



O'BRIEN
BUILDING INSPECTIONS INC.

SAMPLE
INSPECTION REPORT
3576 Main Street
Goleta, CA



Prepared for Island Investments LLC

12/8/2025

Inspected by Noah Burleson

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REPORT SUMMARY

The report summary ratings are as follows:

HEALTH AND SAFETY - Recommend evaluation and repair as needed by a licensed contractor or specialty tradesperson.

DEFECT / FUNCTIONAL CONCERN - Recommend evaluation and repair as needed by a licensed contractor or specialty tradesperson.

ROUTINE MAINTENANCE - These items can be performed by a knowledgeable building owner or maintenance professional.

RECOMMENDED UPGRADE - Existing condition may have been standard or allowed at time of installation but does not meet current building or safety standards. Components may have wear but are still functional.

The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed and bonded tradesman or qualified professional. We recommend obtaining a copy of all receipts, warranties and permits for the work done.

DEFINITION OF SERVICEABLE

Items where no deficiencies were found will be noted as "serviceable." For the purpose of this report "serviceable" is defined as:

1. Usable.
2. Suitable for ordinary use or wear.

DEFINITION OF IMPROVEMENTS

In this report there will be various recommendations for "further evaluation and improvements." For the purpose of this report "improvements" can range from simple maintenance to complete replacement of components.

REPORT PHOTOS

Photos in this report are included at the discretion of the inspector. A photo following a comment may be provided for clarification only and does not indicate whether a comment is more important than a comment without a following photo. Report must be printed in color with a quality printer for pictures to be useful. Please read entire report and inspection agreement.

HEALTH AND SAFETY		
ELECTRICAL SYSTEM		
Page 64 Item: 5	SUBPANEL CONDITIONS	<p>Recommend removing storage adjacent to the subpanels in 12304 and 12306 to allow for proper clearance.</p> <p>Incomplete breaker identification labeling was noted at the subpanel in the rear of 12310.</p> <p>Missing filler plates were noted at the subpanel in 12320.</p> <p>Missing filler plates were noted at the subpanel in the rear storage area of 12322.</p> <p>Incomplete breaker identification labeling was noted at the subpanel in 12322.</p> <p>Recommend the subpanels be evaluated and improved as needed by a licensed electrician.</p>
Page 66 Item: 6	CONDUCTOR CONDITIONS	<p>A detached conduit was noted on the roof of 12308.</p> <p>Unsecured conduits were noted at various places in the rear storage area of 12308.</p> <p>Unsecured conduits were noted in various places on the roof of 12308.</p> <p>Recommend further evaluation and improvements be made as needed by a licensed electrician.</p>
Page 69 Item: 8	LIGHTING, RECEPTACLES, & MISC. DEVICES CONDITIONS	<p>A missing receptacle cover was noted at the wet bar area in 12306.</p> <p>Damaged receptacles and a missing receptacle cover plate were noted at the rear interior storage area of 12308.</p> <p>Recommend a proper light cage be installed around the light fixture in the attic over the 12326 restroom.</p>
DOORS, WINDOWS, AND INTERIOR		
Page 78 Item: 6	INTERIOR FLOOR CONDITIONS	<p>Vinyl flooring and adhesives may contain asbestos. Recommend testing for asbestos prior to removing or disturbing material. Consult a qualified asbestos consultant for more information.</p>
RESTROOMS		
Page 81 Item: 1	RESTROOM SINKS & FAUCETS CONDITIONS	<p>Pipe covers or heat shields are needed at many of the restroom sinks.</p>

DEFECT/FUNCTIONAL CONCERN		
EXTERIOR		
Page 19 Item: 1	EXTERIOR WALL CONDITIONS	<p>Cracks and patching were noted in many places at the exterior walls.</p> <p>The bottom plate for the exterior metal siding is imbedded in paving and has corroded in many places.</p> <p>Corrosion was noted in various places at the base of the rear exterior metal siding.</p> <p>Vehicle damage was noted adjacent to the rollup door at the rear exterior of 12310.</p> <p>Damaged metal siding was noted at the rear of 12334.</p> <p>Recommend all of the exterior walls be evaluated and improved as needed by a qualified licensed contractor.</p>
Page 22 Item: 2	TRIM, EAVES, & POSTS CONDITIONS	<p>It has been disclosed that water pours out of the bottom of a column adjacent to 12300 during rainfall.</p> <p>Cracks and patching were noted in various places at the stucco eaves. Additional cracking will likely occur as the building ages.</p> <p>Damaged and flaking stucco color coat was noted in various places at the stucco arch detail over 12328.</p> <p>Patched cracks were noted in many places at the stucco trim and eave details.</p> <p>Efflorescence was noted at the underside of the eaves adjacent to 12308.</p> <p>Efflorescence was noted at the underside of the eaves adjacent to the common restrooms.</p> <p>Efflorescence and evidence of leakage were noted at the underside of the stucco trim and eaves on the front of 12340. This area is directly below a flat stucco surface.</p> <p>Cracked stucco, efflorescence, and evidence of moisture intrusion were noted at the underside of the eaves in front of 12328.</p> <p>Recommend the trim and eaves be evaluated and improved as needed by a qualified licensed contractor.</p>

FOUNDATION		
Page 26 Item: 1	SLAB ON GRADE FOUNDATION CONDITIONS	<p>Recommend maintaining proper drainage adjacent to the building to help minimize cracks and movement in the foundation.</p> <p>A floor level survey can be performed to help determine how much movement has occurred at the foundation. Consult a qualified specialist for more information.</p>
ROOF SYSTEMS		
Page 27 Item: 1	ROOF CONDITIONS	<p>Corrosion and evidence of moisture intrusion were noted at the metal framing below the roof over the entry door of 12334.</p> <p>Peeling paint and deteriorated stucco were noted in many places at the horizontal surfaces of the parapet walls. Recommend all of the horizontal stucco surfaces on the parapet walls be evaluated and improved or resealed as needed to help prevent water intrusion and moisture damage.</p>
Page 28 Item: 2	FLASHINGS & SKYLIGHTS CONDITIONS	<p>There are no double flashings at the vent pipes on the roof. Recommend further evaluation and improvements be made as needed by a qualified licensed contractor.</p> <p>Cracked sealants and added sealants were noted in many places at the parapet cap flashings on the upper portion of the roofs. Recommend improving or resealing as needed.</p> <p>Corroded flashings were noted in various places on the roofs. Recommend cleaning and coating with a rust preventative material to help prevent further corrosion.</p>
Page 30 Item: 3	GUTTERS, ROOF DRAINS, & DOWNSPOUTS CONDITIONS	<p>Internal and underground roof drain systems are not within the scope of this inspection. A camera inspection can be performed to help determine the condition of internal and underground roof drains. Consult a qualified technician for more information. Recommend these systems be inspected and improved as needed by a qualified licensed contractor.</p> <p>Recommend removing tree debris from the roof drains to help maintain proper drainage.</p> <p>Corrosion was noted where a downspout is connected to the gutter at the rear of 12308.</p> <p>A damaged downspout termination was noted at the rear of 12308.</p> <p>Stains and evidence of leakage were noted in many places at gutter seams.</p> <p>Corrosion was noted at the gutter in various places at the rear of 12320 and 12322.</p> <p>Recommend the entire roof drainage system be cleaned, evaluated, and improved as needed by a qualified licensed contractor.</p>

Page 32 Item: 4	ATTIC CONDITIONS	<p>Moisture stains were noted in the attic of the stucco arch detail over 12338. The stains were dry at the time of the inspection. It was not determined if the stains were caused by leakage from the present roof or previous roofs. Consult a licensed roofing contractor for more information.</p> <p>Apparent insect droppings were noted at various places in the attics of the stucco arch details on the roof.</p> <p>Recommend the entire property be evaluated by a licensed structural pest control operator. See wood destroying organism (WDO) report for more information. Recommend all damaged wood at the exterior of the building be improved or replaced as needed by a qualified licensed contractor. Recommend all areas of repair be painted as needed by a licensed painting contractor.</p>
PLUMBING		
Page 35 Item: 3	SUPPLY PIPE CONDITIONS	<p>Stains and evidence of leakage were noted at a supply valve in the rear interior of 12300 adjacent to the water softener.</p> <p>Corrosion was noted at the supply valves and adjacent connectors in the restroom of 12306.</p> <p>Mineral deposits and evidence of leakage were noted at a supply pipe over the restroom in 12310.</p> <p>Recommend further evaluation and improvements be made as needed by a licensed plumbing contractor.</p>
Page 36 Item: 4	DRAIN SYSTEM CONDITIONS	<p>Corrosion and evidence of leakage were noted at the cast iron drain pipes where visible adjacent to the ceiling of 12340. Recommend further evaluation and improvements be made as needed by a licensed plumbing contractor.</p> <p>A camera inspection can be performed to help determine the condition of underground and under slab drain pipes. Consult a licensed plumbing contractor for more information.</p>
Page 37 Item: 5	Fixture CONDITIONS	<p>There was no hot water at unit 12300 at the time of inspection. It has been disclosed that the gas supply was off at the time of inspection.</p>

Page 39 Item: 7	FUEL SYSTEM CONDITIONS	<p>"Manufacturers of corrugated stainless steel tubing (CSST) believe that corrugated stainless steel tubing is safer if properly bonded and grounded as required by the manufacturers installation instructions. Proper bonding and grounding of this product can only be determined by a licensed electrical contractor." Recommend evaluation of the corrugated stainless steel tubing (CSST) by a licensed electrician.</p> <p>It has been disclosed that the gas meter has been disconnected for unit 12320.</p> <p>Corrosion was noted in many places at the gas lines on the roof.</p> <p>Corrosion was noted in various places at the gas pipes and fittings adjacent to the gas meter areas.</p> <p>Rusted gas pipes and worn CSST gas connectors were noted at various places on the roof.</p> <p>Recommend further evaluation and improvements of the fuel system by a licensed plumbing contractor.</p>
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WATER HEATERS	
Page 45 Item: 5	<p>WATER HEATER CONDITIONS</p> <p>Gas supply was off to the water heater in 12300 at the time of inspection. This water heater was not operated.</p> <p>There is an overflow pan under the water heater in 12308 but there is no drain pipe installed at this pan. Recommend installing a drain pipe from the pan to the exterior to help prevent damage if the water heater leaks.</p> <p>There is no seismic bracing at the water heater in 12308.</p> <p>The water heater at the rear storage area of 12308 is approximately 12 years old and is likely nearing the end of useful life.</p> <p>The water heater in 12310 is approximately 24 years old and is at the end of useful life. Replacement is recommended.</p> <p>Inadequate seismic bracing was noted at the water heater in 12310.</p> <p>There is no seismic bracing at the water heater in 12322.</p> <p>Recommend installing a catch pan under the 12324 water heater with a drain to the exterior.</p> <p>Recommend installing blocking between the water heater and the wall at the rear exterior of 12304/06.</p> <p>There is no seismic bracing at the water heater in 12326. Recommend installing blocking between the water heater and the wall.</p> <p>Loose seismic bracing was noted at the water heater at the rear exterior of 12304/06.</p> <p>Recommend all of the water heaters and related components be evaluated and improved or replaced as needed by a licensed plumbing contractor.</p>

SPLIT HEATING AND COOLING SYSTEMS		
Page 50 Item: 4	GENERAL CONDITIONS	<p>The split heating and cooling unit in the attic of 12300 is approximately 20 years old and is likely nearing the end of useful life.</p> <p>The split heating and cooling unit in the attic of 12326 is approximately 17 years old and may be nearing the end of useful life.</p> <p>The forced air unit in the attic over 12304 appears to be older and is likely nearing the end of useful life. This unit appears to have been abandoned.</p> <p>The split system condenser on the roof of 12300 is not secured to the pad.</p> <p>Recommend all of the HVAC systems be cleaned, evaluated, and improved or replaced as needed by a licensed HVAC contractor.</p>
Page 51 Item: 5	CONTROL CONDITIONS	An older abandoned thermostat was noted at the front interior of 12304. Recommend replacement.
EVAPORATIVE COOLERS		
Page 53 Item: 4	GENERAL CONDITIONS	<p>The age of the evaporative coolers over 12308 was not determined due to the lack of a rating label. These units appear to be older and may be nearing the end of useful life.</p> <p>The evaporative cooler on the roof of 12304 is approximately 26 years old and is likely at the end of useful life. Recommend replacement.</p> <p>Recommend the evaporative coolers on the roof be evaluated and improved or replaced as needed by a licensed HVAC contractor.</p>
PACKAGE UNITS		
Page 56 Item: 4	GENERAL CONDITIONS	<p>The package units on the roof of units 12322, 12324, and 12326 are approximately 18-20 years old and are likely nearing the end of useful life.</p> <p>The condensate drain line for the package unit on the roof of 12310 is disconnected.</p> <p>The condensate drain line for the package unit on the roof 12314 is disconnected in various places.</p> <p>The condensate drain line for the package unit on the roof at 12324 is disconnected.</p> <p>The condensate drain lines for the package units on the roof are not secured to the roof.</p> <p>Recommend all of the package units be cleaned, evaluated, and improved or replaced as needed by a licensed HVAC contractor.</p>

SPACE HEATERS		
Page 61 Item: 4	GENERAL CONDITIONS	<p>It has been disclosed that the gas meter for unit 12320 has been removed and the gas line has been capped. The space heater for this unit was not functional at the time of inspection.</p> <p>The majority of the space heaters are 38-39 years old and are likely at the end of useful life. Replacement is recommended.</p> <p>The space heater in 12322 is approximately 19 years old and is likely at the end of useful life. The gas supply for this unit was off at the time of inspection. This unit was not operated.</p> <p>Recommend all of the space heaters be evaluated and improved or replaced as needed by a licensed HVAC contractor.</p>
DUCTING		
Page 62 Item: 1	GENERAL CONDITIONS	<p>Older deteriorated gray ducting was noted in the attic over 12304. The majority of the ducting tied to older systems may be at the end of useful life. Recommend further evaluation and improvements be made as needed by a licensed HVAC contractor.</p> <p>Recommend all of the ducting be evaluated and improved or replaced as needed. Consult a licensed HVAC contractor for more information.</p>
ELECTRICAL SYSTEM		
Page 64 Item: 5	SUBPANEL CONDITIONS	<p>Various breakers are taped in the off position at the rear interior of 12300. Consult the tenant for more information.</p> <p>Various breakers were found in the off position at the time of inspection at the subpanel in 12322. Consult the tenant for more information.</p> <p>Two of the breakers in the house panel were found tripped at the time of inspection.</p>
Page 66 Item: 6	CONDUCTOR CONDITIONS	<p>A detached conduit was noted at the water heater in the attic of 12326.</p> <p>Deteriorated conduits were noted in various places on the roof of 12308.</p> <p>Open junction boxes were noted at various places in the stucco arch detail attic spaces.</p>
Page 69 Item: 8	LIGHTING, RECEPTACLES, & MISC. DEVICES CONDITIONS	<p>A damaged light switch was noted in the restroom of 12306.</p> <p>Damaged switches and switch cover plates were noted at the rear storage area of 12306.</p> <p>Recommend the lights, receptacles, and misc. devices be evaluated and improved as needed by a licensed electrician.</p>

