



National Property Inspections

Address, Dixon, Ca, 95620



Friday, August 2, 2024

Inspector

Brandon Say

408-427-5566

brandon.say@npiinspect.com

Inspection Date:
08/02/2024

Inspector: Brandon Say
Inspector Phone: 408-427-5566

Email: brandon.say@npiinspect.com



National Property Inspections

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GENERAL INFORMATION

GENERAL CONDITIONS AT TIME OF INSPECTION :

Property Occupied : Yes	Temperature : 80
Estimated Age Of Property : 59 Year(s)	Weather :
Property Faces : <input type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input checked="" type="checkbox"/> West	<input checked="" type="checkbox"/> Sunny
Type of Property :	Soil Conditions :
<input checked="" type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Dry
Primary Construction :	Persons Present :
<input checked="" type="checkbox"/> Concrete	<input checked="" type="checkbox"/> Tenant

DEFINITIONS :

Below are listed the definitions used throughout the report to describe each feature of the property.

G (GOOD)	Average to above-average condition for the building system evaluated, taking into consideration factors of age and design. Generally, other than normal maintenance, no repair is recommended or required.
F (FAIR)	Average condition for the building system evaluated, taking into consideration factors of age and design. Some short term or immediate maintenance or repairs are recommended to return the system to a good condition.
P (POOR)	Below-average condition for the building system evaluated, taking into consideration factors of age and design. Immediate repair, significant work or replacement is anticipated to return the building system to a good or fair condition.
NI (NOT INSPECTED)	The item/system was not inspected due to safety concerns, inaccessibility and/or concealment or seasonal conditions and no representations of whether or not it was functioning as intended were made.
NA (NOT APPLICABLE)	This item is not applicable or not present

SCOPE OF THE INSPECTION :

National Property Inspections wishes to remind you that every property requires a certain amount of ongoing maintenance, such as; unclogging drains, servicing of furnaces, air conditioners, water heaters, etc. This property will be no exception. It is suggested that you budget for regular maintenance and/or repairs. The following Property Inspection Report is based on a visual inspection only of the accessible areas of this property. This is not a technically exhaustive inspection and will not necessarily list all minor maintenance items. Latent, inaccessible, or concealed defects are excluded from this inspection. Inspectors do not move furniture, appliances, or personal items, that may limit his or her inspection. We do not report on cosmetic or

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aesthetic

issues. We do not do an ADA compliance inspection. THIS IS NOT A CODE INSPECTION, we did not test for

environmental hazards or the presence of any potentially harmful substance. Please read and study the entire report

carefully.

The summary is not the entire report. The complete report may include additional information of concern to the

buyer. Any/all photos included are considered to be part of the summary/report. Cosmetic issues are not part of

the general property inspection. All recommendations and/or referrals within this Inspection Report for repair,

replacement, and/or evaluation stated in the specific sections of this report are recommended to be completed by

specifically licensed contractors with respect to the individual component being addressed for repair, replacement or evaluation prior to the close of escrow.

This Property Inspection Report does not include tenant improvements, and/or tenant specific equipment used in

the operation of their business(s). This report is intended for use only by the party contracting for same. It is NOT

intended to benefit any third party and this inspection cannot be relied upon by any third party as representing the

condition of the property on any subsequent date.

The inspector may rely on third party resources for reporting ages of certain components and appliances, based on

make/model and/or serial numbers. While such resources are believed to be reliable, the inspector cannot

guarantee their accuracy.

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GRADING / DRAINAGE

G	F	P	NI	NA
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

☒ Near Level

Comments:

ASPHALT PAVING/PARKING LOT

☒ Recommend Repairs

G	F	P	NI	NA
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

☒ Asphalt

☒ Concrete

Comments:

Multiple areas of staining at the head of the parking stalls.

Area of cracking, recommend further evaluation and repair. Possible slip coat by a license contractor.

Multiple parking stops and curbs are crack or broken. Recommend further evaluation and repairs by a licensed contractor.



