



HOLMES INSPECTION CO.

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Certified Moisture Analysis & EIFS / Stucco Inspections
FHA – 203(k) Inspector, Plan Reviewer & Consultant
FHA – Approved Compliance Inspector
Certified Construction Inspector

Email: theholmescompany@hotmail.com



June 26, 2007

To: John Doe
1234 Somewhere Ave
Ft Lauderdale, FL

Re: General Building Inspection
3456 – 3460 Older Street
Kansas City, MO

Per your request we conducted a visual examination of the above property for the purpose of determining, within reasonable limits, the general overall condition of the electro-mechanical systems, roof covering, and structure. When making visual observations of a building, it is required that certain assumptions be made regarding the existing conditions. Some of these assumptions are not verifiable without expending additional sums of money, or destroying adequate and serviceable portions of the building or finish material. For example: the condition or existence of an underground support system (footings, piers, etc) is not known.

The examination was based upon a non-technical, visual inspection limited by time. Per our inspection agreement with you, we were looking for significant material defects at the building or grounds. We have also commented on deferred maintenance or safety upgrade type issues that we observed. Our primary goal is to discover as much about the buildings as possible, given the limitations of time and accessibility. *Since we do not have the owners permission to resort to destructive testing, the object of our examination must be only that which is readily visible at the time of this inspection.*

Saturday (6/23/07) observations were made at the buildings at the above address. Although the 3 businesses and 2 apartments above can be accessed from various doors, for the purpose of this report the building faces south. The age of the building was reported to be approximately 87 (+/-) years old. The foundation where visible was stone, block and brick. The exterior walls of the building were brick and block. The weather at the start of the examination was clear and 85°. There has been rain within the past two weeks. The buyers agent (Betty Lou) and the selling agent (Jolene Smith) were present at the start of the inspection to facilitate our inspectors access to the property. Holmes Inspection had 3 inspectors at the site and they started their inspection at approximately 1:45 PM. During the course of the inspection the agents and the building tenants went their own way, and the inspectors stayed to perform the inspection.

See photos #1 through #12 for general elevations of the building and rear parking lot.

The report is specifically limited to those major components listed in the report which were readily visible to the Inspector(s) on the date of the examination, and their opinion of the condition at that time and date. In reading the report it should be remembered that since the Inspection is not a code compliance report, it does not specifically relate to local building code requirements. If this type of information is desired you must consult with the appropriate authority governing this. It is also noted that we performed no environmental screening or testing on this property.

We recommend checking with the city for any information on permits, code considerations, environmental issues, etc. that might affect your plans. In general the building spaces showed the overall conditions and type of issues we would expect to see in a commercial building of this age being used as they were. If we can be of further service please call.

Sincerely,

Dan Bowers

Dan Bowers, CRI, ACI, CMI



COMMERCIAL BUILDING(S)

3456 – 3460 OLDER STREET

KANSAS CITY, MO

EXTERIOR / GROUNDS

There are 3 ground level commercial businesses on the 1st floor of this building complex and 2 apartments at the 2nd floor over one of the businesses. The 3 businesses shown in **photo #1** on our “**Outside Photo Log**”, from left to right are as follows: An Older Street (Servicios Latinos – they apparently provide various types of services such as translating documents, etc for the Latino Community); 3704/3706 Independence Ave (Palateria Neveria / La Michoacans – they sell ice cream, sandwiches, etc); and 3708 (Saigon Store – it appears they were selling mostly clothes, accessories, etc). All 3 businesses were accessed off An Older Street by metal and glass walk doors with glass windows looking out onto the street. There were 2 apartments at the 2nd floor over the “Servicios Latinos” business. They could be accessed by a walk door shown in **Photo #1** off Independence Ave leading up a central stairway (**photo #59**) to the 2nd floor, or by individual doors on a back porch in the rear parking lot (**see photo #10**). The apartments were labeled 3700-A & 3700-B. Most of the windows at the 2 apartments had metal burglar bars bolted to the outside of the building with no readily accessible release hardware (**photo #48**). Probably for security, however in case of fire or other emergency, these bars can trap someone inside OR keep emergency help on the outside. These are a safety hazard and should be properly modified.

The business immediately to the right of “The Saigon Store” at An Older Street and forming the east party wall of the Saigon Store is addressed as An Older Street and the name on the outside say “Rays Over 21”. From the signs, this appears to be an Adult Video Store of some type.

The building(s) housing the 3 building spaces and apartments we were asked to examine is a combination of 1 and 2 story. The exterior walls of the building are a combination of stone masonry, brick, block and wood framing. We’re told that the individual building spaces are situated on a cellar or tall crawlspace (maybe 5’ tall). Due to heavy storage or other obstructions (like counters in front of doors, nailed shut or other obstructions) blocking access to the interior doors, and obstructed exterior doors (**see photo #26 and #27**) we were only able to access the foundation area under 3700 Independence Ave. It was approximately 5’ tall (+/-), had a dirt floor, had masonry walls (stone, brick, block) and wood framing members present. We know nothing about the condition of the areas that were not accessed, or the absence or presence of any defects or adverse conditions in those areas. We recommend having the seller make these other areas at 3704, 3706 and 3708 totally and readily accessible and then examining them.