DOORS, WINDOWS, AND INTERIOR		
Page 73 Item: 1	EXTERIOR DOORS	Moisture damage and apparent insect damage were noted in various places at the attic access doors and adjacent framing on the backside of the stucco arch details. See WDO report for more information.
Page 74 Item: 4	INTERIOR WALL CONDITIONS	<p>A large patch was noted at the base of the wall between 12306 and 12308. Consult the seller or tenant for more information.</p> <p>Damaged base tile was noted between the register and the kitchen at the front of 12308. Recommend improvements be made as needed by a qualified professional.</p> <p>Cracked and peeling paint and evidence of water intrusion were noted at the wall over the entry door to 12334. Hidden damage may be present. Recommend further evaluation and improvements be made as needed by a qualified licensed contractor.</p> <p>Cracked and damaged tiles were noted at many places where the walls meet the floors in the men's common restroom. Recommend further evaluation and improvements be made as needed by a qualified licensed contractor.</p> <p>Damaged tiles were noted at the wall adjacent to the common women's restroom sinks. Recommend further evaluation and improvements be made as needed by a qualified licensed contractor.</p>
Page 77 Item: 5	CEILING CONDITIONS	<p>A moisture stain and evidence of water intrusion were noted at a ceiling tile at the front of 12308. Recommend further evaluation and improvements be made as needed by a qualified licensed contractor.</p> <p>A stained ceiling tile and evidence of water intrusion were noted at the work station in unit 12326. The restroom ventilation duct penetrates the roof above this stain. Recommend further evaluation and improvements be made as needed by a qualified licensed contractor.</p>
Page 78 Item: 6	INTERIOR FLOOR CONDITIONS	<p>Various cracked floor tiles were noted in the kitchen of 12304.</p> <p>Damaged and uplifted vinyl planks were noted at many places in 12304.</p> <p>Damaged floor material was noted at various places in the rear storage room of 12314.</p> <p>Cracked tiles were noted in various places at the hallway in 12324.</p> <p>Recommend all damaged flooring be evaluated and improved as needed by a qualified licensed contractor.</p>

RESTROOMS		
Page 81 Item: 1	RESTROOM SINKS & FAUCETS CONDITIONS	<p>An active leak was noted at the cold water faucet in the restroom of 12306.</p> <p>The sink faucet is loose in the restroom of 12306.</p> <p>Heavy mineralization was noted at the drain lines below the men's common restroom sinks.</p> <p>Corrosion was noted at various components below the men and women's restroom sinks.</p> <p>Recommend the restroom sinks and faucets be evaluated and improved as needed by a licensed plumbing contractor.</p>
Page 83 Item: 2	TOILET CONDITIONS	Mineral deposits and evidence of leakage were noted in many places at the common restroom toilets. Recommend further evaluation and improvements be made as needed by a licensed plumbing contractor.
Page 84 Item: 4	RESTROOM VENTILATION	The restroom ventilation fan in 12310 terminates above the ceiling into the storage room. This is improper. Recommend the ventilation fan be ducted to the exterior of the building.
KITCHENS		
Page 85 Item: 1	KITCHEN SINKS AND FAUCETS CONDITIONS	<p>The water supply was found off at the time of inspection at the hand washing sink in 12300.</p> <p>Active leakage was noted at a hot water supply pipe at a sink in 12304.</p> <p>Moisture stains and evidence of past leakage were noted below the bar sink in 12306.</p> <p>Active leakage was noted at a cold water sink handle in the kitchen of 12308.</p> <p>Recommend all of the kitchen and wet bar sinks be evaluated and improved as needed by a qualified licensed contractor.</p>
GROUNDS		
Page 88 Item: 1	DRIVEWAYS AND PARKING AREAS CONDITIONS	<p>Cracked and fragmented asphalt was noted in many places at the driveway and parking areas.</p> <p>Evidence of poor drainage was noted at various places in the driveway and parking areas.</p> <p>Recommend the paving at the driveways and parking areas be improved or replaced as needed by a licensed paving contractor.</p>

Page 89 Item: 2	WALKWAY CONDITIONS	<p>The walkway surfaces adjacent to exterior doors are at nearly the same elevation as the interior floors. This condition makes these areas more susceptible to moisture intrusion. Recommend monitoring and improving if needed. This condition may be present to comply with the Americans With Disabilities Act (ADA). ADA compliance is otherwise not within the scope of this inspection. Consult with a qualified specialist for more information regarding options for improvement. Recommend improvements be made as needed by a qualified licensed contractor.</p> <p>Deteriorated concrete was noted in various places adjacent to downspout terminations at the rear exterior of the units.</p> <p>Damaged concrete was noted adjacent to the rear exterior of 12338.</p> <p>Recommend further evaluation and improvements be made to the walkways by a qualified licensed contractor.</p>
Page 91 Item: 4	GRADING AND DRAINAGE CONDITIONS	<p>Recommend monitoring the site during heavy rains and improving the drainage adjacent to the building as needed.</p> <p>A camera inspection can be performed to help determine the condition of underground yard drain pipes. Consult a qualified technician for more information.</p>
MISCELLANEOUS		
Page 92 Item: 1	DESCRIPTION	<p>Tenant owned equipment is not within the scope of this inspection.</p> <p>Corrosion was noted in various places at the privacy stalls in the common men's restroom. Recommend further evaluation and improvements be made as needed by a qualified specialist.</p> <p>The majority of the refrigeration equipment appears to be older and may be nearing the end of useful life. Recommend further evaluation by a qualified specialist.</p> <p>The property appears to be reasonably ADA compliant considering the type and age of the building. However, the following conditions were noted:</p> <p>There are two ADA parking spaces adjacent to 12322 and 12324. More spaces will likely be required when resurfacing and re-striping. Additional ramps will likely be needed adjacent to new ADA spaces.</p> <p>The floor space of the restrooms may need to be increased as the building is improved.</p> <p>ADA compliance is otherwise not within the scope of this inspection. Recommend further evaluation of the property by a Certified Access Specialist (CASp).</p>

ROUTINE MAINTENANCE		
EXTERIOR		
Page 19 Item: 1	EXTERIOR WALL CONDITIONS	Cosmetic damage was noted in many places where fasteners have been removed adjacent to business signs. Stains were noted in various places at the rear exterior wall adjacent to 12300.
ROOF SYSTEMS		
Page 27 Item: 1	ROOF CONDITIONS	The roof is due for cleaning at various places.
Page 30 Item: 3	GUTTERS, ROOF DRAINS, & DOWNSPOUTS CONDITIONS	Recommend extending downspouts away from the building to help prevent water intrusion and foundation movement.
Page 33 Item: 5	ATTIC INSULATION CONDITIONS	Damaged thermal barrier was noted in various places at the insulation of the exposed frame ceilings. Recommend further evaluation and improvements be made as needed by a qualified professional.
PLUMBING		
Page 37 Item: 5	FIXTURE CONDITIONS	Mineral deposits were noted throughout the worker sink in 12322. Recommend cleaning. A loose sink faucet was noted at the rear sink in 12330. The sink has cold water supply only.
Page 39 Item: 7	FUEL SYSTEM CONDITIONS	Recommend placing emergency gas shutoff wrenches at the gas meter areas. Rusted gas pipes were noted adjacent to various heating and cooling units on the roof. Recommend cleaning and coating with a rust preventative material to help prevent corrosion. Recommend trimming foliage away from the gas meter area at the side exterior of 12330.
Page 41 Item: 8	HOSE FAUCETS	Recommend installing backflow prevention devices on all hose faucets. A lack of backflow prevention devices can allow water from the landscape to enter the potable water system if hoses are left attached to faucets and the ends of the hoses are submerged. Backflow prevention devices are inexpensive and easy to install.
WATER HEATERS		
Page 45 Item: 5	WATER HEATER CONDITIONS	Recommend insulating the supply pipes adjacent to the water heater in 12308.

SPLIT HEATING AND COOLING SYSTEMS		
Page 50 Item: 4	GENERAL CONDITIONS	<p>Deteriorated refrigerant line insulation was noted adjacent to the split system condenser on the roof of 12300. Recommend wrapping the refrigerant line insulation in UV resistant tape after all necessary repairs are completed.</p> <p>Deteriorated refrigerant line insulation and coatings were noted at the refrigerant line adjacent to the condenser over 12326.</p>
EVAPORATIVE COOLERS		
Page 53 Item: 4	GENERAL CONDITIONS	Damaged media pads were noted at many places on the evaporative coolers.
ELECTRICAL SYSTEM		
Page 64 Item: 5	SUBPANEL CONDITIONS	Missing fasteners were noted at the subpanel in 12306.
Page 66 Item: 6	CONDUCTOR CONDITIONS	<p>An open junction box was noted on the roof of 12308.</p> <p>An open junction box was noted in the attic over the side exterior door of unit 12300.</p>
Page 69 Item: 8	LIGHTING, RECEPTACLES, & MISC. DEVICES CONDITIONS	<p>Various light fixtures were not functioning at the time of inspection in 12304. This may be due to bad bulbs. Recommend replacing bulbs and testing the lighting.</p> <p>Burnt out bulbs were noted in the office/storage room at the rear of 12306.</p> <p>A flickering light was noted over the kitchen in 12308. This light has been covered.</p> <p>A damaged light diffuser was noted adjacent to the ventilation hood in the kitchen of 12308.</p> <p>The exterior lights are on a timer switch. It has been disclosed that the lights do not turn on until well after the sun has set. Recommend adjusting the timer switch as needed.</p> <p>Various burnt out bulbs were noted at the front of 12338.</p>
DOORS, WINDOWS, AND INTERIOR		
Page 73 Item: 1	EXTERIOR DOORS	<p>Cosmetic damage was noted at the rear exterior door of 12304. Recommend refinishing as needed.</p> <p>Peeling paint was noted above the rollup vehicle door on the rear of 12338. Recommend refinishing as needed.</p>
Page 74 Item: 4	INTERIOR WALL CONDITIONS	Cosmetic damage was noted in various places at the interior walls. Recommend cleaning and refinishing as needed.
Page 77 Item: 5	CEILING CONDITIONS	Damaged and displaced ceiling tiles were noted in various places at the front of 12308. Recommend improvements be made as needed by a qualified professional.

Page 78 Item: 6	INTERIOR FLOOR CONDITIONS	Cosmetic damage was noted in many places at the floor in 12314. Peeling paint was noted in various places at the interior floors in 12330.
RESTROOMS		
Page 81 Item: 1	RESTROOM SINKS & FAUCETS CONDITIONS	The sink is loose at the wall in the restroom at 12310. A missing sink drain stopper was noted in the restroom of 12310. A missing sink drain stopper was noted in the restroom of 12324.
Page 83 Item: 2	TOILET CONDITIONS	The toilet is loose at the floor in the 12326 restroom. Recommend tightening the floor bolts and caulking the base of the toilet.
Page 83 Item: 3	TUB AND SHOWER WALLS AND ENCLOSURES CONDITIONS	The shower door does not fully close in 12324. Recommend improvements be made as needed by a qualified professional.
KITCHENS		
Page 85 Item: 1	KITCHEN SINKS AND FAUCETS CONDITIONS	Cracked sealant was noted where a hand washing sink has separated from the wall in the kitchen of 12308.
Page 86 Item: 2	KITCHEN VENTILATION CONDITION	The kitchen ventilation systems on the roof over 12308 appear to be due for cleaning and servicing. Commercial kitchen ventilation systems are otherwise not within the scope of this inspection.
Page 87 Item: 3	COUNTERS & CABINETS CONDITIONS	A gap was noted between the counter and the backsplash in 12340. Recommend filling this gap to help prevent moisture intrusion and damage.
GROUNDS		
Page 90 Item: 3	LANDSCAPE CONDITIONS	Tree branches are overhanging the building. Damage is possible. Recommend the trees be trimmed as needed by a certified arborist.

RECOMMENDED UPGRADE		
EXTERIOR		
Page 19 Item: 1	EXTERIOR WALL CONDITIONS	The stucco weep screed is blocked by paving at various places. This can cause moisture problems. Recommend monitoring for moisture problems and improving if needed.
PLUMBING		
Page 35 Item: 2	MAIN LINE CONDITIONS	No automatic water shutoff device was present at the time of inspection.

Page 39 Item: 7	FUEL SYSTEM CONDITIONS	<p>No seismic shutoff was observed at the main gas line. Recommend installing a seismic shutoff for added safety. Consult a licensed plumbing contractor for more information.</p> <p>There are no sediment traps at the gas pipes adjacent to various gas appliances. This is not to current standards. Consult a licensed plumbing contractor for more information.</p>
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INSPECTION CONDITIONS

1. DATE OF INSPECTION

July 10, 2025

2. TIME OF INSPECTION

9 AM

3. CITY/STATE

Goleta, CA

4. WEATHER

Overcast.

5. SOIL CONDITIONS

Damp where irrigated.

6. BUILDING ORIENTATION

For the purpose of this report the building is considered to be facing east.

7. ESTIMATED AGE OF THE BUILDING(S)

Approximately 17 years old.

8. BUILDING TYPE

Commercial building. Conversions were noted. Consult the local Building Department for verification of all necessary permits and final inspections.

9. UTILITY STATUS

All utilities were on at the time of inspection.

10. BUILDING OCCUPANCY STATUS

Occupied.

EXTERIOR

1. EXTERIOR WALL CONDITIONS

Materials: Stucco cladding. Wood framing. Metal siding. Metal framing.

Conditions:

The exterior walls were not fully visible due to foliage.

Cracks and patching were noted in many places at the exterior walls.

The bottom plate for the exterior metal siding is imbedded in paving and has corroded in many places.

Corrosion was noted in various places at the base of the rear exterior metal siding.

Vehicle damage was noted adjacent to the rollup door at the rear exterior of 12310.

Damaged metal siding was noted at the rear of 12334.

Cosmetic damage was noted in many places where fasteners have been removed adjacent to business signs.

Stains were noted in various places at the rear exterior wall adjacent to 12300.

The stucco weep screed is blocked by paving at various places. This can cause moisture problems. Recommend monitoring for moisture problems and improving if needed.

Recommend all of the exterior walls be evaluated and improved as needed by a qualified licensed contractor.



Cracks and patching were noted in many places at the exterior walls.



Cracks and patching were noted in many places at the exterior walls.



Cosmetic damage was noted in many places where fasteners have been removed adjacent to business signs.