ASPHALT PAVING/PARKING LOT:



ASPHALT PAVING/PARKING LOT:

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ASPHALT PAVING/PARKING LOT:



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ROOFING

☒ Recommend Repairs

G	F	P	NI	NA
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Layers: 1 70% Visible

☒ Walked On

☒ Tar and Gravel

☒ Bubbling

Comments:

Areas of the tar and gravel roof has worn away exposing the tar. The tar is bubbled and damaged in one or more locations.

Signs of previous leaks on the interior of the building. Recommend further evaluation and repairs by a licensed roofing contractor.

Keep trees and branches trimmed to prevent damage to roof covering and drainage system.

There is conduit damaged on the roof near the Rooftop HVAC unit. Recommend further evaluation and repairs by a licensed contractor.

Standing water on the roof near the HVAC unit. Recommend further evaluation and repairs by a licensed roofing contractor.

Leaks not always detectable.



Roofing:



Roofing:

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Roofing:



Roofing:



Roofing:



Roofing: Area of conduit damaged on the roof near rooftop AC unit.

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Roofing: Standing water on the roof near rooftop HVAC unit.



Roofing:

FLASHING/VALLEYS

☒ Recommend Repairs

G	F	P	NI	NA
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

The rubber boots at the base of multiple plumbing jacks around the roof are cracking/deteriorated and could lead to moisture damage in the future. Recommend further evaluation and possible repair/replacement by a licensed contractor.

Parapet wall needs to be sealed to prevent future damage.



Flashing/Valleys:



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Flashing/Valleys:

GUTTERS/DOWN SPOUTS

G	F	P	NI	NA
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

EXTERIOR SURFACE

☒ Recommend Repairs

☒ Concrete Block

	G	F	P	NI	NA
SIDING/TRIM	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXTERIOR FAUCETS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXTERIOR ELECTRICAL OUTLETS	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXTERIOR LIGHTING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Recommend trimming the vines and vegetation at least six inches away from the building to prevent future moisture damage.

One or more small cracks in the stucco around the property are within acceptable limits (less than 1/8") and should be monitored to ensure they don't widen.

Signs of moisture damage present in wood trim and wood cover at the loading dock. Recommend further evaluation and possible repair/replacement by a licensed contractor.

One or more exterior outlets not GFCI type, nor protected by a GFCI circuit. Recommend GFCI outlets be installed by a licensed electrician for safety.

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Exterior Surface:



Exterior Surface:



Exterior Surface: Loading dock has sign of moisture damage.



Exterior Surface: No power exterior electrical outlet.



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Exterior Surface:

WINDOWS

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

☒ Metal

☒ Single Pane(s)

Comments:

EXTERIOR DOORS

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

☒ Metal

Comments:

FOUNDATION

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

☒ Concrete

Comments:

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Interior Foundation

Foundation Type ☒ Slab On Grade

FLOOR/SLAB

☒ Recommend Repairs

G	F	P	NI	NA
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

☒ Concrete

Comments:

Areas of the floor near the PO boxes has several areas of crowning, indicating possible cracking and damage. Recommend further evaluation and repairs by a licensed structural contractor.



Floor/Slab:



Floor/Slab: Areas of the floor in the PO box section has signs that the slab may be cracked and crowning in multiple locations



Floor/Slab:

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ELECTRICAL

☒ Recommend Repairs

SERVICE SIZE (Main Panel)

☒ Main Disconnect Location: Electrical Room

☒ 120 / 240 Volt (Nominal)

☒ 500 AMPS

SERVICE SIZE (Sub Panel)

☒ 400 AMPS

	G	F	P	NI	NA
SERVICE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MAIN PANEL	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SUB-PANEL	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BONDING/GROUNDING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FIRE EXTINGUISHERS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments:

The main electrical panel has an open knockout due to a misaligned breaker. Recommend further evaluation and repairs by a licensed electrician.