There was wood rot or other damage needing repair at the rear of the buildings around the fascia, tenant decks, door frames, etc (**photo #24, #25 & #28**). Some of the damage looks like it may be caused by termites or other pests (**see photo #28**). We recommend having a pest control company check this.

The building uses a rear parking with a tall metal fence and drive gate around most of it (**photos #3, #4, #5, #10 & #11**) that looks like it could be shared. You should find out how the responsibility for parking lot upkeep, repairs, snow removal, fence repairs and other maintenance is divided. We do not examine fences as part of our inspection, so it was not examined and its condition is not known to us. Much of the fencing or access gate was locked and this prevents us from doing an up close and full inspection on various building components like the A/C unit or electrical meters in **photos #37 & #53**.

The parking lot is asphalt and shows both typical cracks, weathering and deterioration (**photo #3**) AND abnormal damage (**photo #4**). The parking lot is in useable condition, but you may want to repair some of the significant damage. The building has concrete sidewalks at the front and east side (presumed to the

property of the city, but again verify who maintains them). Typical cracks and wear was noted AND large cracks, offset surfaces and trip hazards were noted (**photo #56**) that should be repaired.

The rear of the building has a deck for the apartment tenants to use (**photo #6**) with concrete steps up to it (**photo #55**). The concrete steps have no handrail to hold onto (for safety) and have an uneven step height (a trip hazard) see **photo #6 & #55**. Repair recommended.

The retaining walls shown in **photos #12, #4, & #27** have significant movement/cracking and we recommend repair to prevent further movement or deterioration.

An examination of exposed and readily accessible portions of the exterior walls revealed them to be in overall functional condition with typical cracks or movements in the masonry walls. This type of cracking or movement is usually caused by expansion/contraction of the spoil under the building settlement. For the reported age of the building this did not appear structurally significant. There was peeling or chipping stucco or parge coating at some areas (**such as at “eyebrow roof” areas in photo #58**) and along the roof line where the 2nd floor east wall meets the roof surface near the back half of the building. In our opinion the walls are performing their intended function at this time. Always tuckpoint or seal, paint or parge coat any cracks, loose mortar or gaps into the building as needed to prevent leaks and future deterioration.

ROOFING

The “main roof” is flat/low sloped and was examined by mounting it and walking upon it. It was accessed by means of placing a ladder at the rear and going up from there. The roofing material over **all** building spaces and apartments is a roll type of modified bitumen roof (**see photo #34 for general view**). In our opinion the roof appears to be in overall serviceable condition and we feel it shows signs of weathering, deterioration and maintenance needs that to us would put it in the last 1/3rd of its life with repairs needed.

There were various roof leak stains at the finished spaces in the businesses or apartments below the roof line AND several tenants told our inspectors that the roof(s) leak when it is raining. There were conditions present at the roof of ALL building spaces and the apartments (splits in roofing, separated flashings, ponding water, damage, etc) that are conducive to roof leakage and need repair at this time to allow the roof system to continue to function in their intended manner. A sampling of the conditions that require repair on the roof include among others: (**photos #13, #14, #15, #16, #17, #18, #19 #20, #21, and #22**). There were also other conditions noted at various roof equipment or accessories that can allow water intrusion to the building and should be repaired. These conditions include among others: missing or open separations, cracks, gaps, or split flashing in masonry chimneys, open vent pipes, loose or unsecured equipment cases, no rain caps or broken caps or tiles on masonry chimneys, unlined masonry chimneys, open utility penetrations, gutters holding water due to bowing or poor slope, A/C units dropping condensate water run-off directly onto roof, etc (**see photos #25, #29, 30, # 32, #42 & #38**). There are water stains below these areas at several places in the applicable businesses. The roof material is loose, raised or bunched up at several locations such as in **photo #13**. **Repairs or other maintenance is recommended at the current time.** Trying to view the under side of the roof from below in the businesses, it was not visible due to fully finished ceilings at some areas (like in apartments), or drop tile ceilings in the businesses that when raised reveal wood lattice work several feet above that painted black so the underside of the roof or its support system was not visible or inspected.

GUTTERING

The gutter downspouts drop water at the base of the retaining wall at some locations (**photo #25**). Extend the downspouts away from the wall and verify the sub-surface drain is free-flowing. Water should never be allowed to pond or flow toward the building. The gutters and downspouts are damaged, bowed, standing water, causing wood or moisture damage to the wood fascia (**see photos #23, #24, #25 & #26**). The gutters and downspouts all need repair and/or replacement at this time.