Stains were noted in various places at the rear exterior wall adjacent to 12300.



The stucco weep screed is blocked by paving at various places. This can cause moisture problems.



The bottom plate for the exterior metal siding is imbedded in paving and has corroded in many places.



corrosion was noted in various places at the base of the rear exterior metal siding.



Vehicle damage was noted adjacent to the rollup door at the rear exterior of 12310



corrosion was noted in various places at the base of the rear exterior metal siding.



corrosion was noted in various places at the base of the rear exterior metal siding.



Damaged metal siding was noted at the rear of 12334.

2. TRIM, EAVES, & POSTS CONDITIONS

Materials: Stucco.

Conditions:

It has been disclosed that water pours out of the bottom of a column adjacent to 12300 during rainfall.

Cracks and patching were noted in various places at the stucco eaves. Additional cracking will likely occur as the building ages.

Damaged and flaking stucco color coat was noted in various places at the stucco arch detail over 12328.

Patched cracks were noted in many places at the stucco trim and eave details.

Efflorescence was noted at the underside of the eaves adjacent to 12308.

Efflorescence was noted at the underside of the eaves adjacent to the common restrooms.

Efflorescence and evidence of leakage were noted at the underside of the stucco trim and eaves on the front of 12340. This area is directly below a flat stucco surface.

Cracked stucco, efflorescence, and evidence of moisture intrusion were noted at the underside of the eaves in front of 12328.

Recommend the trim and eaves be evaluated and improved as needed by a qualified licensed contractor.



It has been disclosed that water pours out of the bottom of a column adjacent to 12300 during rainfall.



Cracks and patch were noted in various places at the stucco eaves. Additional cracking will likely occur as the building ages.



Damaged and flaking stucco color coat was noted in various places at the stucco arch detail over 12328.



Damaged and flaking stucco color coat was noted in various places at the stucco arch detail over 12328.



Patched cracks were noted in many places at the stucco trim and eave details.



Efflorescence was noted at the underside of the eaves adjacent to 12308. This is an indication that water intrusion may have occurred from above.



Patched cracks were noted in many places at the stucco trim and eave details.



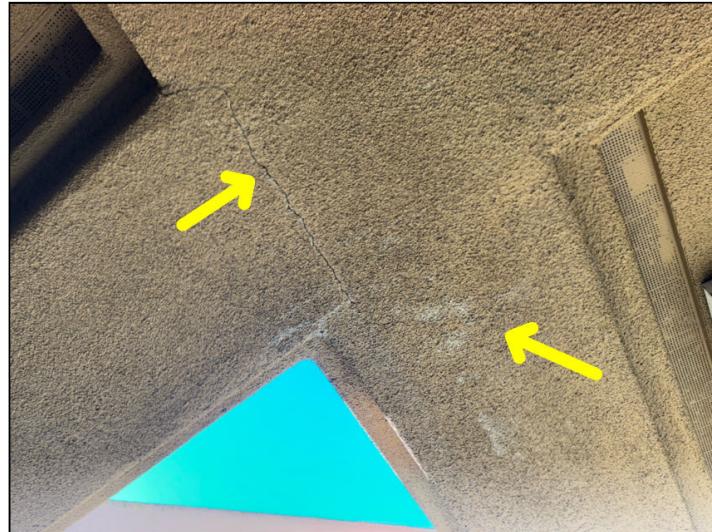
Patched cracks were noted in many places at the stucco trim and eave details.



Efflorescence was noted at the underside of the eaves adjacent to the common restrooms.



Efflorescence and evidence of leakage were noted at the underside of the stucco trim and eaves on the front of 12340. This area is directly below a flat stucco surface.



Cracked stucco, efflorescence, and evidence of moisture intrusion were noted at the underside of the eaves in front of 12328.

FOUNDATION

1. SLAB ON GRADE FOUNDATION CONDITIONS

Conditions:

Recommend maintaining proper drainage adjacent to the building to help minimize cracks and movement in the foundation.

A floor level survey can be performed to help determine how much movement has occurred at the foundation. Consult a qualified specialist for more information.

2. RAISED FOUNDATION CONDITIONS

Materials: Concrete

Conditions:

Common cracks were noted.

Recommend monitoring for water intrusion and improvements be made by a qualified licensed contractor if needed.

ROOF SYSTEMS

1. ROOF CONDITIONS

Materials: Single ply membrane.

Access: The roof was walked on to inspect.

Conditions:

Corrosion and evidence of moisture intrusion were noted at the metal framing below the roof over the entry door of 12334.

Peeling paint and deteriorated stucco were noted in many places at the horizontal surfaces of the parapet walls. Recommend all of the horizontal stucco surfaces on the parapet walls be evaluated and improved or resealed as needed to help prevent water intrusion and moisture damage.

The roof is due for cleaning at various places.



The roofs were walked on to inspect.



Corrosion and evidence of moisture intrusion were noted at the metal framing below the roof over the entry door of 12334.



Peeling paint and deteriorated stucco was noted in many places at the horizontal surfaces of the parapet walls.



Peeling paint and deteriorated stucco was noted in many places at the horizontal surfaces of the parapet walls.



The roof is due for cleaning at various places.



The roof is due for cleaning at various places.

2. FLASHINGS & SKYLIGHTS CONDITIONS

Types: Metal.

Conditions:

There are no double flashings at the vent pipes on the roof. Recommend further evaluation and improvements be made as needed by a qualified licensed contractor.

Cracked sealants and added sealants were noted in many places at the parapet cap flashings on the upper portion of the roofs. Recommend improving or resealing as needed.

Corroded flashings were noted in various places on the roofs. Recommend cleaning and coating with a rust preventative material to help prevent further corrosion.



Cracked sealants and added sealants were noted in many places at the parapet cap flashings on the upper portion of the roof.



There are no double flashings at the vent pipes on the roof.



Corroded flashings were noted in various places on the roofs.



Corroded flashings were noted in various places on the roofs.

3. GUTTERS, ROOF DRAINS, & DOWNSPOUTS CONDITIONS

Conditions:

Internal and underground roof drain systems are not within the scope of this inspection. A camera inspection can be performed to help determine the condition of internal and underground roof drains. Consult a qualified technician for more information. Recommend these systems be inspected and improved as needed by a qualified licensed contractor.

Recommend removing tree debris from the roof drains to help maintain proper drainage.

Corrosion was noted where a downspout is connected to the gutter at the rear of 12308.

A damaged downspout termination was noted at the rear of 12308.

Stains and evidence of leakage were noted in many places at gutter seams.

Corrosion was noted at the gutter in various places at the rear of 12320 and 12322.

Recommend extending downspouts away from the building to help prevent water intrusion and foundation movement.

Recommend the entire roof drainage system be cleaned, evaluated, and improved as needed by a qualified licensed contractor.



Recommend removing tree debris from the roof drains to help maintain proper drainage.



Recommend removing tree debris from the roof drains to help maintain proper drainage.



Corrosion was noted where a downspout is connected to the gutter at the rear of 12308.



A damaged downspout termination was noted at the rear of 12308.



Stains and evidence of leakage were noted in many places at gutter seams.



Corrosion was noted at the gutter in various places at the rear of 12320 and 12322.



Corrosion was noted at the gutter in various places at the rear of 12320 and 12322.



Recommend extending downspouts away from the building to help prevent water intrusion and foundation movement.

4. ATTIC CONDITIONS

Location: There was no attic present in various units.

The majority of attic spaces were accessed through the T-bar drop ceiling tiles.

Access: The attic was viewed from the access only.

Conditions:

Moisture stains were noted in the attic of the stucco arch detail over 12338. The stains were dry at the time of the inspection. It was not determined if the stains were caused by leakage from the present roof or previous roofs. Consult a licensed roofing contractor for more information.

Apparent insect droppings were noted at various places in the attics of the stucco arch details on the roof.

Recommend the entire property be evaluated by a licensed structural pest control operator. See wood destroying organism (WDO) report for more information. Recommend all damaged wood at the exterior of the building be improved or replaced as needed by a qualified licensed contractor. Recommend all areas of repair be painted as needed by a licensed painting contractor.



Moisture stains were noted in the attic of the stucco arch detail over 12338. The stains were dry at the time of the inspection.



Apparent insect droppings were noted at various places in the attics of the stucco arch details on the roof.



Apparent insect droppings were noted at various places in the attics of the stucco arch details on the roof.



Apparent insect droppings were noted at various places in the attics of the stucco arch details on the roof.

5. ATTIC INSULATION CONDITIONS

Type: There is fiberglass insulation with a thermal barrier at the underside of the roof.

Conditions:

Damaged thermal barrier was noted in various places at the insulation of the exposed frame ceilings. Recommend further evaluation and improvements be made as needed by a qualified professional.



PLUMBING

1. MAIN WATER VALVE LOCATION AND MATERIALS

Location and materials:

The main water shutoff is located adjacent to the rear of 12304.

2" copper where visible.



2. MAIN LINE CONDITIONS

Conditions:

No automatic water shutoff device was present at the time of inspection.

3. SUPPLY PIPE CONDITIONS

Materials: Copper and PEX (plastic) where visible.

Conditions:

Supply pipes are mostly not visible.

The water pressure was 52 psi at a hose faucet at the rear of 12322 at 11:10 AM. This is an acceptable water pressure.

Stains and evidence of leakage were noted at a supply valve in the rear interior of 12300 adjacent to the water softener.

Corrosion was noted at the supply valves and adjacent connectors in the restroom of 12306.

Mineral deposits and evidence of leakage were noted at a supply pipe over the restroom in 12310.

Recommend further evaluation and improvements be made as needed by a licensed plumbing contractor.



Stains and evidence of leakage were noted at a supply valve in the rear interior of 12300 adjacent to the water softener.



Corrosion was noted at the supply valves and adjacent connectors in the restroom of 12306.



Corrosion was noted at the supply valves and adjacent connectors in the restroom of 12306.



Mineral deposits and evidence of leakage were noted at a supply pipe over the restroom in 12310.

4. DRAIN SYSTEM CONDITIONS

Materials: ABS plastic and cast iron where visible.

Conditions:

Corrosion and evidence of leakage were noted at the cast iron drain pipes where visible adjacent to the ceiling of 12340. Recommend further evaluation and improvements be made as needed by a licensed plumbing contractor.

A camera inspection can be performed to help determine the condition of underground and under slab drain pipes. Consult a licensed plumbing contractor for more information.



Corrosion and evidence of leakage were noted at the cast iron drain pipes where visible adjacent to the ceiling of 12340.

Corrosion and evidence of leakage were noted at the cast iron drain pipes where visible adjacent to the ceiling of 12340.

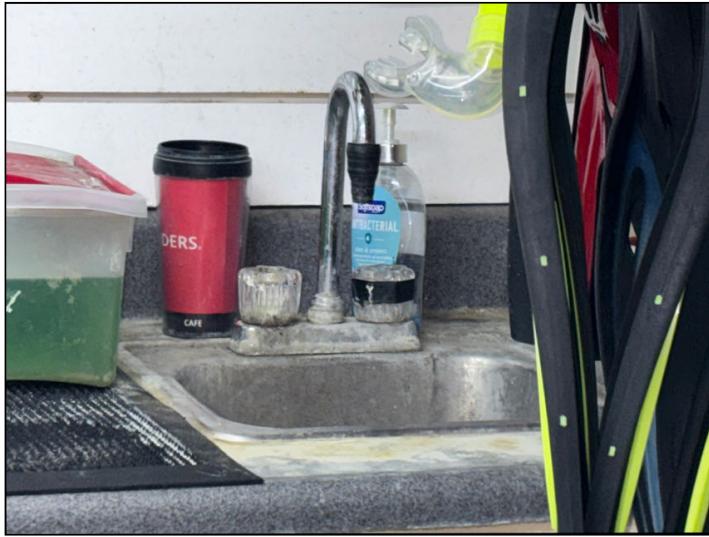
5. FIXTURE CONDITIONS

Conditions:

There was no hot water at unit 12300 at the time of inspection. It has been disclosed that the gas supply was off at the time of inspection.

Mineral deposits were noted throughout the worker sink in 12322. Recommend cleaning.

A loose sink faucet was noted at the rear sink in 12330. The sink has cold water supply only.



Mineral deposits were noted throughout the worker sink in 12322.



A loose sink faucet was noted at the rear sink in 12330. The sink has cold water supply only.

6. METER/TANK SHUTOFF LOCATIONS AND MATERIALS

Location and material:

The gas meters and main gas shutoff valves are located at the rear exterior of the building adjacent to the common restrooms.

There are three additional gas meters and main gas shut offs at the side exterior of 12330.

Iron pipe and corrugated stainless steel tubing (CSSI) where visible.



The gas meters and main gas shutoff valves are located at the rear exterior of the building adjacent to the common restrooms.



There are three additional gas meters and main gas shut offs at the side exterior of 12330.

7. FUEL SYSTEM CONDITIONS

Conditions:

The gas lines are mostly not visible. The condition of underground gas pipes and other underground systems is not within the scope of this inspection.

"Manufacturers of corrugated stainless steel tubing (CSST) believe that corrugated stainless steel tubing is safer if properly bonded and grounded as required by the manufacturers installation instructions. Proper bonding and grounding of this product can only be determined by a licensed electrical contractor." Recommend evaluation of the corrugated stainless steel tubing (CSST) by a licensed electrician.

It has been disclosed that the gas meter has been disconnected for unit 12320.

Corrosion was noted in many places at the gas lines on the roof.

Corrosion was noted in various places at the gas pipes and fittings adjacent to the gas meter areas.

Rusted gas pipes and worn CSST gas connectors were noted at various places on the roof.

Recommend placing emergency gas shutoff wrenches at the gas meter areas.

Rusted gas pipes were noted adjacent to various heating and cooling units on the roof. Recommend cleaning and coating with a rust preventative material to help prevent corrosion.

Recommend trimming foliage away from the gas meter area at the side exterior of 12330.

No seismic shutoff was observed at the main gas line. Recommend installing a seismic shutoff for added safety. Consult a licensed plumbing contractor for more information.

There are no sediment traps at the gas pipes adjacent to various gas appliances. This is not to current standards. Consult a licensed plumbing contractor for more information.