Recommend moving all of the items in front of the main panel for safety.

Left sub panel has a mixed bus bar, where the neutral and grounds are together, which is not allowed. Recommend repairs by a licensed electricians.

The right sub panel has a breaker that was tripped and not reset. Recommend further evaluation and repairs by a licensed electrician.

We do not inspect the fire extinguishers, however we do check to see that a yearly inspection has been performed.



Electrical: Sub panel on the left has a mixed bus bar.



Electrical:

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Electrical: Sub panel on the right hand side has a breaker that has been tripped and not reset.



Electrical: At the main electrical panel there is a breaker that is misaligned and creates an open knockout in the dead front cover.

PLUMBING

☒ Recommend Repairs

Water Service

☒ Water Public

☒ Shut Off Location: Front

Fuel Service

☒ Shut Off Location: Front

		G	F	P	NI	NA
SUPPLY	<input checked="" type="checkbox"/> Copper	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DRAINS	<input checked="" type="checkbox"/> Cast Iron <input checked="" type="checkbox"/> PVC	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EJECTOR PUMP		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
VENTS	<input checked="" type="checkbox"/> PVC	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Main utility line, septic systems and gray water systems are excluded from this Inspection.

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WATER HEATER

☒ Recommend Repairs

G	F	P	NI	NA
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Brand: Bradford White
SerialNo: WB44727436

Model: URG240T6N

Size: 40 Gallons

Design Life: 10-15 Year(s)

☒ Gas

Comments:

The gas supply line is missing the "drip leg" or "sediment trap" that collects moisture and debris at the valve to the unit. While this may not have been required when the unit was installed, we recommend upgrading to current standards by a licensed plumber.



Water Heater: Missing drip pan.

ROOF HVAC #1

☒ Monitor Condition

Brand: Carrier
Design Life: 15 Year(s)

Model: 48TCDD15A6A
SerialNo: 1020P290

BTUs: 178000

Age: 4 Year(s)

☒ Gas

☒ Heat Pump

	G	F	P	NI	NA
OPERATION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ABOVE GROUND STORAGE TANKS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
HUMIDIFIER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

The units were not tested for function as the property was open for business at the time of the inspection. We did hear them come on during the inspection. Visual inspection only.

Heat Exchanger - Unable to detect cracks/holes without dismantling unit.

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BATHROOM WOMENS

☒ Recommend Repairs

	G	F	P	NI	NA
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALL(S)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SINK/FAUCET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TOILET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WATER PRESSURE/FLOW/DRAINAGE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Electrical outlets not GFCI protected or not functioning. Recommend installation of GFCI protected outlets, by a licensed electrician, for safety.



BATHROOM WOMENS:

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BATHROOM MENS

☒ Recommend Repairs

	G	F	P	NI	NA
CEILINGS	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALL(S)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SINK/FAUCET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TOILET	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WATER PRESSURE/FLOW/DRAINAGE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Electrical outlets not GFCI protected or not functioning. Recommend installation of GFCI protected outlets, by a licensed electrician, for safety.

The toilet at the right in this room is difficult to flush and may need a new tank kit. Recommend repairs by a licensed contractor.



BATHROOM MENS:



BATHROOM MENS: The right hand toilet is difficult to flush and may need a flush and fill kit.

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ENTRYWAY/Common Area

☒ Recommend Repairs

	G	F	P	NI	NA
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments:

Heat and air distribution was not inspection as the tenant was currently open at the time of the inspection.

OFFICES/BACK OF HOUSE

☒ Recommend Repairs

	G	F	P	NI	NA
CEILINGS	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments:

Heat and air distribution was not inspection as the tenant was currently open at the time of the inspection.

Multiple ceiling tiles have signs of moisture damage.

There are areas at the block wall with moisture damage and efflorescence. Recommend further evaluation and repairs by a licensed contractor.

There is a ceiling fan in the main room at the back of the house that is wobbling excessively. Recommend further evaluation and repairs by a licensed contractor.