PLUMBING

The water supply and waste removal were represented to be by public service. Although we saw multiple electrical meters and services entering the building, we only saw 1 gas line utility at the front sidewalk and it was capped with no gas meter present (photo #49). We find this unusual, because several fixtures like the furnace in Unit 3700 and the rooftop package HVAC unit appear to use gas for their main heat supply. In discussing this with tenants this seemed to be confirmed by several. For example there was no gas to the gas fired furnace in Unit 3700 and they indicate they get heat by plugging in small electric space heaters. They also indicated the bathroom sink only has cold water – there is no hot water they are aware of. We recommend that you verify what is going on with gas service in the complex with the seller or city utility.

We noted one of the plumbing vents on the roof that was capped off (photo #47). We can not determine if it is still needed or not. Have a plumber verify the need for this. We noted another plumbing vent so short that snow would cover it up (photo #15). There were rusty gas lines on the roof being temporarily supported above the surface by an old motor part (photo #45). There were flues with missing vent caps (photo #44), and old flues or vent pipes broken off outside the rear wall of the building behind the mexican sandwich shop (see photo #46). Plumbing repairs are needed outside and inside. Interior comments or photos will be shown on the INTERIOR PHOTO LOG.

CENTRAL HEATING & COOLING

We recommend having a competent heating and cooling contractor read our report; physically review the systems; and repair or replace all conditions and defects as needed. Multiple problems were present at all units. Interior comments or photos will be shown on the INTERIOR PHOTO LOG.

We noted 5 HVAC units on the roof and 1 unit on the ground on the east side of the building.

The one on the ground was behind a locked fence and was not examined close up (photo #37). It was significantly out of level. We believe it belongs to Bldg 3700. We were told the tenant thought it was about 10 years old but not having access to the controls that was not verified. It is a Goodman HVAC unit.

There were 2 HVAC units on the roof over the Saigon Store (see photos #33 and #34). The one at the rear of the roof has most of its guts stripped out and is not operational. Live electrical wires should be terminated, used or capped. The front unit has uninsulated ductwork and didn't come on when tested. Both units were made by Duo-Therm and appear to be 3 ½ Ton A/C units. In looking at the style of the units we would guess they were at least 20 years old.

There were 2 HVAC units on the roof over Apartments 3700-A & 3700-B (see photo #35). They look newer than the other A/C units present, however the data tag was worn smooth and the brand, age, size, etc is unknown. The condensate lines were draining onto the roof (photo #43); there were live wires (photo #36) outside conduit. Conduit was over 25' long and laying on the roof (water/shock potential).

There was 1 Package HVAC unit (photo #40) on the roof over the Mexican Shop (3704/3706). Its data tag indicated it was a Goodman brand and could provide both heating/cooling. This could be hard to do without gas service. The condensate line was broken off and draining onto the roof (photo #38); the blower belt was loose and it had exposed wire splices (photo #39); the electrical disconnect was falling off, corroded, leaking water (photo #41); and the utility line penetrations to the business below was open and can leak water (photo #42). The unit has 2 fans and 2 compressors. Both fans were running, but only 1 compressor was operating on a hot day. We believe the unit to be at least 15-16 years old.

There was no gas to the gas fired furnace in Unit 3700 and they say they get heat by plugging in small electric space heaters. Furnaces in all other buildings and apartments were obstructed by storage, blocked doors, etc and were not viewed or inspected. Nothing is known of their condition or operation.

SPECIAL EQUIPMENT or NEEDS / ENVIRONMENTAL

There is specialized exhaust or grease vent equipment venting onto the roof (**photo #32**) that you should determine if it is yours to maintain/repair or the tenants. We assume it is for the Sandwich Shop because it is by the common wall, but it is not marked. There were various issues with it already discussed under roof section, like loose, unsealed casings. There were abandoned electrical wires on the roof that although they appear dead - you don't know if a switch will make them live and a safety hazard. Repair as needed.

It was noted that the older bathroom areas are not handicapped accessible. In a pre-existing business like this the local code enforcement department may not require conformance for a new owner, but we don't know that for sure, so we would recommend checking with the city or utility on this.

No testing of environmental issues was done by our company. Frequently a lender or other entity may require a new purchaser of a commercial building to do a Phase 1 Environmental Testing or Reports. You may want to inquire with the applicable parties if this will be needed. We can refer you to several competent companies that do this type testing if needed. It is also possible that when a property changes hands, the city code department or applicable utility may require things of a new owner that were not enforced on a previous owner. We recommend contacting the city or utility for this type of information.

ELECTRICAL

The electrical service to the building enters thru overhead service. There were multiple electrical meters and disconnects present outside that we could see. They were not marked as to where they went or what they control. There was 1 electrical meter at the sidewalk area on the front of the building by the door leading to the upper level apartments (**photo #51**). There was another meter on the front of the building by the Saigon Store & Mexican Shop (**photo #54**). There were 2 electrical meters and a 100 Amp fuse disconnect panel on the outside wall on the west side of Bldg 3700 (**photo #52**). There was 1 electrical meter and 2 disconnect panels on the west side of Bldg 3700 that were behind foliage, and behind a locked fence (**photo #53**). Their size and type is unknown. There may be another meter back behind the bushes. There was a main electrical disconnect inside the locked fence at the rear of the building. We accessed it from being on the roof and raising the cover. It is a newer looking 100 Amp fuse box with copper wiring.