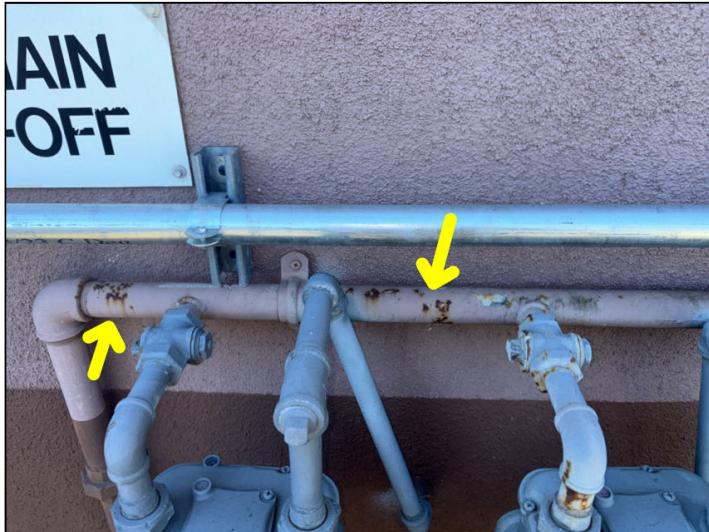
Recommend further evaluation and improvements of the fuel system by a licensed plumbing contractor.



Corrosion was noted in many places at the gas lines on the roof.



Corrosion was noted at a gas pipe adjacent to the gas meter area.



Corrosion was noted at a gas pipe adjacent to the gas meter area.



Rusted gas pipes and worn CSST gas connectors were noted in various places on the roof.



Rusted gas pipes and worn CSST gas connectors were noted in various places on the roof.



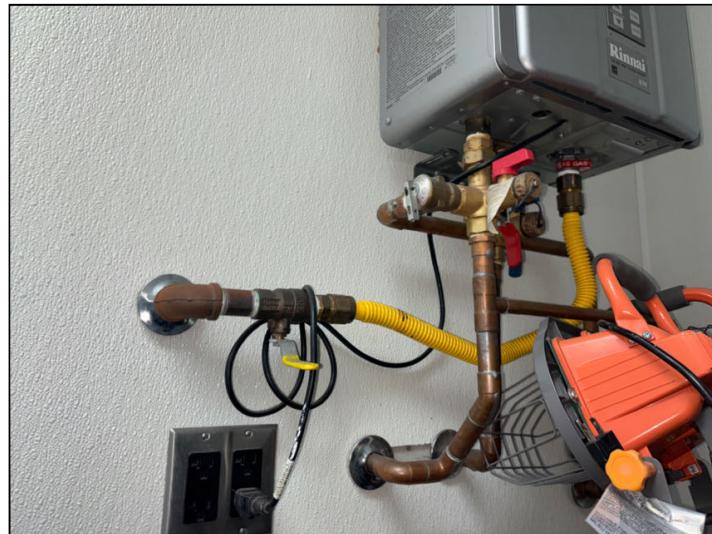
Rusted gas pipes and worn CSST gas connectors were noted in various places on the roof.



Rusted gas pipes were noted adjacent to various heating and cooling units on the roof.



Recommend trimming foliage away from the gas meter area at the side exterior of 12330



There are no sediment traps at the gas pipes adjacent to various gas appliances. This is not to current standards.

8. HOSE FAUCETS

Conditions:

Examples of backflow prevention devices are shown in an image below.

Recommend installing backflow prevention devices on all hose faucets. A lack of backflow prevention devices can allow water from the landscape to enter the potable water system if hoses are left attached to faucets and the ends of the hoses are submerged. Backflow prevention devices are inexpensive and easy to install.



Examples of backflow prevention devices.

WATER HEATERS

1. WATER HEATER LOCATION

Location:

Rear interior of 12300, 12308, and 12322.

There is a water heater at the rear exterior of 12304 adjacent to 12306.

Attic over the restroom in 12310, 12324, and 12326.

Below the restroom sink in 12340.



12300.



12308.



12322.



12304/12306.



12310.



12324.



12326.



12340

2. WATER HEATER TYPE

Type: Tank. Electric: 12308. 12310. 12322. 12326.

Tank. Natural gas: 12304/06.

On demand. Natural gas: 12300. 12324.

On demand. Electric: 12340.

3. WATER HEATER SIZE

Size: 6 gallons: 12310.

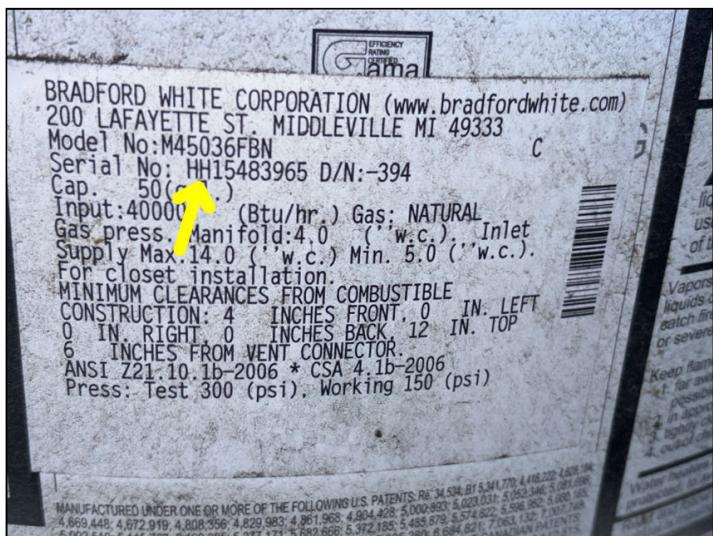
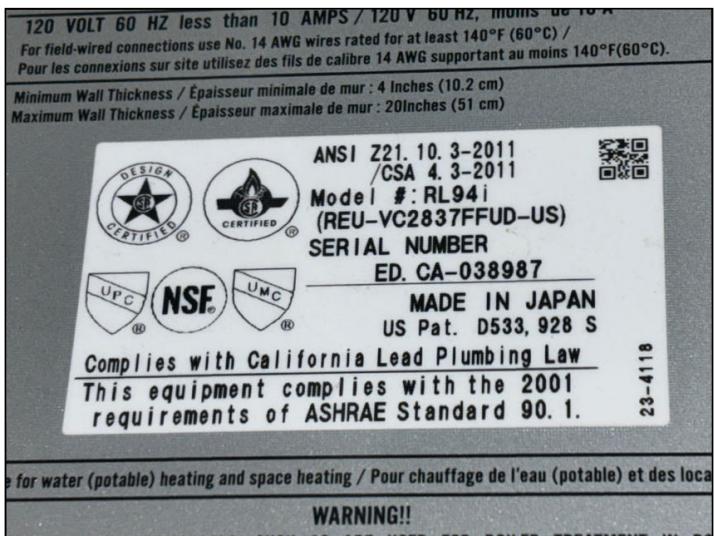
10 gallons: 12322. 12326.

50 gallons: 12308. 12304/06.

4. WATER HEATER AGE

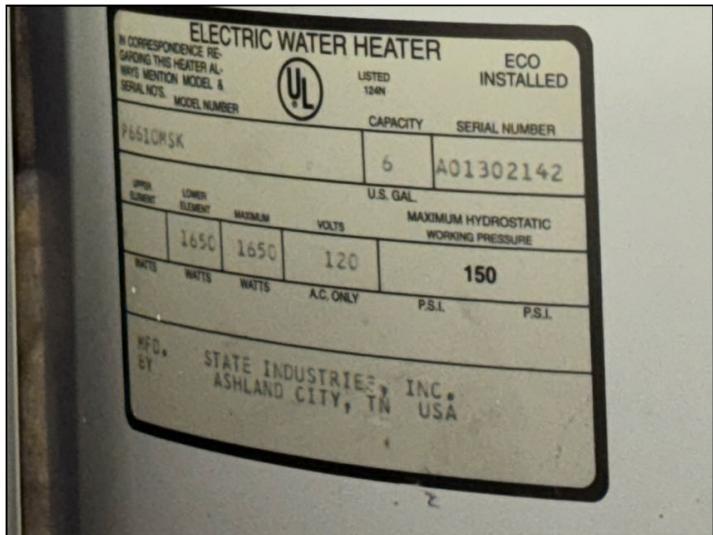
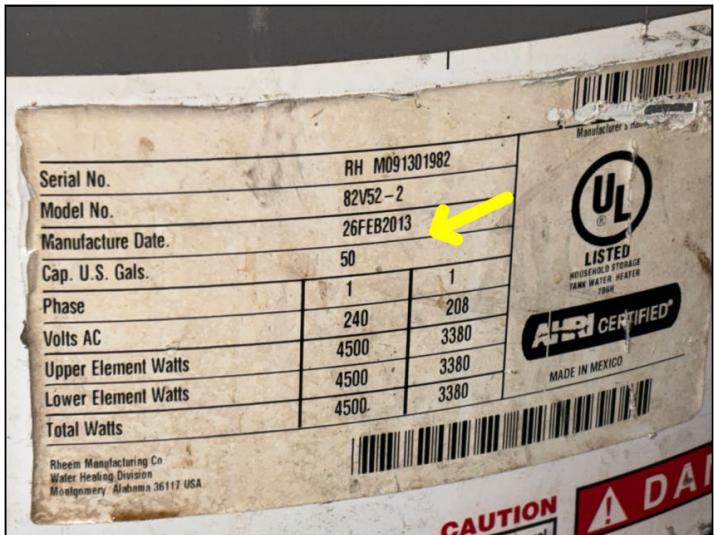
Age: The age of the water heaters vary from approximately 7 years old to approximately 24 years old.

The age of the water heaters in 12324 and 12340 were undetermined.



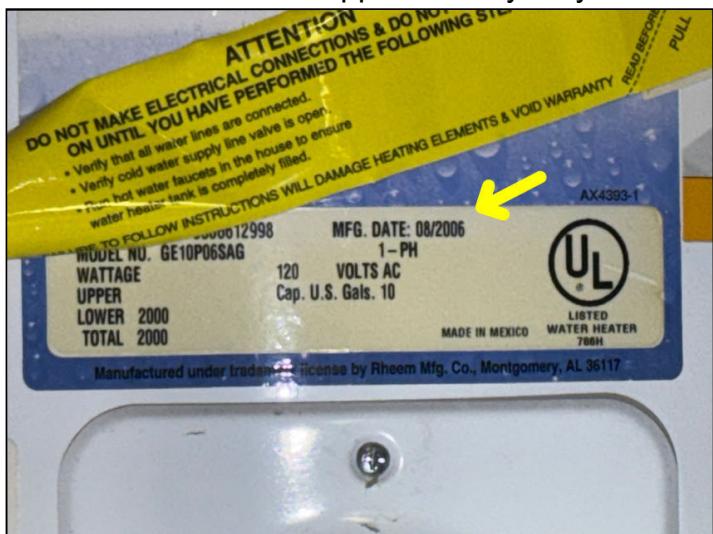
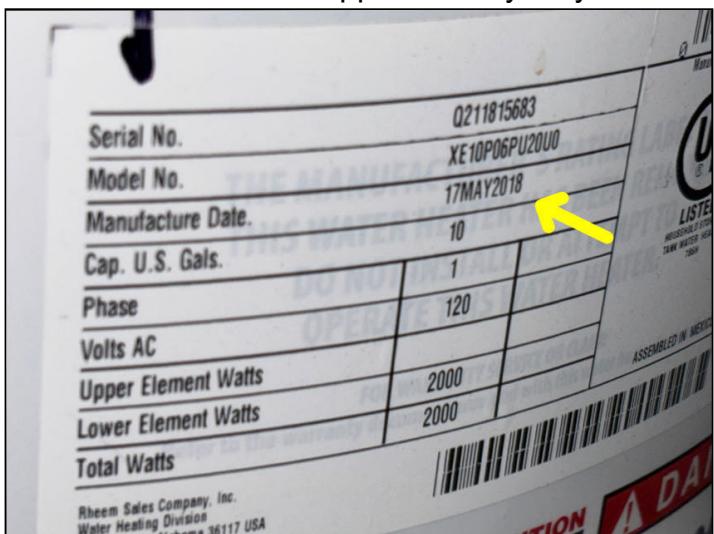
12300 water heater is approximately 12 years old.

12304/06 water heater is approximately 14 years old.



12308 water heater is approximately 12 years old.

12310 water heater is approximately 24 years old.



12322 water heater is approximately 7 years old.

12326 water heater is approximately 19 years old.

5. WATER HEATER CONDITIONS

Conditions:

Gas supply was off to the water heater in 12300 at the time of inspection. This water heater was not operated.

There is an overflow pan under the water heater in 12308 but there is no drain pipe installed at this pan. Recommend installing a drain pipe from the pan to the exterior to help prevent damage if the water heater leaks.

There is no seismic bracing at the water heater in 12308.

The water heater at the rear storage area of 12308 is approximately 12 years old and is likely nearing the end of useful life.

The water heater in 12310 is approximately 24 years old and is at the end of useful life. Replacement is recommended.

Inadequate seismic bracing was noted at the water heater in 12310.

There is no seismic bracing at the water heater in 12322.

Recommend installing a catch pan under the 12324 water heater with a drain to the exterior.

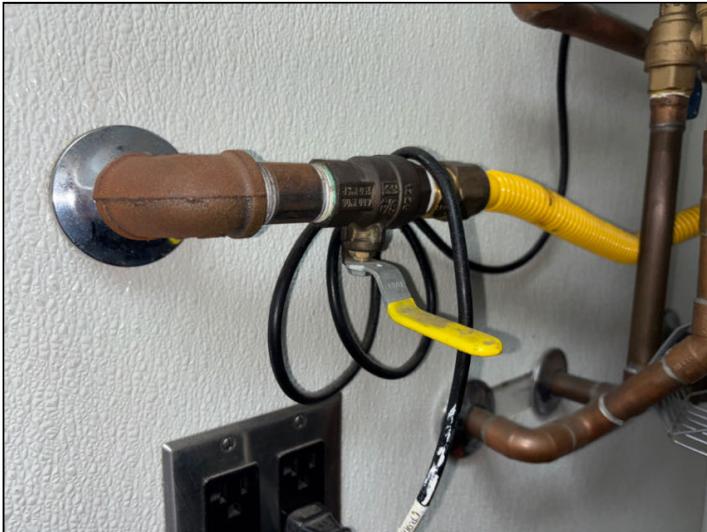
Recommend installing blocking between the water heater and the wall at the rear exterior of 12304/06.

There is no seismic bracing at the water heater in 12326. Recommend installing blocking between the water heater and the wall.

Loose seismic bracing was noted at the water heater at the rear exterior of 12304/06.

Recommend insulating the supply pipes adjacent to the water heater in 12308.

Recommend all of the water heaters and related components be evaluated and improved or replaced as needed by a licensed plumbing contractor.



Gas supply was off to the water heater in 12300 at the time of inspection. This water heater was not operated.



There is no seismic bracing at the water heater in 12322.



Inadequate seismic bracing was noted at the water heater in 12310.



Recommend installing blocking between the water heater and the wall at the rear exterior of 12304/06.



Loose seismic bracing was noted at the water heater at the rear exterior of 12304/06.



There is no seismic bracing at the water heater in 12326. Recommend installing blocking between the water heater and the wall.