Typical small cracks (less than 1/8"), possibly due to settling. Recommend monitoring the cracks to ensure they do not widen.

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OFFICES/BACK OF HOUSE: Ceiling fan wobbles excessively.



OFFICES/BACK OF HOUSE:



OFFICES/BACK OF HOUSE: Moisture stains on ceiling and walls.



OFFICES/BACK OF HOUSE:



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OFFICES/BACK OF HOUSE: Moisture stains on ceiling tiles.

ELECTRICAL ROOM

☒ Recommend Repairs

	G	F	P	NI	NA
CEILINGS	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments:

Heat and air distribution was not inspection as the tenant was currently open at the time of the inspection.

Moisture stain around a previous repair on the ceiling. Recommend further evaluation and repairs by a licensed contractor.

The block wall has signs of moisture damage and efflorescence. Recommend further evaluation and repairs by a licensed contractor.

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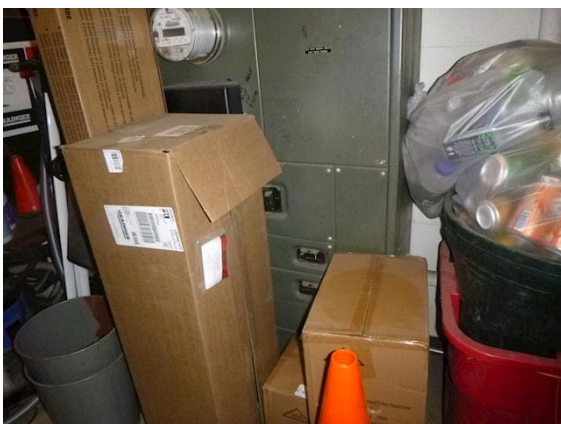
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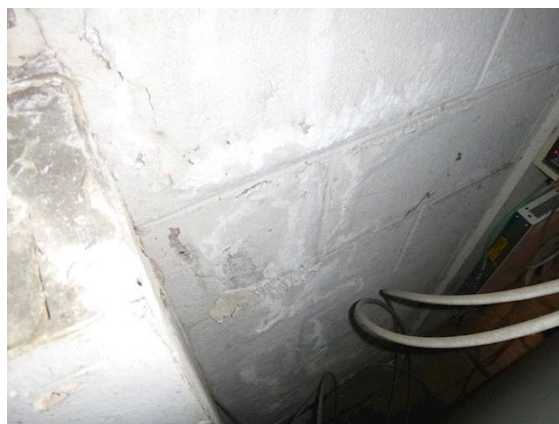
ELECTRICAL ROOM:



ELECTRICAL ROOM:



ELECTRICAL ROOM:



ELECTRICAL ROOM:

BREAKROOM/ STORAGE ROOM

☒ Recommend Repairs

	G	F	P	NI	NA
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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The area heading to the loading dock has a heater that has been disconnected. Recommend capping the gas line for safety.

Moisture staining noted under the sink in the break room, recommend monitoring.



BREAKROOM/ STORAGE ROOM: Previous moisture under the sink in the break room.



BREAKROOM/ STORAGE ROOM: The area heading to the loading dock has a heater that has been disconnected. Recommend capping the gas line.



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Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

1 ASPHALT PAVING/PARKING LOT

POOR

Multiple areas of staining at the head of the parking stalls.

Area of cracking, recommend further evaluation and repair. Possible slip coat by a license contractor.

Multiple parking stops and curbs are crack or broken. Recommend further evaluation and repairs by a licensed contractor.

2 ROOFING

POOR

Areas of the tar and gravel roof has worn away exposing the tar. The tar is bubbled and damaged in one or more locations.

Signs of previous leaks on the interior of the building. Recommend further evaluation and repairs by a licensed roofing contractor.

Keep trees and branches trimmed to prevent damage to roof covering and drainage system.

