructed. This would only be recommended if the building will be repaired, rather than razed.

The front building has a built-up, gravel protected roof surface. The protective gravel is largely missing and the roof surface is deteriorated and well past its expected service life (See image below for an example). If the building will be repaired, rather than razed, the roof surface and deteriorated sheathing will need to be replaced.



ROOF DRAINAGE

Gutter and downspout's were not installed at either building where they are necessary to control and direct roof drainage. Without gutters roof eaves and siding have become damaged by moisture. If the buildings will be repaired, rather than razed, gutter and downspout's should be installed to control and then direct roof run off away from the buildings.

LIMITATIONS

- ❖ Our roof inspection addresses the visual condition of the roof and does not include invasive testing by lifting or removing flashing or roofing material.
- ❖ We do not guarantee the roof is free of leaks or will remain so in the future. An inspection by a qualified roofing contractor may include additional pertinent information not included in our limited inspection.
- ❖ Leakage can develop at any time and may depend on rain intensity, duration, wind speed and direction.
- ❖ Estimates of remaining service life of roofing materials is naturally subjective. Once roofing materials near the end of their expected service life they often wear at an accelerated rate, which cannot be accurately predicted.
- ❖ We recommend keeping gutters, downspout's and the roof surface clear of debris that can block drainage and create an opportunity for future leaks.

Exterior

OBSERVATIONS & RECOMMENDATIONS

SIDING & TRIM

The buildings are sided or clad with plywood.

The plywood siding panels, wood trim and eaves showed moisture related damage in many locations. We recommend all damaged siding, trim and eaves repaired and the damaged materials replaced.

The buildings lack paint. After all damaged or deteriorated siding and trim are replaced, we recommend a thorough preparation of siding and trim followed by professional painting of the exterior using high quality paint.

SITE DRAINAGE

The bottom of plywood siding at both buildings is too close to the adjacent soil. Present building standards recommend a six inch space between soil and siding to prevent moisture related deterioration. We recommend lowering the level of the soil at the siding and then grading the soil to encourage surface moisture to drain away from the buildings for several feet.

LIMITATIONS

- ❖ Outbuildings, sheds and any Accessory Dwelling Unit, as defined by California Housing & Community Development, are not inspected unless prior, written, agreement was made for their inspection.
- ❖ We do not guarantee or warrant the exterior cladding, doors or windows are leak free or will remain so in the future. Leaks can develop at any time and would depend on rain intensity, duration, wind direction and speed. Exterior cladding, doors and windows are not, typically, designed to prevent leakage when wind gusts exceed 25 mph.
- ❖ Recently painted exterior surfaces may conceal conditions in need of attention.
- ❖ Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, seawall's, docks, erosion control and earth stabilization measures are not inspected.

Electrical

OBSERVATIONS & RECOMMENDATIONS

MAIN SERVICE AMPERAGE & WIRING

The available electrical "power" to the buildings 120 Volts, supplying 40 amperes. The amperes (Amps) are determined by the rating of the sub panel disconnect breaker located in the front shop building.

The rear storage building is provided with 120 volts and about 20 amperes of power, which in turn supplies power for a few lights and a couple electrical receptacles. The feed from the front shop to the rear storage shed is underground through rigid metal conduit.

The buildings are wired with non-metallic sheathed cable (often referred to by the trade name "Romex").

The service entrance conductors (SEC) are installed overhead to the shop building from another building. The service mast and overhead conductors are outdated and functionally obsolete. In addition, wiring from the service mast to the sub panel in the shop has been altered in a substandard manner. We recommend the overhead conductors and service mast replaced for improved safety and reliability. This would also be an opportunity to increase amperage (power) and provide 240 volts of power.

SUB (DISTRIBUTION) PANEL

We observed a sub-distribution electrical panel in the front shop building. The sub panel protective "dead front" cover was removed to inspect the wiring inside. Adequate access in front of the panel should be maintained at all times.

Moisture has entered the sub panel causing corrosion (See image below). Corrosion of hardware inside an electrical can be hazardous. For improved safety and reliability, we recommend the panel replaced when the service mast and overhead service conductors are replaced.



Not all of the circuits (breakers) in the panel were identified or labeled. We recommend all circuits be

identified and labeled by operation of the breakers.

The wiring inside the sub panel was improper as the neutral and grounding conductors were electrically bonded. A qualified electrical contractor should electrically isolate the neutral and grounding conductors for improved safety.

SYSTEM GROUNDING & BONDING

The system is grounded with a driven copper grounding rod adjacent to the main panel and meter. We observed a grounding conductor from the grounding bus bar in the main panel to the grounding rod.

The grounding electrode conductor (GEC) inside the sub panel is spliced with a split bolt connector. Splicing of the GEC in this manner is not allowed because it could become loose over time which would then be a safety hazard. We recommend repairing this condition for improved electrical safety.

DISTRIBUTION WIRING

The accessible distribution wiring and any conduit that may be present was inspected where visible (Most distribution wiring is concealed behind finished surfaces). We inspected a representative sampling of switches and receptacles, but do not test each and every receptacle or switch; some of which may be concealed behind storage.