A representative sampling of the electrical service, fixtures, outlets and switches indicated that the electrical system to each business and the 1 apartment we accessed, was in overall operational condition and in typical condition for this type and age of building. However, there were conditions present that indicate that someone has taken a liberal approach to proper wiring practices. Examples of this include conditions scattered throughout the building spaces, such as: (a) exposed wire splices; (b) ungrounded 3-prong electrical outlets; (c) at the panels we could access, not all circuits were labeled as to their purpose, so you can't fully tell if a wire and the breaker are properly matched; (d) double-tapped circuits (multiple wires on a circuit designed for 1 wire); (e) exposed wiring (should be in conduit); (f) mismatched or oversized breakers and wiring; (g) improperly terminated wiring at various locations (cap or terminate fully); (h) open junction boxes or outlets without covers; (i) missing electrical conduit; (j) outlets, lights or fixtures either not operating or with no power to them; (k) wires exposed on walls or ceilings; (l) missing or damaged fixtures; (m) electrical panels blocked or not accessible; etc. **A competent electrician should review the electrical systems and conditions present and then repair these issues to properly and safely correct them.** At that time you may want to consider adding GFI outlets at wet areas, carbon monoxide or smoke detectors, or doing other safety improvements.

INTERIOR

A review of the interior of the 3 individual businesses and the 2 apartments includes examining readily visible walls, ceilings, floors, doors, etc. Doors, walls, floors, ceilings, etc are spot-checked to verify the general operation of a representative number, but every door, wall, floor is not individually examined. Buildings are not rigid -- they move, expand, and contract with changes in the season, humidity, etc. **There were leak stains noted at several locations that tenants say actually do leak.** Quite a few places are

under roof areas with vulnerable details. **Leaking can lead to mold.** Almost all buildings have some form of mold spores present, most of which are not harmful. Mold however, can cause health and respiratory problems, especially in the young or the elderly. Mold types and its significance can only be discovered through sampling and laboratory analysis. A competent mold or indoor air quality specialist can provide you further information, testing or evaluation.

The walls floors, ceiling tiles, etc show typical wear, tear and deterioration such as: stained or damaged tiles, sticking or rubbing doors, hardware, etc, that we would expect to see in a commercial building of this age and type. The buildings interior is in overall functional condition where visible. Much of the interior of each individual businesses space was not visible due to storage, furnishings, equipment, etc.

Outside Photo Log



Photo 1 – Front Elevation of All 3 Buildings and Front Door (circle) to the 2 Apartments above the “Servicios Latinos” business



Photo 2 – East Side Wall of Apts Above



Photo 3 - Part of Rear Pkg Lot from Roof (from East on Right to West on Left View). Back of Bldg enclosed in locked tall fence



Photo 4 – Remainder of Rear Pkg Lot View (looking down on it from roof top)



Photo 5 – Back View from Pkg Lot of Mexican Eatery & Saigon Shop (view is from East to West – right to left)



Photo 6 – Rear Entry of Apts 3700-A and 3700-B (over Bldg 3700) and the Parking for tenants, employees, etc

Photo Log



Photo 7 – 3700 Independence Ave
(Servicios Latinos)



Photo 8 – 3704 / 3706 Independence Ave
(Palateria Neveria – La Michoacana)



Photo 9 – 3708 Independence Ave
(Saigon Store)



Photo 10 – The Side Street View of 3700
from the East Side of Bldg



Photo 11 – Rear Pkg Lot view from the
Ground Level on East Side of 3700



Photo 12 – Retaining Wall at Rear Pkg Lot

Photo Log



Photo 13 – Raised & Loose Roof Coverings are Holding Water over 48 hrs After a Rain



Photo 14 – Ponding Water & Open Seams



Photo 15 – Flashing Not Visible – Heavily Caulked Over - Separation/Gaps in Flashing

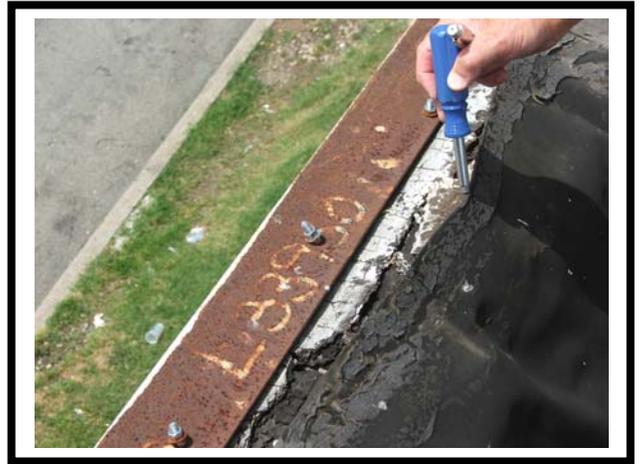


Photo 16 – Separation Splits By Wall Joints



Photo 17 – No Flashing Visible - Heavily Caulked Over - Separation/Gaps at Chimney