SPLIT HEATING AND COOLING SYSTEMS

1. TYPE AND LOCATION

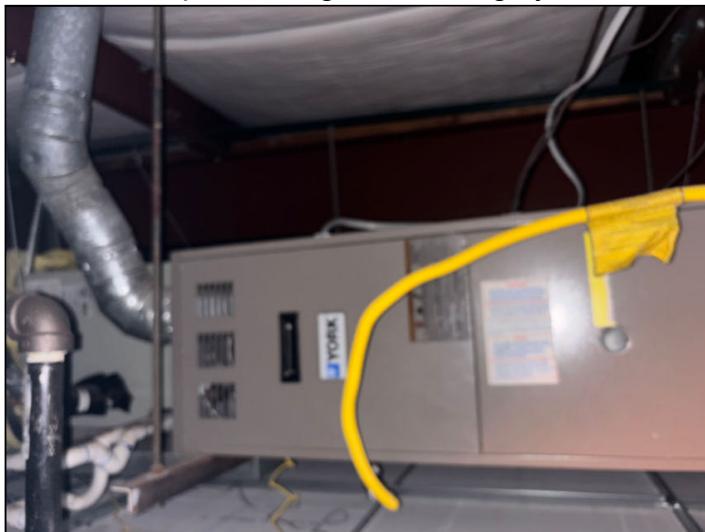
Type and location: There is a split heating and cooling unit in 12300 above the ceiling adjacent to the entry door.

There is a split system condenser on the roof of 12300.

There is a forced air furnace in the attic over 12304 over the ceiling adjacent to the entry door.

There is a split system condenser on the roof of 12326.

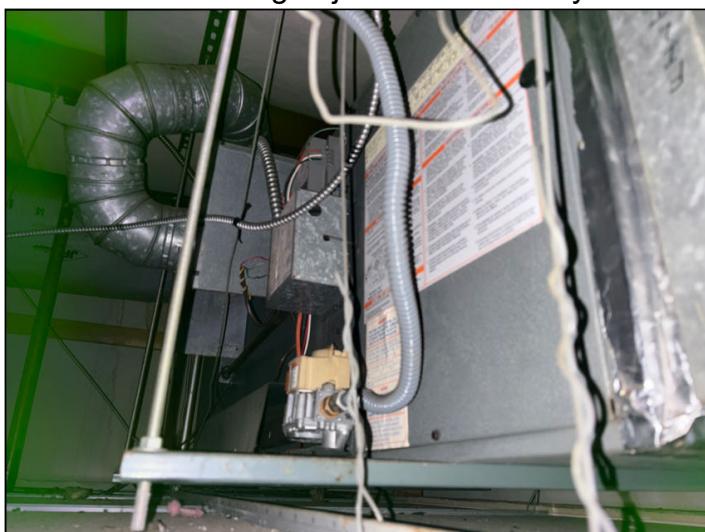
There is a split heating and cooling system in the attic over the 12326 restroom.



There is a split heating and cooling unit in 12300 above the ceiling adjacent to the entry door.



There is a split system condenser on the roof of 12300.



There is a forced air furnace in the attic over 12304 over the ceiling adjacent to the entry door.



There is a split heating and cooling system in the attic over the 12326 restroom.



There is a split system condenser on the roof of 12326.

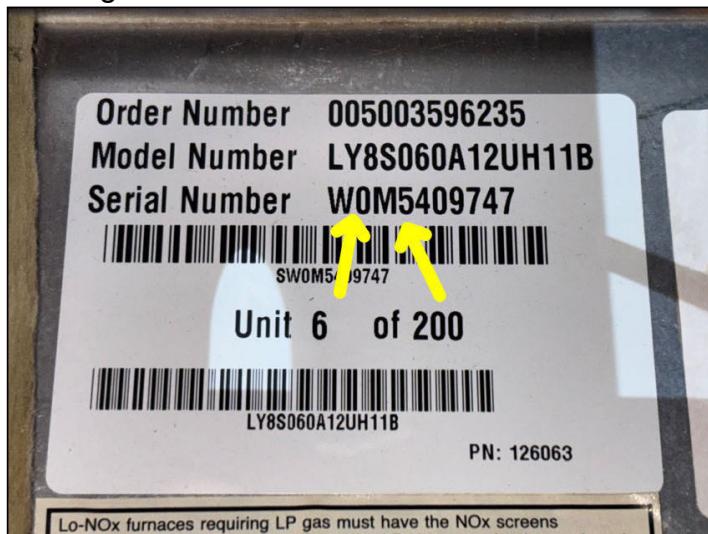
2. APPROXIMATE AGE OF THE SYSTEM

Age: The split heating and cooling unit in the attic of 12300 is approximately 20 years old.

The split system condenser for 12300 is approximately 12 years old.

The split heating and cooling unit in the attic of 12326 is approximately 17 years old.

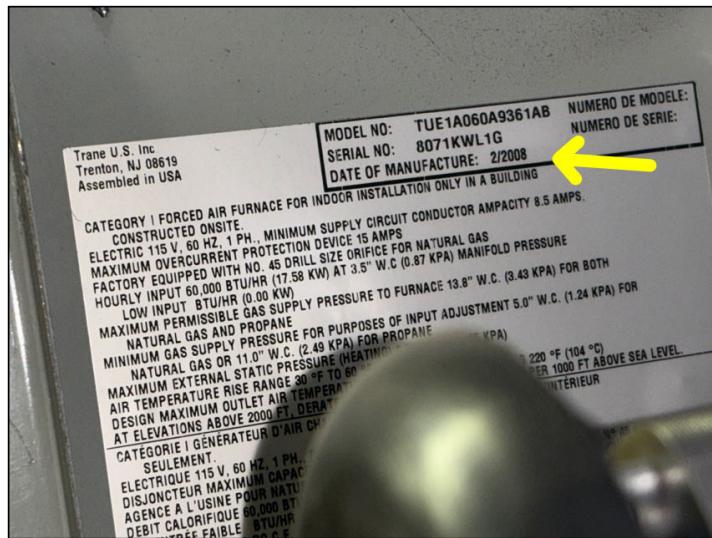
The age of the furnace in the attic of 12304 was undetermined.



The split heating and cooling unit in the attic of 12300 is approximately 20 years old.



The split system condenser for 12300 is approximately 12 years old.



The split heating and cooling unit in the attic of 12326 is approximately 17 years old.

3. ENERGY SOURCE

Energy source: Natural gas and electric.

4. GENERAL CONDITIONS

Conditions:

The split heating and cooling unit in the attic of 12300 is approximately 20 years old and is likely nearing the end of useful life.

The split heating and cooling unit in the attic of 12326 is approximately 17 years old and may be nearing the end of useful life.

The forced air unit in the attic over 12304 appears to be older and is likely nearing the end of useful life. This unit appears to have been abandoned.

The split system condenser on the roof of 12300 is not secured to the pad.

Deteriorated refrigerant line insulation was noted adjacent to the split system condenser on the roof of 12300. Recommend wrapping the refrigerant line insulation in UV resistant tape after all necessary repairs are completed.

Deteriorated refrigerant line insulation and coatings were noted at the refrigerant line adjacent to the condenser over 12326.

Recommend all of the HVAC systems be cleaned, evaluated, and improved or replaced as needed by a licensed HVAC contractor.



Deteriorated refrigerant line installation was noted adjacent to the split system condenser on the roof of 12300.



Deteriorated refrigerant line insulation and coatings were noted at the refrigerant line adjacent to the condenser over 12326.

5. CONTROL CONDITIONS

Conditions:

An older abandoned thermostat was noted at the front interior of 12304. Recommend replacement.



EVAPORATIVE COOLERS

1. TYPE AND LOCATION

Type and location: There is an evaporative cooler on the roof of 12304.

There are two evaporative coolers on the roof of 12308.

The evaporative coolers are likely used for makeup air of the kitchen ventilation systems.



There is an evaporative cooler on the roof of 12304.



There are two evaporative coolers on the roof of 12308.

2. APPROXIMATE AGE OF THE SYSTEM

Age: The evaporative cooler on the roof of 12304 is approximately 26 years old.

The age of the evaporative coolers over 12308 was not determined due to the lack of a rating label.



The evaporative cooler on the roof of 12304 is approximately 26 years old.

3. ENERGY SOURCE

Energy source: Electric.

4. GENERAL CONDITIONS

Conditions:

The age of the evaporative coolers over 12308 was not determined due to the lack of a rating label. These units appear to be older and may be nearing the end of useful life.

The evaporative cooler on the roof of 12304 is approximately 26 years old and is likely at the end of useful life. Recommend replacement.

[Damaged media pads were noted at many places on the evaporative coolers.](#)

Recommend the evaporative coolers on the roof be evaluated and improved or replaced as needed by a licensed HVAC contractor.



[Damaged media pads were noted at many places on the evaporative coolers.](#)

PACKAGE UNITS

1. TYPE AND LOCATION

Type and location: There are package units on the roof of units 12310, 12314, 12318, 12324, and 12328.

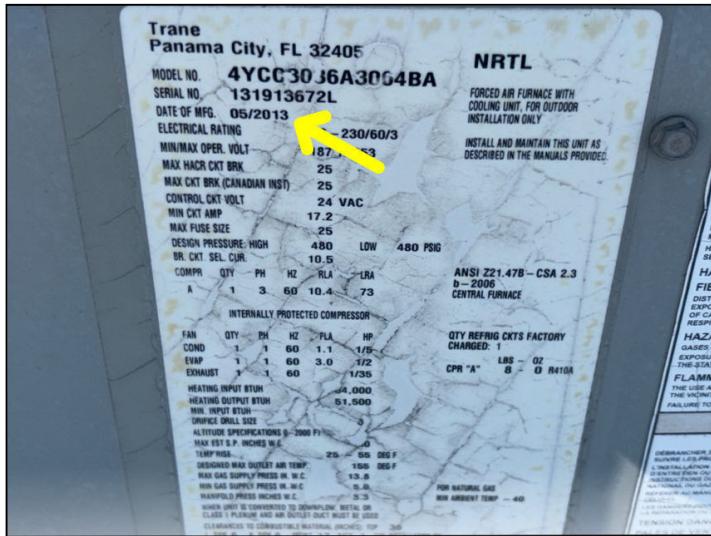


2. APPROXIMATE AGE OF THE SYSTEM

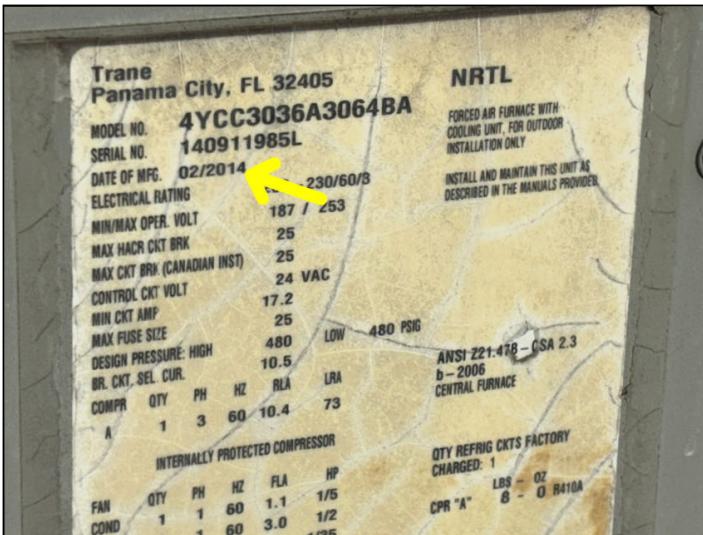
Age: The age of the package units on the roof vary from approximately 8-20 years old.



The package unit on the roof of 12322 is approximately 19 years old.



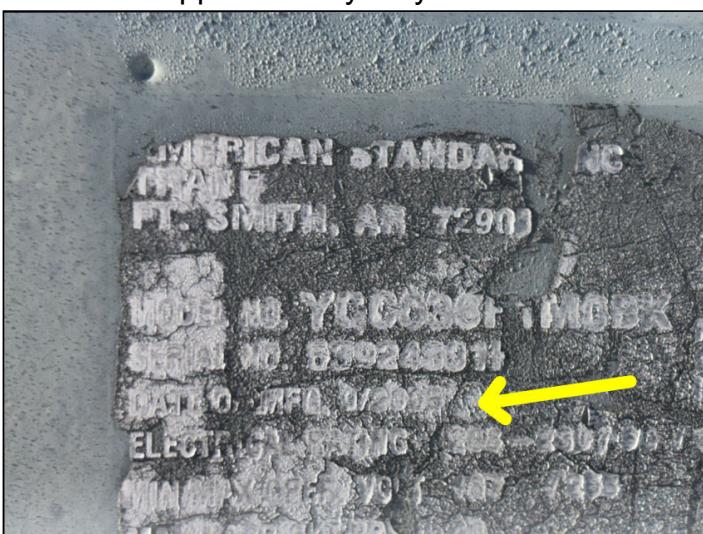
The package unit on the roof of 12310 is approximately 12 years old.



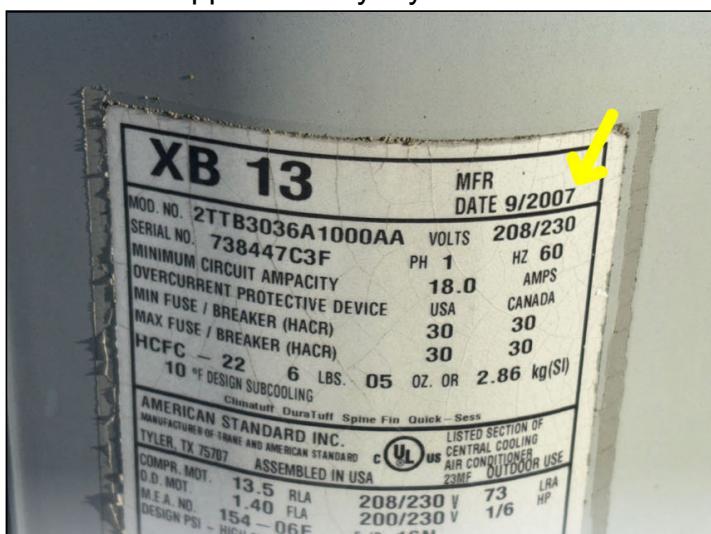
The package unit on the roof of 12314 is approximately 11 years old.