Exposed, loose and unprotected exterior wiring was observed inside the buildings (See image below of examples). We recommend all exposed wiring protected to prevent damage and improve safety.



An exterior light fixture at the rear storage shed is supported by its wiring (See image below). This is a safety hazard that should be corrected.



GENERAL COMMENTS

Ground Fault Interrupter (GFI) devices were not found throughout the buildings as required by modern standards. Ground Fault Interrupters provide protection from shock hazards. We recommend having a qualified electrical contractor provide GFI protection for all receptacles in the buildings.

LIMITATIONS

- ❖ Only a representative sampling of receptacles (outlets), switches and light fixtures were tested.
- ❖ Furniture and storage can restrict access to outlets, switches and distribution wiring.
- ❖ Our inspection does not include remote control devices, alarm systems, low voltage wiring, or any component which is not part of the primary electrical power distribution system.

Plumbing

OBSERVATIONS & RECOMMENDATIONS

WATER SUPPLY

The accessible water delivery or supply pipe material, within the front shop building is copper. The main water delivery pipe is buried and cannot be identified or inspected.

The main water supply shut off valve for the water supply to the front shop building is located at the left side of the rear storage shed building. The water pressure was tested and was 70 pounds per square inch (PSI). PSI readings between 40 and 80 are in the normal or acceptable range.

The "main" water supply shut off valve and all other ancillary shut off valves, such as those found under sinks, wash basins and adjacent to toilets, should be operated occasionally to be sure they will fully close when needed. This is because shut off valves tend to "freeze" over time and without use they may leak when "unfrozen" and operated. Please be aware this is possible in this home. Typically, when valves begin to leak they require replacement, but not always. We do not operate or test any shut off valve for this reason.

DRAIN PIPE

The drain pipe material in use within the building is plastic (ABS).

The sink in the shop building drains into the soil at the right side exterior of the shop (See image below). This is a potential health hazard. We recommend connecting the drain to a sanitary sewer or septic system in a manner acceptable to the local building department.



WATER HEATING

An electric water heater was installed under the counter top and sink in the shop building and was

leaking (See image below). The water heater should be removed. If heated water will be needed in the shop building a new water heater should be installed.



LIMITATIONS

- ❖ The portions of the plumbing system concealed by finished surfaces and/or storage (below sinks and wash basins etc.) or beneath the soil, under or around the building, are not inspected.
- ❖ Water quantity (supply) and water quality are not tested.
- ❖ Water conditioning systems and lawn sprinkler systems are not operated or inspected.

Fire Protection

OBSERVATIONS & RECOMMENDATIONS

Fire Safety

Fire escape exits signs and escape routes are often required in a building depending on its classification and use. Clearly marked exit signs are typically required at most exit doorways. Non-emergency egress signs may not be required at obvious or clearly identifiable exterior exits. We did not determine if or where fire exit signs are required in either building.

The buildings do not feature any fire safety or fire protection systems. For information regarding required fire protection in these buildings we recommend consultation with the local Fire Marshal and Building Official.

Fire Extinguishers

We did not observe fire extinguishers installed in the buildings and recommend installing fire extinguishers in all locations where required by the local building official.

Fire Suppression

The buildings are not supplied with a fire suppression system. A fire suppression system may be required during a future renovation of the buildings, depending on their future use and building classification. The local Fire and Building department should be contacted for more information in this regard.

LIMITATIONS

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- ❖ We do not operate or test any fire protection equipment or systems during our inspection.
- ❖ The function or performance of any fire protection system is unknown and is not included in our inspection.

Environmental

OBSERVATIONS & RECOMMENDATIONS

Hazardous Materials

Various, potentially hazardous, materials have been used in the construction of buildings over many decades. Many naturally occurring materials and man-made building materials have been found to be hazardous or to have an adverse environmental impact. These include but are not limited to asbestos, formaldehyde, molds, lead paint, electromagnetic radiation, and radon. Buried fuel tanks, past or present, may pose an environmental hazard. Hazardous materials, product liability, and environmental hazards are not included in the scope of our inspection. For information about hazardous materials, call or visit on-line the site of the Environmental Protection Agency.

Inside the shop building we observed at least one leaking container that may contain a substance that could have an adverse environmental impact (See image below). We recommend all leaking containers removed and the interior surfaces of the buildings cleaned of all potentially hazardous materials.



We are not asbestos abatement trained or licensed and identification and reporting on the many different materials in a building that are commonly associated with asbestos is beyond the scope of this inspection. If an inspection for the presence of asbestos is desired, we recommend consultation with a qualified asbestos abatement contractor.

General Comments

Environmental considerations are excluded from this report. We may describe conditions to assist users of this report to better understand certain possible environmental concerns, but we do not imply this report includes any or all relative environmental conditions, concerns, or considerations.

LIMITATIONS

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- ❖ No invasive or destructive testing within the building is made to determine the presence of any environmental hazard.
- ❖ No soils testing or analysis was made to determine the presence of any environmental hazard.