Photo 18 - Separation/Gap by Flashing Area

Photo Log



Photo 19 – Open Seams at Parapet Walls



Photo 20 – Tile on Parapet Wall at Roof



Photo 21 – Worn Roof Covering At Edges



Photo 22 – Roof Torn at Rear Over Gutters



Photo 23 – The Gutters Are Damaged and Pulled Out of the Wall at the Rear of Bldg



Photo 24 – Gutter Holding 3” or so of Water in Rear Gutters & Wood Damage at Fascia

Photo Log



Photo 25 – Gutters Hold Water; Moisture Damage to Fascia; Downspouts Drop Water Next to Foundation at Rear of Bldg.



Photo 26 – Outside Rear Door to Either Storage or Basement / Crawlspace Area is Obstructed and Area Was Not Accessed



Photo 27 – Earth Grown up Over Rear Stairs to Enter Storage, Basement or Crawlspace. Retaining Wall Broken, Damaged etc.



Photo 28 – Dry Rot or Suspected Termite Damage at Frame of Door Leading to the Area in Photos #26 and #27



Photo 29 – Brick Chimney on Roof has Missing Brick, Missing Mortar, No Cap



Photo 30 – Unlined Chimney on Rooftop

Photo Log



Photo 31 – Old Chimneys; Broken Tile, Unlined Chimneys; No Caps, Poorly Sealed



Photo 32 – Vent Fan on Roof Loose and Not Sealed Down Properly – Leak Potential, etc



Photo 33 – Old Rooftop A/C Over Saigon Store at Rear of Roof has No Compressor, Fan, etc & is Not Operable in this Condition



Photo 34 – A/C Unit Over Saigon Store at Front of Roof has Uninsulated Ductwork and the Unit Did Not Come On When Tested



Photo 35 – The 2 A/C Units on Roof Over Apts. Data Tag Worn Smooth. Age and Size Unknown – They Look Newer Than Others



Photo 36 – Live Wires on Roof Over Apts for A/C Units. Wires over 25' Long and Conduit Laying on Roof – Water Potential

Photo Log



Photo 37 – Goodman A/C Unit out of Level. Behind Locked Fence on East Side of Bldg 3700. Possibly 10 Yrs Old (+/-)

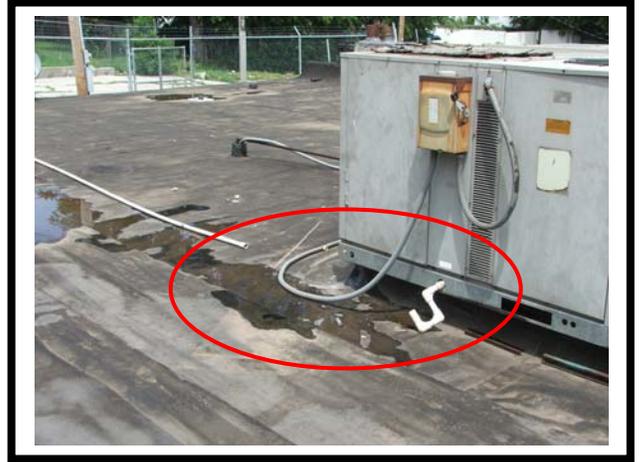


Photo 38 – Goodman Heat/Cool Unit on Roof of Mexican Restaurant. Condensate Line is Loose and Leaks onto Roof



Photo 39 – Blower Belt Loose – Exposed Electrical Wire Splices on Goodman Unit in Photo #38



Photo 40 – Goodman Unit Has Dual Fans and Dual Compressors – Only 1 Set was Running on a Hot Day ?????



Photo 41 – Rusted / Corroded A/C Panel on Roof was Falling Off and Leaking Water



Photo 42 – Openings in A/C Freon Line Flashing to Bldg Below is Water Leak Site.

Photo Log



Photo 43 – The A/C Condensate Line is Disconnected & Leaking onto Roof

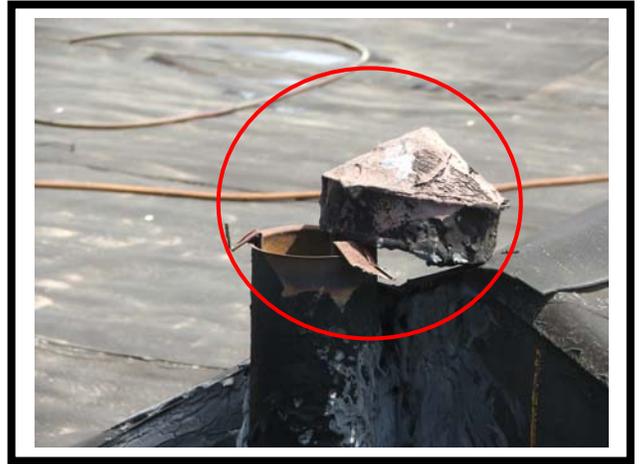


Photo 44 – Plumbing Vent Cap Has Fallen off pipe on Roof – Water Leak Potential



Photo 45 – Gas Lines “temporarily” being Supported off roof surface by old motor part



Photo 46 – Looks Like Old Flue or Vent Pipe Broken Off at Back Wall of Bldg Behind Mexican Restaurant



Photo 47 – Old Vent Pipe on Roof – It is Not In Use and Capped Off - Why ???