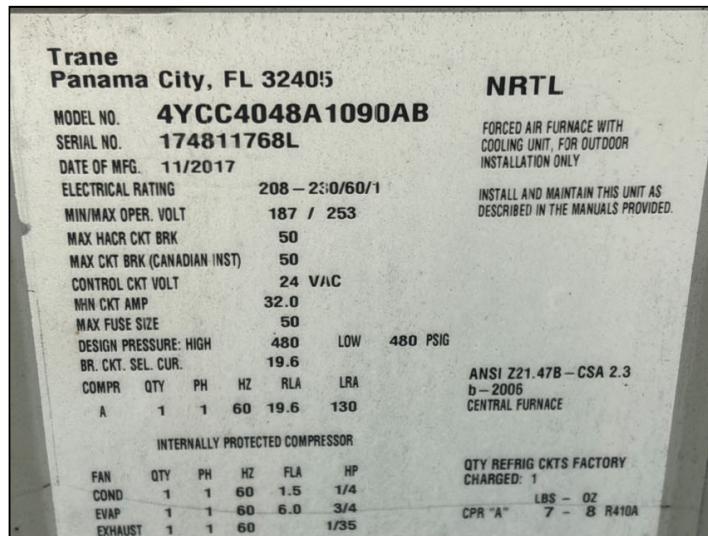
The package unit on the roof of 12318 is approximately 8 years old.



The package unit on the roof of 12324 is approximately 20 years old.



The package unit on the roof of 12326 is approximately 18 years old.



The package unit on the roof of 12328 is approximately 8 years old.

3. ENERGY SOURCE

Energy source: Natural gas and electric.

4. GENERAL CONDITIONS

Conditions:

The package units on the roof of units 12322, 12324, and 12326 are approximately 18-20 years old and are likely nearing the end of useful life.

The condensate drain line for the package unit on the roof of 12310 is disconnected.

The condensate drain line for the package unit on the roof 12314 is disconnected in various places.

The condensate drain line for the package unit on the roof at 12324 is disconnected.

The condensate drain lines for the package units on the roof are not secured to the roof.

Recommend all of the package units be cleaned, evaluated, and improved or replaced as needed by a licensed HVAC contractor.



The condensate drain line for the package unit on the roof of 12310 is disconnected.



The condensate drain line for the package unit on the roof 12314 is disconnected in various places.



The condensate drain line for the package unit on the roof at 12324 is disconnected.



The condensate drain lines for the package units on the roof are not secured to the roof.

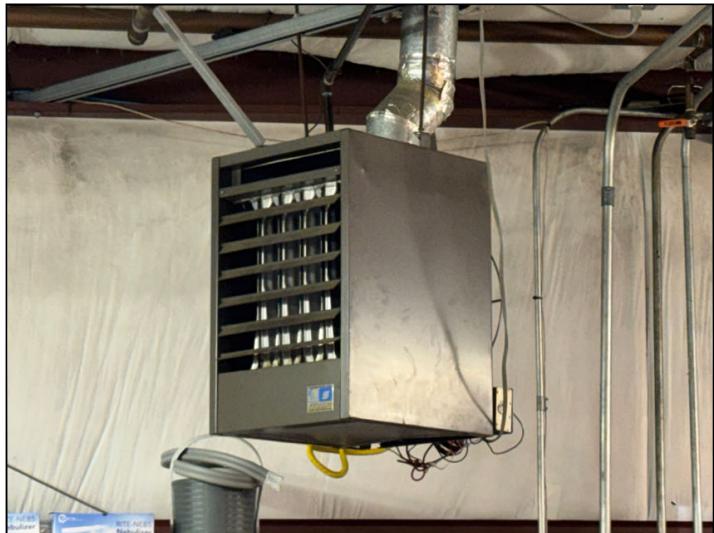
SPACE HEATERS

1. TYPE AND LOCATION

Type and location: There is a commercial space heater in 12306, 12310, 12320, 12322, 12330, 12334, 12338, and 12340.



12306.



12310.



12320.



12322.



12330.



12334.



12338.

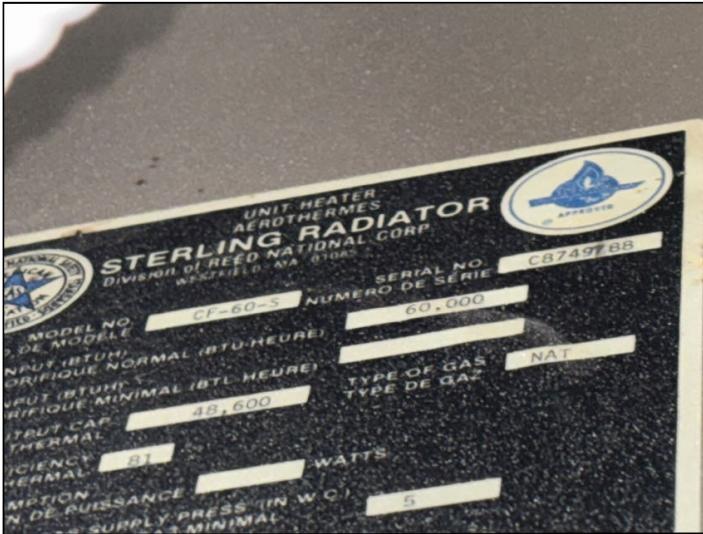


12340.

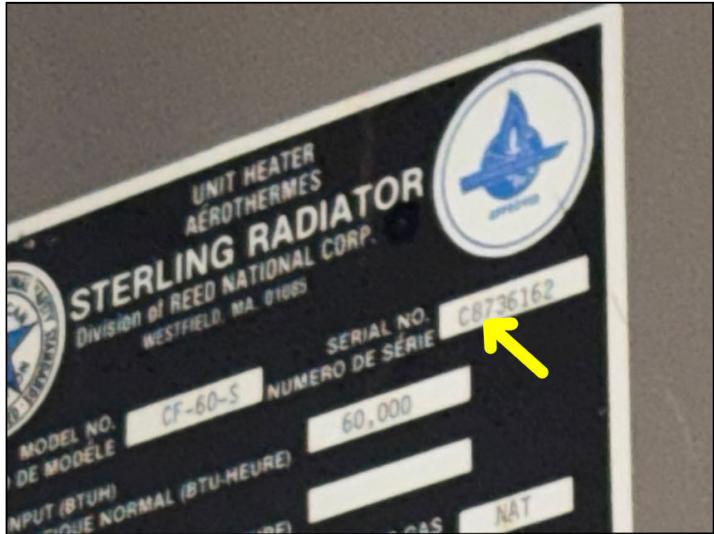
2. APPROXIMATE AGE OF THE SYSTEM

Age: The majority of the space heaters are approximately 38-39 years old.

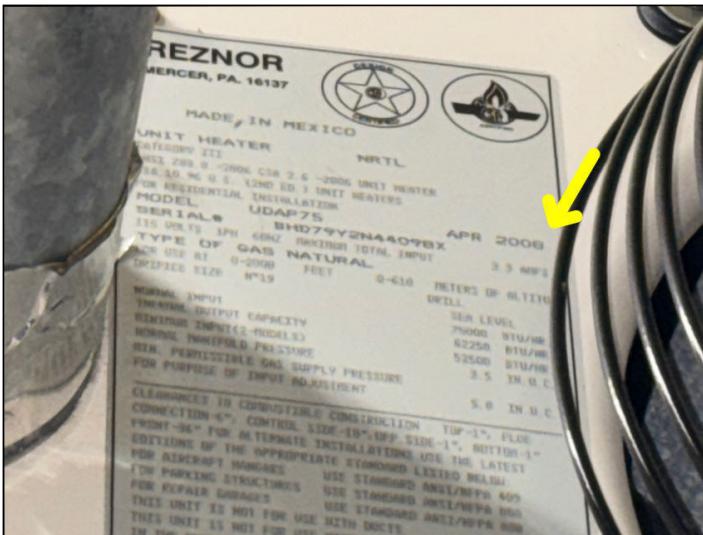
The space heater in 12320 is approximately 17 years old.



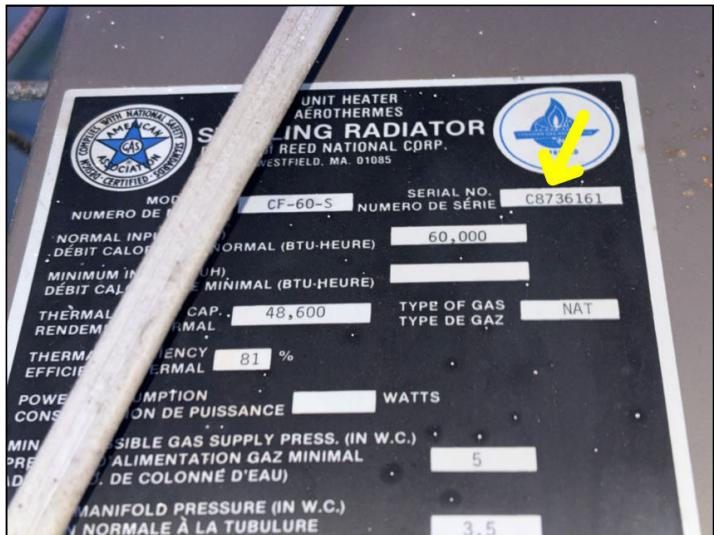
The space heater in 12306 is approximately 38 years old.



The space heater in 12310 is approximately 38 years old.



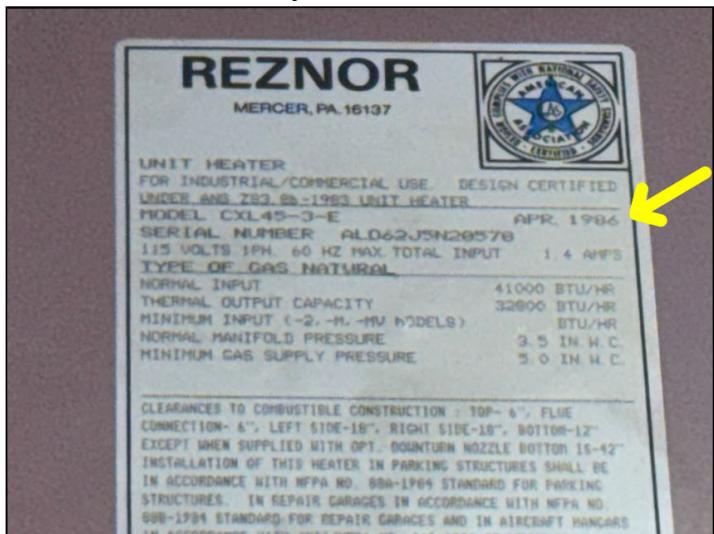
The space heater in 12320 is approximately 17 years old.



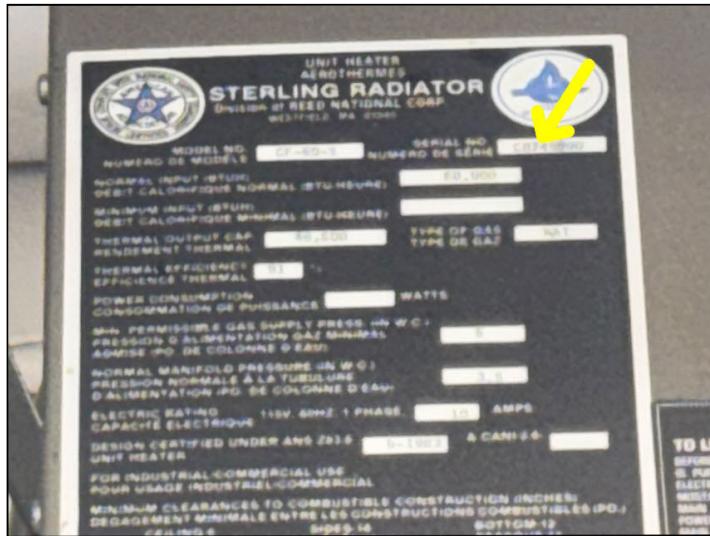
The space heater in 12330 is approximately 38 years old.



The space heater in 12334 is approximately 38 years old.



The space heater in 12338 is approximately 39 years old.



The space heater in 12340 is approximately 38 years old.

3. ENERGY SOURCE

Energy source: Natural gas.

4. GENERAL CONDITIONS

Conditions:

It has been disclosed that the gas meter for unit 12320 has been removed and the gas line has been capped. The space heater for this unit was not functional at the time of inspection.

The majority of the space heaters are 38-39 years old and are likely at the end of useful life. Replacement is recommended.

The space heater in 12322 is approximately 19 years old and is likely at the end of useful life. The gas supply for this unit was off at the time of inspection. This unit was not operated.

Recommend all of the space heaters be evaluated and improved or replaced as needed by a licensed HVAC contractor.

DUCTING

1. GENERAL CONDITIONS

Conditions:

The ducting is mostly not visible.

Older deteriorated gray ducting was noted in the attic over 12304. The majority of the ducting tied to older systems may be at the end of useful life. Recommend further evaluation and improvements be made as needed by a licensed HVAC contractor.

Recommend all of the ducting be evaluated and improved or replaced as needed. Consult a licensed HVAC contractor for more information.



Older deteriorated gray ducting was noted in the attic over 12304.



Older deteriorated gray ducting was noted in the attic over 12304.

ELECTRICAL SYSTEM

1. SERVICE CONDITIONS

Type: Underground. 3 phase, 120/208 volt.

2. MAIN PANEL LOCATION AND NOTES

Location and notes: The main electrical assembly is located in a rear closet adjacent to 12328. A 2000 amp main disconnect is installed. This is the maximum disconnect for this assembly.



3. MAIN ELECTRICAL PANEL CONDITIONS

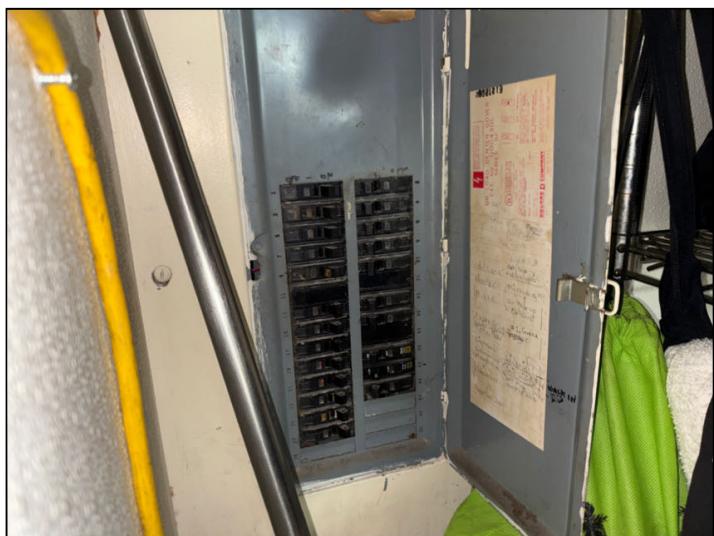
Conditions:

Appears serviceable where visible.

4. SUBPANEL LOCATION(S)

Locations: Rear interior of each unit.

Main electrical closet.



5. SUBPANEL CONDITIONS

Conditions:

Recommend removing storage adjacent to the subpanels in 12304 and 12306 to allow for proper clearance.

Incomplete breaker identification labeling was noted at the subpanel in the rear of 12310.

Missing filler plates were noted at the subpanel in 12320.