Photo 48 – Burglar Bars Bolted to Outside of Walls at the Windows. Most Apt Emergency Egress Windows Like This – Safety Hazard

Photo Log



Photo 49 – Gas Lines at Front of Building on Sidewalk Capped Off & Gas Meter Missing. Is There Gas into The Buildings ???



Photo 50 – A Main Electrical Disconnect at Pole Behind the Mexican Restaurant is not Marked as to Who or What it Controls



Photo 51 – Electrical Meter on Wall Outside Front Door to Upper Level Apartments. Not Marked as to who or What it Controls



Photo 52 – Two Meters & One Disconnect Panel on West Side of “Servicios Latinos” Bldg. Not Marked as to What they Control

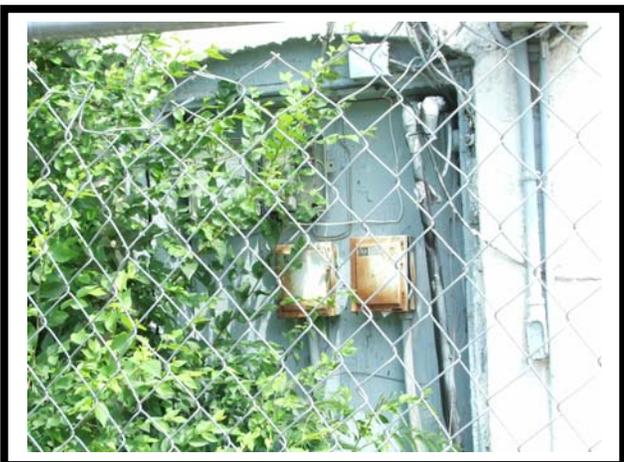


Photo 53 – Two Disconnects & 1 Electrical Meter Behind Locked Fence & Blocked by Foliage. Can't See What They Control



Photo 54 – Meter on Front Wall Facing Street – By Saigon Store and Mexican Restaurant – Not Marked Whose it Is

Photo Log



Photo 55 – Uneven Step Height at Rear Pkg Lot up to the Apts. No Handrail at Steps



Photo 56 – Large Cracks or Gaps at the Walking Surface of Sidewalks or Drives. Trip Hazard for Tenants or Others



Photo 57 – Lights for Both Apts at Rear Porch are Loose in Ceiling or Damaged



Photo 58 – “Eyebrow” Roofs at Front Wall of 3700 are Covered with Paint or Stucco and What Type and Their Condition is Unknown



Photo 59 – Common Inside Stairs from 2nd Floor Apts Down to Street Level Door



Photo 60 – Both Apts are Marked at the Front Entry & at the Back Entry that they are 3700-A and 3700-B

Interior Photo Log



Photo 1 – Unit 3700 #A. Multiple knocks on door & window. Nobody came to door. This unit was not inspected. Dog barking inside.



Photo 2 – Unit 3700 #B. No light at stairs to street. Can be a Trip, Fall, Safety hazard.



Photo 3 – Burglar Bars Block Emergency Egress. Safety Hazard.



Photo 4 – Deadbolt Not Working. Safety and Security Hazard.



Photo 5 – Broken Window Glass

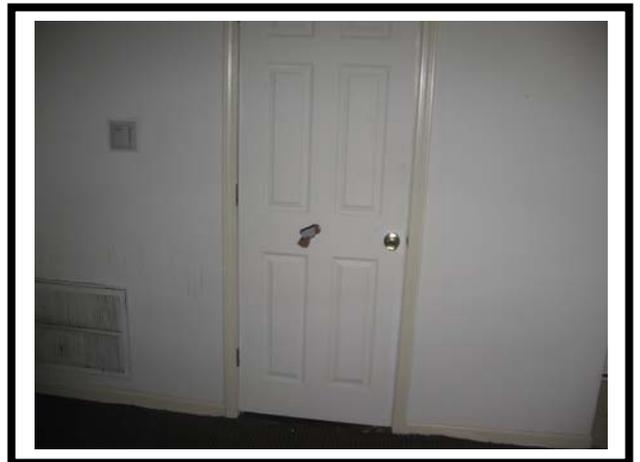


Photo 6 – Hole in Door

Photo Log



Photo 7 – Missing Smoke Detector. Replace it – safety hazard.



Photo 8 – Damaged Walls.



Photo 9 – The toilet was loose at the floor and there was no sink stopper.



Photo 10 – Electric water heater TPR valve leaking; no water shut-off valve; element cover missing; no drain for drip pan.



Photo 11 – Kitchen cabinet door broken.



Photo 12 – Outlet to right of sink was dead.

Photo Log



Photo 13 – Bedroom outlet was dead.



Photo 14 – Door to furnace was blocked.
Not viewed or inspected.



Photo 15 – Old soot or ??? marks at the
ceiling register by kitchen.



Photo 16 – Stains at bedroom ceiling wet.



Photo 17 – Water in electrical sub-panel.
Improper mixed grounds and neutral wiring.



Photo 18 – Rear Deck Lights outside 3700-A
and 3700-B are broken or missing.

Photo Log



Photo 19 - Bldg 3704/3706. Mexican Shop. Courtesy view of interior. Ice cream and sandwiches, food, games, etc.

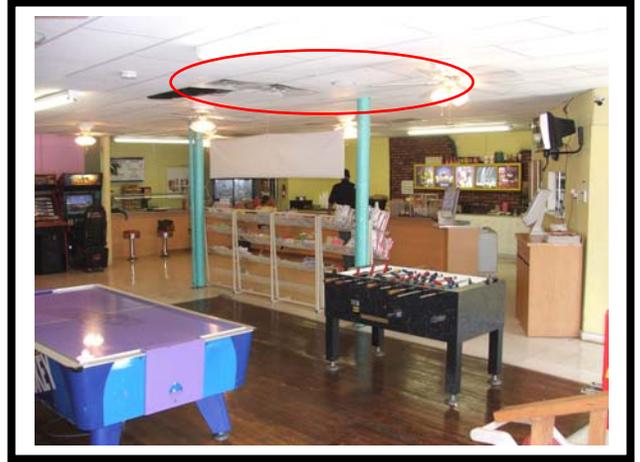


Photo 20 - Bldg 3704/3706. Mexican Shop. Courtesy view of interior. Leak stains and missing tile at ceiling,



Photo 21 – Soda cooler blocks the electrical sub-panel and electric water heater behind it. They were not inspected.



Photo 22 – Sub-panel & water heater. Can't get to them to access or inspect them.



Photo 23 – Water heater TPR drain line has been downsized. Safety hazard – should be $\frac{3}{4}$ " in size – its too small.



Photo 24 – Ungrounded outlets present and open electrical junction boxes or exposed wire splices.

Photo Log



Photo 25 – Broken up, damaged, & sloping floor in rear storeroom. Not fully visible due to heavy storage.



Photo 26 – Rear storeroom. Walls, floor, and much ceiling area not visible for inspection.



Photo 27 – Doors stick and pegboard nailed over them. Tenant thinks this may be access to cellar / crawlspace area. Not accessed.

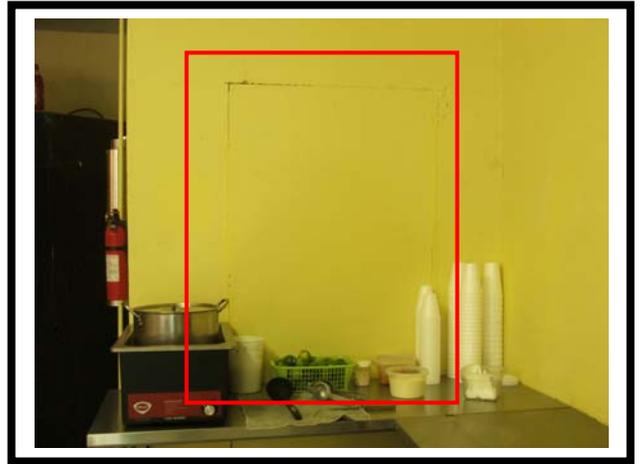


Photo 28 – Doorway behind kitchen shelving and other kitchen equipment not accessed. May be a mechanical room or ????



Photo 29 – Saigon Store – Bldg 3708. Wood rot & missing flashing.



Photo 30 – Wood rot at front window.

Photo Log



Photo 31 – A/C's not working. They're using ceiling fans to cool building.



Photo 32 – There is no hot water to sink. Faucet steadily drip. Vent fan not working.



Photo 33 – Roof leak at ceiling area under A/C unit ducting, etc.



Photo 34 – Water stain at ceiling – moist.



Photo 35 – Water damage and mold - from roof leaking above.



Photo 36 – We believe access to crawlspace is behind clothing racks and its blocked. Crawlspace was not seen or accessed.

Photo Log



Photo 37 – Storage room access blocked. The room / area inside not seen or inspected.



Photo 38 – The floor grate opening was covered from underneath and not in use.



Photo 39 – Some of the electrical outlets were not working.



Photo 40 – Electrical panel is mounted too high for a normal person access without use of a ladder – safety hazard.