Missing filler plates were noted at the subpanel in the rear storage area of 12322.

Incomplete breaker identification labeling was noted at the subpanel in 12322.

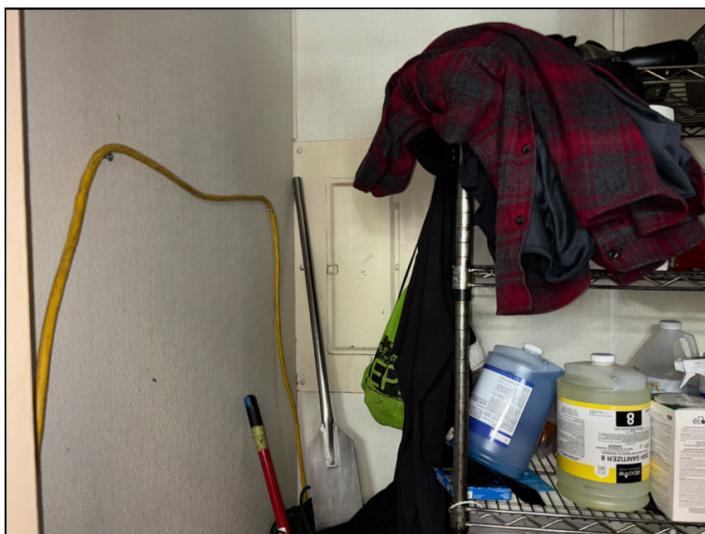
Various breakers are taped in the off position at the rear interior of 12300. Consult the tenant for more information.

Various breakers were found in the off position at the time of inspection at the subpanel in 12322. Consult the tenant for more information.

Two of the breakers in the house panel were found tripped at the time of inspection.

Missing fasteners were noted at the subpanel in 12306.

Recommend the subpanels be evaluated and improved as needed by a licensed electrician.



Recommend removing storage adjacent to the subpanels in 12304 and 12306 to allow for proper clearance.



Recommend removing storage adjacent to the subpanels in 12304 and 12306 to allow for proper clearance.



Incomplete breaker identification labeling was noted at the subpanel in the rear of 12310.



Missing filler plates were noted at the subpanel in 12320.



Missing filler plates were noted at the subpanel in the rear storage area of 12322.



Incomplete breaker identification labeling was noted at the subpanel in 12322.



Various breakers are taped in the off position at the rear interior of 12300.



Various breakers were found in the off position at the time of inspection at the subpanel in 12322.



Two of the breakers in the house panel were found tripped at the time of inspection.

6. CONDUCTOR CONDITIONS

Materials: Undetermined.

Materials: Copper, conduits, non-metallic sheathed cable (romex).

Conditions:

A detached conduit was noted on the roof of 12308.

Unsecured conduits were noted at various places in the rear storage area of 12308.

Unsecured conduits were noted in various places on the roof of 12308.

A detached conduit was noted at the water heater in the attic of 12326.

Deteriorated conduits were noted in various places on the roof of 12308.

Open junction boxes were noted at various places in the stucco arch detail attic spaces.

An open junction box was noted on the roof of 12308.

An open junction box was noted in the attic over the side exterior door of unit 12300.

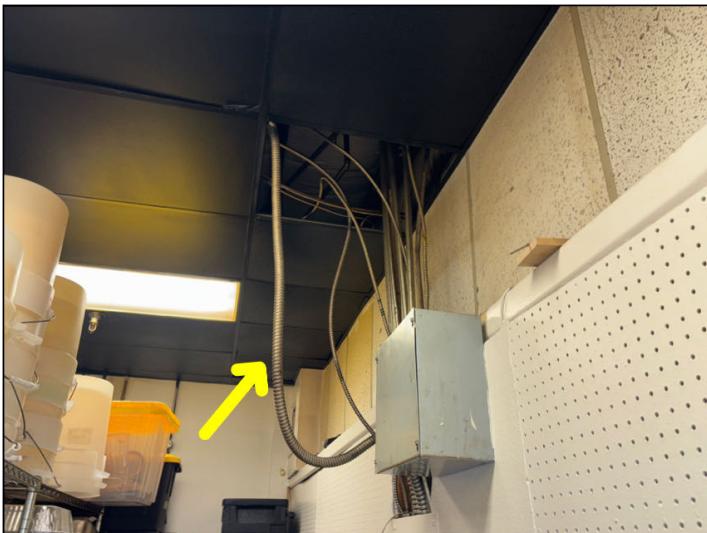
Recommend further evaluation and improvements be made as needed by a licensed electrician.



Temporary extension cords have been permanently installed at the sale room of 12310.



A detached conduit was noted on the roof of 12308.



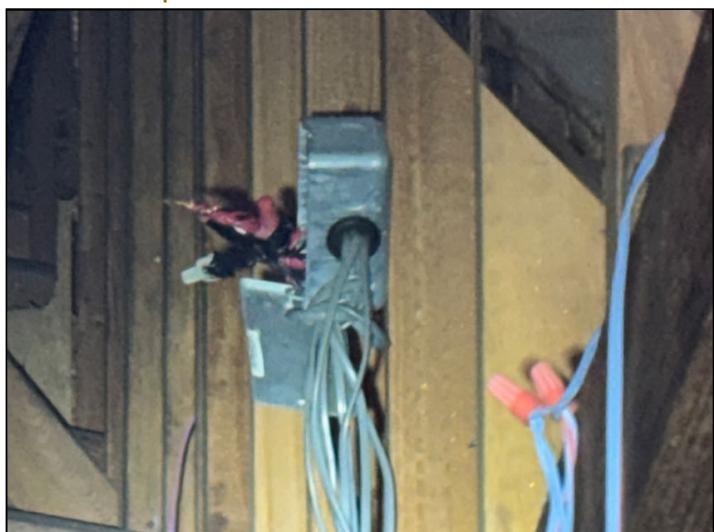
Unsecured conduits were noted at various places in the rear storage area of 12308.



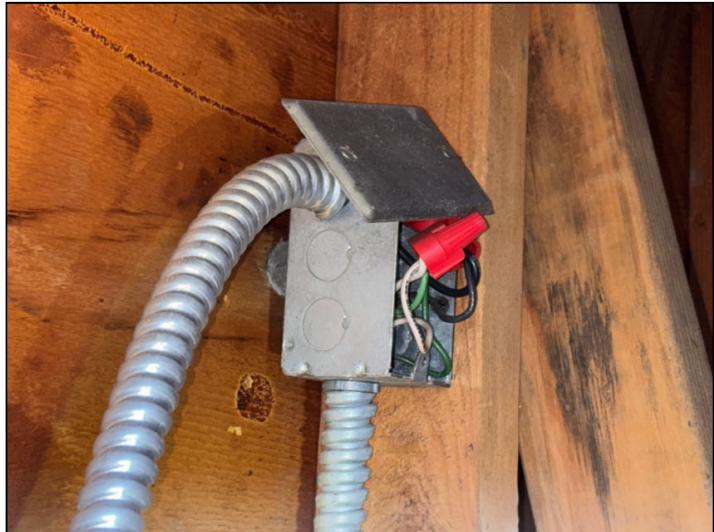
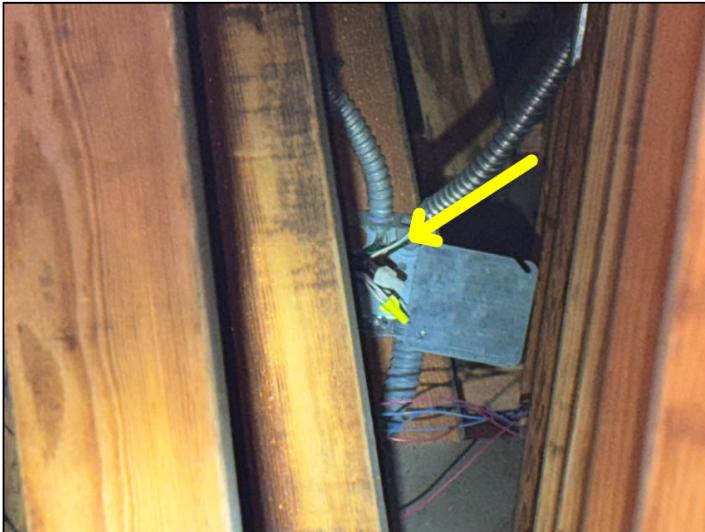
Deteriorated conduits were noted in various places on the roof of 12308.



Unsecured conduits were noted in various places on the roof of 12308.



Open junction boxes were noted at various places in the stucco arch detail spaces.



Open junction boxes were noted at various places in the stucco arch detail attic spaces.

Open junction boxes were noted at various places in the stucco arch detail attic spaces.



An open junction box was noted on the roof of 12308.

An open junction box was noted in the attic over the side exterior door of unit 12300.

7. GROUNDING CONDITIONS

Conditions:

Ground rods and other main grounding components were unobserved.

8. LIGHTING, RECEPTACLES, & MISC. DEVICES CONDITIONS**Conditions:**

A missing receptacle cover was noted at the wet bar area in 12306.

Damaged receptacles and a missing receptacle cover plate were noted at the rear interior storage area of 12308.

Recommend a proper light cage be installed around the light fixture in the attic over the 12326 restroom.

A damaged light switch was noted in the restroom of 12306.

Damaged switches and switch cover plates were noted at the rear storage area of 12306.

Various light fixtures were not functioning at the time of inspection in 12304. This may be due to bad bulbs. Recommend replacing bulbs and testing the lighting.

Burnt out bulbs were noted in the office/storage room at the rear of 12306.

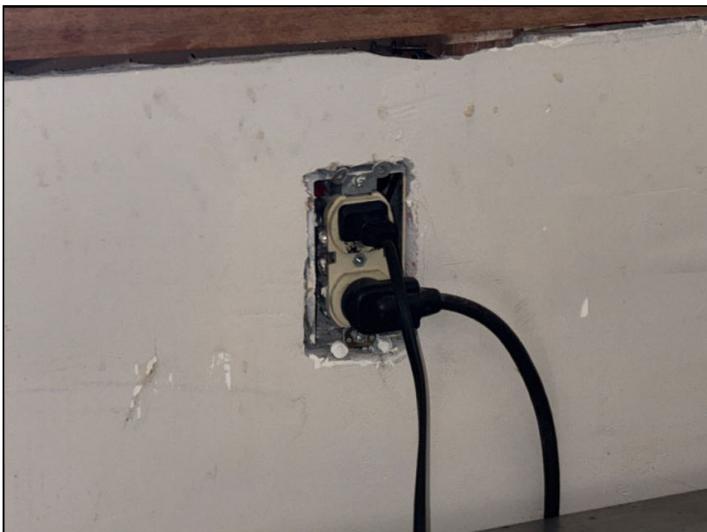
A flickering light was noted over the kitchen in 12308. This light has been covered.

A damaged light diffuser was noted adjacent to the ventilation hood in the kitchen of 12308.

The exterior lights are on a timer switch. It has been disclosed that the lights do not turn on until well after the sun has set. Recommend adjusting the timer switch as needed.

Various burnt out bulbs were noted at the front of 12338.

Recommend the lights, receptacles, and misc. devices be evaluated and improved as needed by a licensed electrician.



The missing receptacle cover was noted at the wet bar area of unit 12306.



Damaged receptacles and a missing receptacle cover plate were noted at the rear interior storage area of 12308.



Recommend a proper light cage be installed around the light fixture in the attic over the 12326 restroom.



A damaged light switch was noted in the restroom of 12306.



Damaged switches and switch cover plates were noted at the rear storage area of 12306.



Burnt out bulbs were noted in the office/storage room at the rear of 12306.



A flickering light was noted over the kitchen in 12308. This light has been covered.



A damaged light diffuser was noted adjacent to the ventilation hood in the kitchen of 12308.



Various burnt out bulbs were noted at the front of 12338.

FIRE SPRINKLERS

1. FIRE SPRINKLERS

Conditions:

Fire sprinkler systems and alarm systems are not within the scope of this inspection. Recommend the fire sprinkler systems and alarm systems be inspected by a qualified fire sprinkler system and alarm system specialist.

DOORS, WINDOWS, AND INTERIOR

1. EXTERIOR DOORS

Conditions:

Moisture damage and apparent insect damage were noted in various places at the attic access doors and adjacent framing on the backside of the stucco arch details. See WDO report for more information.

Cosmetic damage was noted at the rear exterior door of 12304. Recommend refinishing as needed.

Peeling paint was noted above the rollup vehicle door on the rear of 12338. Recommend refinishing as needed.



Moisture damage and apparent insect damage were noted in various places at the attic access doors and adjacent framing on the backside of the stucco arch details.

Moisture damage and apparent insect damage were noted in various places at the attic access doors and adjacent framing on the backside of the stucco arch details.



Cosmetic damage was noted at the rear exterior door of 12304.



Peeling paint was noted above the rollup vehicle door on the rear of 12338.

2. INTERIOR DOORS

Conditions:

Appear serviceable.

3. WINDOW CONDITIONS

Types: Metal frame, single pane.

Conditions:

Some of the windows were not inspected due to storage and furnishings.

Appear serviceable where visible.

4. INTERIOR WALL CONDITIONS

Materials: Drywall. Paneling. Tile. Fiberglass reinforced plastic (FRP).

Conditions:

Stored items and furnishings prevent full inspection.

A large patch was noted at the base of the wall between 12306 and 12308. Consult the seller or tenant for more information.

Damaged base tile was noted between the register and the kitchen at the front of 12308. Recommend improvements be made as needed by a qualified professional.

Cracked and peeling paint and evidence of water intrusion were noted at the wall over the entry door to 12334. Hidden damage may be present. Recommend further evaluation and improvements be made as needed by a qualified licensed contractor.

Cracked and damaged tiles were noted at many places where the walls meet the floors in the men's common restroom. Recommend further evaluation and improvements be made as needed by a qualified licensed contractor.

Damaged tiles were noted at the wall adjacent to the common women's restroom sinks. Recommend further evaluation and improvements be made as needed by a qualified licensed contractor.

Cosmetic damage was noted in various places at the interior walls. Recommend cleaning and refinishing as needed.



Stored items and furnishings prevent full inspection.



A large patch was noted at the base of the wall between 12306 and 12308.



Damaged base tile was noted between the register and the kitchen at the front of 12308.



Cracked and peeling paint and evidence of water intrusion were noted at the wall over the entry door to 12334. Hidden damage may be present.



Cracked and damaged tiles were noted at many places where the walls meet the floors in the men's common restroom.



Cracked and damaged tiles were noted at many places where the walls meet the floors in the men's common restroom.



Damaged tiles were noted at the wall adjacent to the common women's restroom sinks.



Cosmetic damage was noted in various places at the interior walls.



Cosmetic damage was noted in various places at the interior walls.

5. CEILING CONDITIONS

Materials: Drywall. Exposed framing. Suspended ceilings ("T bar ceilings").

Conditions:

A moisture stain and evidence of water intrusion were noted at a ceiling tile at the front of 12308. Recommend further evaluation and improvements be made as needed by a qualified licensed contractor.

A stained ceiling tile and evidence of water intrusion were noted at the work station in unit 12326. The restroom ventilation duct penetrates the roof above this stain. Recommend further evaluation and improvements be made as needed by a qualified licensed contractor.

Damaged and displaced ceiling tiles were noted in various places at the front of 12308. Recommend improvements be made as needed by a qualified professional.



A moisture stain and evidence of water intrusion were noted at a ceiling tile at the front of 12308.



Damaged and displaced ceiling tiles were noted in various places at the front of 12308.



Damaged and displaced ceiling tiles were noted in various places at the front of 12308.



A stained ceiling tile and evidence of water intrusion were noted at the work station in unit 12326. The restroom ventilation duct penetrates the roof above this stain.

6. INTERIOR FLOOR CONDITIONS

Materials: Tile. Coated concrete. Carpet. Vinyl plank. Vinyl. Laminate.

Conditions:

Stored items and furnishings prevent full inspection. Condition of the floors covered by area rugs and other furnishings is not within the scope of this inspection.

Vinyl flooring and adhesives may contain asbestos. Recommend testing for asbestos prior to removing or disturbing material. Consult a qualified asbestos consultant for more information.

Various cracked floor tiles were noted in the kitchen of 12304.

Damaged and uplifted vinyl planks were noted at many places in 12304.

Damaged floor material was noted at various places in the rear storage room of 12314.

Cracked tiles were noted in various places at the hallway in 12324.

Cosmetic damage was noted in many places at the floor in 12314.

Peeling paint was noted in various places at the interior floors in 12330.

Recommend all damaged flooring be evaluated and improved as needed by a qualified licensed contractor.



Various cracked floor tiles were noted in the kitchen of 12304.



Damaged and uplifted vinyl planks were noted at many places in 12304.



Damaged and uplifted vinyl planks were noted at many places in 12304.



Damaged floor material was noted at various places in the rear storage room of 12314.



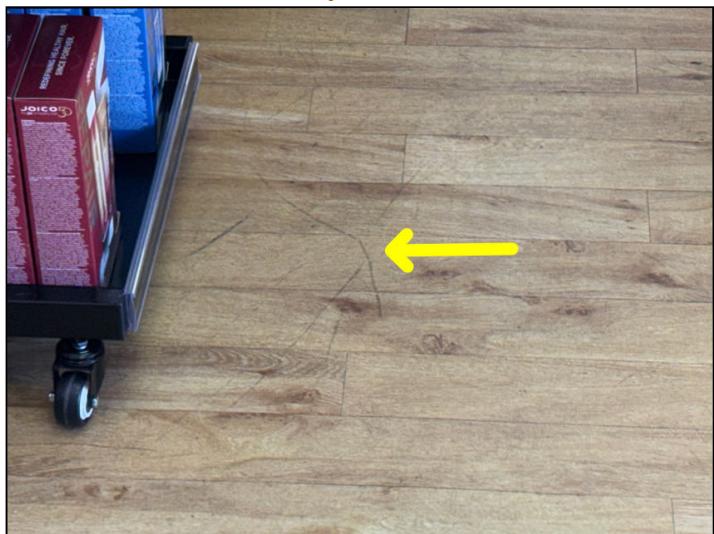
Damaged floor material was noted at various places in the rear storage room of 12314.



Cracked tiles were noted in various places at the hallway in 12324.



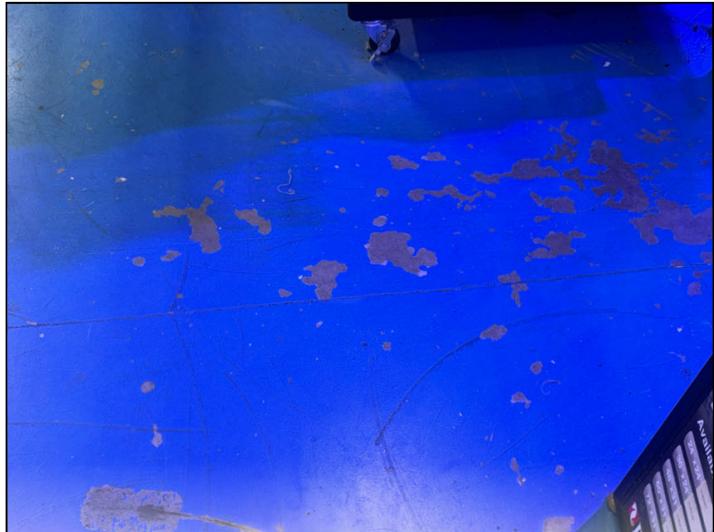
Cracked tiles were noted in various places at the hallway in 12324.



Cosmetic damage was noted in many places at the floor in 12314.



Cosmetic damage was noted in many places at the floor in 12314.



Peeling paint was noted in various places at the interior floors in 12330.

RESTROOMS

1. RESTROOM SINKS & FAUCETS CONDITIONS

Conditions:

Pipe covers or heat shields are needed at many of the restroom sinks.

An active leak was noted at the cold water faucet in the restroom of 12306.

The sink faucet is loose in the restroom of 12306.

Heavy mineralization was noted at the drain lines below the men's common restroom sinks.

Corrosion was noted at various components below the men and women's restroom sinks.

The sink is loose at the wall in the restroom at 12310.

A missing sink drain stopper was noted in the restroom of 12310.

A missing sink drain stopper was noted in the restroom of 12324.

Recommend the restroom sinks and faucets be evaluated and improved as needed by a licensed plumbing contractor.



An active leak was noted at the cold water faucet in the restroom of 12306. The sink faucet is loose in the restroom of 12306.



Heavy mineralization was noted at the drain lines below the men's common restroom sinks.



Heavy mineralization was noted at the drain lines below the men's common restroom sinks.



Corrosion was noted at various components below the men and women's restroom sinks.



The sink is loose at the wall in the restroom at 12310.



A missing sink drain stopper was noted in the restroom of 12310.

2. TOILET CONDITIONS

Conditions:

Mineral deposits and evidence of leakage were noted in many places at the common restroom toilets. Recommend further evaluation and improvements be made as needed by a licensed plumbing contractor.

The toilet is loose at the floor in the 12326 restroom. Recommend tightening the floor bolts and caulking the base of the toilet.



Mineral deposits and evidence of leakage were noted in many places at the common restroom toilets.



Mineral deposits and evidence of leakage were noted in many places at the common restroom toilets.

3. TUB AND SHOWER WALLS AND ENCLOSURES CONDITIONS

Conditions:

The shower door does not fully close in 12324. Recommend improvements be made as needed by a qualified professional.



The shower door does not fully close in 12324.

4. RESTROOM VENTILATION

Conditions:

The restroom ventilation fan in 12310 terminates above the ceiling into the storage room. This is improper. Recommend the ventilation fan be ducted to the exterior of the building.



The restroom ventilation fan in 12310 terminates above the ceiling.

KITCHENS

1. KITCHEN SINKS AND FAUCETS CONDITIONS

Conditions:

The water supply was found off at the time of inspection at the hand washing sink in 12300.

Active leakage was noted at a hot water supply pipe at a sink in 12304.

Moisture stains and evidence of past leakage were noted below the bar sink in 12306.

Active leakage was noted at a cold water sink handle in the kitchen of 12308.

Cracked sealant was noted where a hand washing sink has separated from the wall in the kitchen of 12308.

Recommend all of the kitchen and wet bar sinks be evaluated and improved as needed by a qualified licensed contractor.



Water supply was found off at the time of inspection at the hand washing sink in 12300.



Active leakage was noted at a hot water supply pipe at a sink in 12304.



Moisture stains and evidence of past leakage were noted below the bar sink in 12306.



Active leakage was noted at a cold water sink handle in the kitchen of 12308.



Cracked sealant was noted where a hand washing sink has separated from the wall in the kitchen of 12308.

2. KITCHEN VENTILATION CONDITION

Conditions:

The kitchen ventilation systems on the roof over 12308 appear to be due for cleaning and servicing. Commercial kitchen ventilation systems are otherwise not within the scope of this inspection.

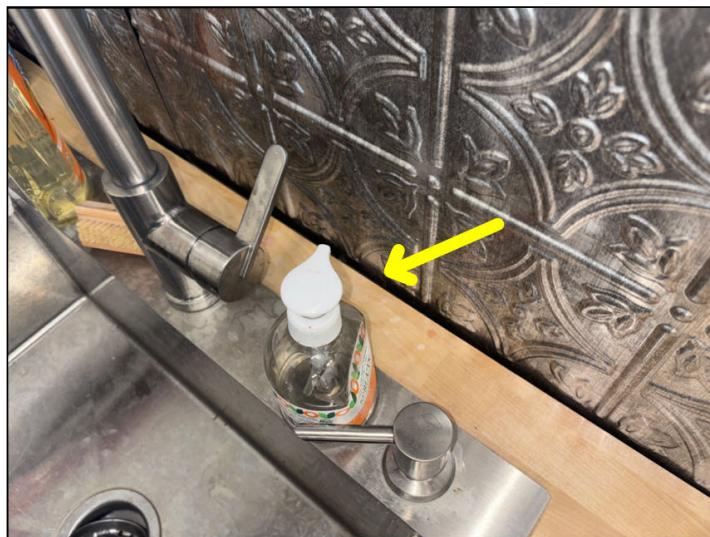


The kitchen ventilation systems on the roof over 12308 appear to be due for cleaning and servicing.

3. COUNTERS & CABINETS CONDITIONS

Conditions:

A gap was noted between the counter and the backsplash in 12340. Recommend filling this gap to help prevent moisture intrusion and damage.



GROUNDS

1. DRIVEWAYS AND PARKING AREAS CONDITIONS

Materials: Asphalt.

Conditions:

Cracked and fragmented asphalt was noted in many places at the driveway and parking areas.

Evidence of poor drainage was noted at various places in the driveway and parking areas.

Recommend the paving at the driveways and parking areas be improved or replaced as needed by a licensed paving contractor.



Cracked and fragmented asphalt was noted in many places at the driveway and parking areas.



Cracked and fragmented asphalt was noted in many places at the driveway and parking areas.



Cracked and fragmented asphalt was noted in many places at the driveway and parking areas.



Cracked and fragmented asphalt was noted in many places at the driveway and parking areas.



Evidence of poor drainage was noted at various places in the driveway and parking areas.

2. WALKWAY CONDITIONS

Materials: Concrete.

Conditions:

The walkway surfaces adjacent to exterior doors are at nearly the same elevation as the interior floors. This condition makes these areas more susceptible to moisture intrusion. Recommend monitoring and improving if needed. This condition may be present to comply with the Americans With Disabilities Act (ADA). ADA compliance is otherwise not within the scope of this inspection. Consult with a qualified specialist for more information regarding options for improvement. Recommend improvements be made as needed by a qualified licensed contractor.

Deteriorated concrete was noted in various places adjacent to downspout terminations at the rear exterior of the units.

Damaged concrete was noted adjacent to the rear exterior of 12338.

Recommend further evaluation and improvements be made to the walkways by a qualified licensed contractor.



Deteriorated concrete was noted in various places adjacent to downspout terminations at the rear exterior of the building.

Deteriorated concrete was noted in various places adjacent to downspout terminations at the rear exterior of the building.



Damaged concrete was noted adjacent to the rear exterior of 12338.

3. LANDSCAPE CONDITIONS

Conditions:

Tree branches are overhanging the building. Damage is possible. Recommend the trees be trimmed as needed by a certified arborist.



Tree branches are overhanging the building. Damage is possible.

4. GRADING AND DRAINAGE CONDITIONS

Conditions:

Underground drains are not within the scope of this inspection.

Recommend monitoring the site during heavy rains and improving the drainage adjacent to the building as needed.

A camera inspection can be performed to help determine the condition of underground yard drain pipes. Consult a qualified technician for more information.

MISCELLANEOUS

1. DESCRIPTION

Conditions:

Tenant owned equipment is not within the scope of this inspection.

Corrosion was noted in various places at the privacy stalls in the common men's restroom. Recommend further evaluation and improvements be made as needed by a qualified specialist.

The majority of the refrigeration equipment appears to be older and may be nearing the end of useful life. Recommend further evaluation by a qualified specialist.

The property appears to be reasonably ADA compliant considering the type and age of the building. However, the following conditions were noted:

There are two ADA parking spaces adjacent to 12322 and 12324. More spaces will likely be required when resurfacing and re-striping. Additional ramps will likely be needed adjacent to new ADA spaces.

The floor space of the restrooms may need to be increased as the building is improved.

ADA compliance is otherwise not within the scope of this inspection. Recommend further evaluation of the property by a Certified Access Specialist (CASp).



Tenant owned equipment is not within the scope of this inspection.



Corrosion was noted in various places at the privacy stalls in the common men's restroom.



The majority of the refrigeration equipment appears to be older and may be nearing the end of useful life.



The majority of the refrigeration equipment appears to be older and may be nearing the end of useful life.

COST ESTIMATES

1. CONCLUSION

Observations:

The following are to be considered rough estimates for some conditions found at 3576 Main Street, Goleta, CA.

These estimates are based on experience and conversations with contractors and other professionals.

We recommend obtaining bids from qualified licensed contractors and other professionals for actual work to be completed.

Additional improvements will be needed. Recommend obtaining cost estimates for improvements by a licensed general contractor.

2. HORIZONTAL STUCCO SURFACES

Observations:

Estimated costs to reseal the top of the horizontal stucco surfaces is approximately \$6,000 - \$8,000.

3. HVAC

Observations:

The average cost to replace the 8 commercial space heaters is approximately \$25,000 - \$44,000.

The estimated average cost to replace the three package units ranging from 18-20 years old is \$45,000 - \$60,000.

The estimated average cost to replace the three older split heating and cooling systems is \$21,000 - \$45,000

The total estimated average for heating and cooling systems is \$109,000 - \$128,000.

This total does not include ducting improvements.

4. EXTERIOR SIDING

Observations:

Metal siding improvements may cost an estimated \$4000.

5. DRIVEWAYS AND PARKING AREAS

Observations:

20% replacement will cost an estimated \$60,000 - \$70,000.

80% resurfacing will cost an estimated \$120,000 - \$140,000.

Total paving improvements will cost an estimated \$180,000 - \$210,000

6. ROOF DRAINAGE SYSTEMS

Observations:

The average estimated cost for gutter and downspout replacement is \$7,000 - \$10,000

The average estimated cost to improve the downspout within the column adjacent to 12300 is \$2,500.

The total estimated average cost for the roof drainage repairs or replacement is \$9,500 - \$12,500.