Photo 41 – Unsealed openings in panels at both main and sub-panel.

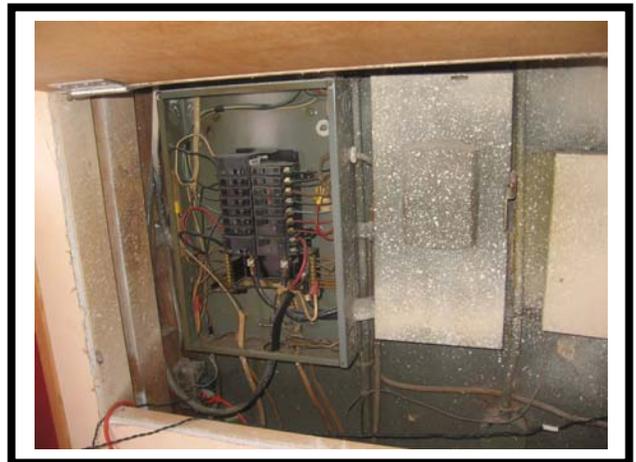


Photo 42 – Both panels have breakers oversized for wires, unsealed openings and ground/neutral wires mixed. Safety issue.

Photo Log



Photo 43 – Sub-panel has ground & neutral wires mixed and breakers oversized for the wire circuits they control. Safety issue.



Photo 44 – Latino Servicios – Bldg 3700. Bathroom has no hot water, toilet loose at floor, and no ventilation for room.



Photo 45 – No gas to furnace, exposed wire splices, water in controls, improper gas line, very rusty, no data tag. Unit not inspected.



Photo 46 – Open unsealed and unused flue by furnace. Safety hazard (carbon monoxide) if the furnace was actually being used.



Photo 47 – Panel has oversized breakers, direct tap connections, ground and neutral wiring mixed and its very corroded inside.



Photo 48 – Electrical defects in Bldg like extension cord wiring, ungrounded outlets, exposed wire splices, junction box too full

Photo Log

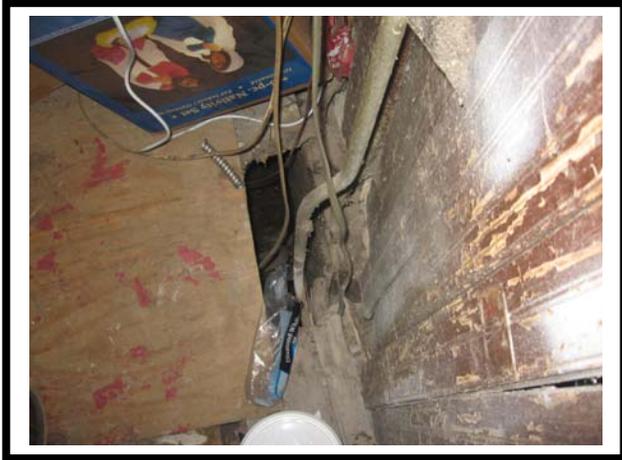


Photo 49 – Termite damage and the floor is unsafe to walk on at this area.



Photo 50 – Crawlspace filled with debris. Potential home for rodents & termites, etc



Photo 51 – Open drain lines in crawlspace.



Photo 52 – Loose piping & loose electrical wires in the crawlspace area.



Photo 53 – Crawlspace floor is wet and should have a plastic vapor barrier there.



Photo 54 – The base of the main support post in crawlspace is rotted out.

Photo Log



Photo 55 – More wood rot at base of support posts in crawlspace. Inadequate support



Photo 56 – Floor above crawlspace soft and spongy at spots. Repair as needed.



Photo 57 – Sections of brick foundation walls show past moisture penetration.



Photo 58 – Access to electric water heater blocked. Wires not in conduit. Plastic piping closer to tank than recommended for safety



Photo 59 – Exposed wire splices and exposed wiring (should be in conduit).

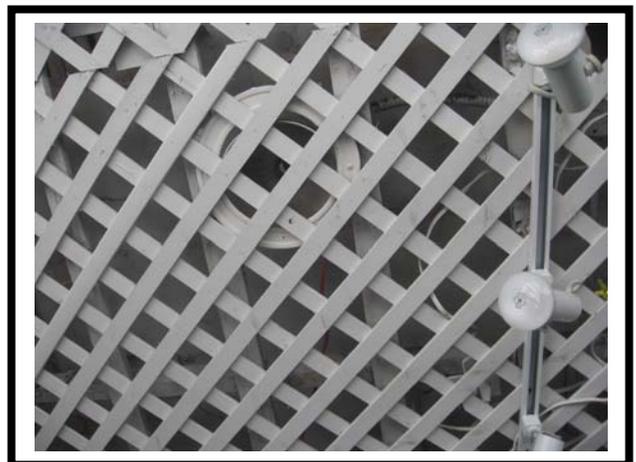


Photo 60 – Extension cords in use to supply permanent fixtures & exposed wiring.