There is conduit damaged on the roof near the Rooftop HVAC unit. Recommend further evaluation and repairs by a licensed contractor.

Standing water on the roof near the HVAC unit. Recommend further evaluation and repairs by a licensed roofing contractor.

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3 FLASHING/VALLEYS

POOR

The rubber boots at the base of multiple plumbing jacks around the roof are cracking/deteriorated and could lead to moisture damage in the future. Recommend further evaluation and possible repair/replacement by a licensed contractor.

Parapet wall needs to be sealed to prevent future damage.

4 EXTERIOR SURFACE

Siding/Trim

POOR

Exterior Electrical Outlets

POOR

Recommend trimming the vines and vegetation at least six inches away from the building to prevent future moisture damage.

One or more small cracks in the stucco around the property are within acceptable limits (less than 1/8") and should be monitored to ensure they don't widen.

Signs of moisture damage present in wood trim and wood cover at the loading dock. Recommend further evaluation and possible repair/replacement by a licensed contractor.

One or more exterior outlets not GFCI type, nor protected by a GFCI circuit. Recommend GFCI outlets be installed by a licensed electrician for safety.



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5 FLOOR/SLAB

POOR

Areas of the floor near the PO boxes has several areas of crowning, indicating possible cracking and damage.

Recommend further evaluation and repairs by a licensed structural contractor.

6 ELECTRICAL

Main Panel

POOR

Sub-Panel

POOR

The main electrical panel has an open knockout due to a misaligned breaker. Recommend further evaluation and repairs by a licensed electrician.

Recommend moving all of the items in front of the main panel for safety.

Left sub panel has a mixed bus bar, where the neutral and grounds are together, which is not allowed. Recommend repairs by a licensed electricians.

The right sub panel has a breaker that was tripped and not reset. Recommend further evaluation and repairs by a licensed electrician.

We do not inspect the fire extinguishers, however we do check to see that a yearly inspection has been performed.

7 WATER HEATER

POOR

The gas supply line is missing the "drip leg" or "sediment trap" that collects moisture and debris at the valve to the unit. While this may not have been required when the unit was installed, we recommend upgrading to current standards by a licensed plumber.

8 BATHROOM WOMENS

GFCI Protection (Checked with Test Button Only. Monthly Test Recommended.)

POOR

Electrical outlets not GFCI protected or not functioning. Recommend installation of GFCI protected outlets, by a licensed electrician, for safety.

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9 BATHROOM MENS

GFCI Protection (Checked with Test Button Only. Monthly Test Recommended.)

POOR

Electrical outlets not GFCI protected or not functioning. Recommend installation of GFCI protected outlets, by a licensed electrician, for safety.

The toilet at the right in this room is difficult to flush and may need a new tank kit. Recommend repairs by a licensed contractor.

10 OFFICES/BACK OF HOUSE

Ceilings

POOR

Walls

POOR

Electrical (Random sampling of outlets, switches, fixtures.)

POOR

Heat and air distribution was not inspection as the tenant was currently open at the time of the inspection.

Multiple ceiling tiles have signs of moisture damage.

There are areas at the block wall with moisture damage and efflorescence. Recommend further evaluation and repairs by a licensed contractor.

There is a ceiling fan in the main room at the back of the house that is wobbling excessively.

Recommend further evaluation and repairs by a licensed contractor.

Typical small cracks (less than 1/8"), possibly due to settling. Recommend monitoring the cracks to ensure they do not widen.

11 ELECTRICAL ROOM

Ceilings

POOR

Walls

POOR

Heat and air distribution was not inspection as the tenant was currently open at the time of the inspection.

Moisture stain around a previous repair on the ceiling. Recommend further evaluation and repairs by a licensed contractor.

The block wall has signs of moisture damage and efflorescence. Recommend further evaluation and repairs by a licensed contractor.

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12 BREAKROOM/ STORAGE ROOM

Heat/Air Distribution

POOR

The area heading to the loading dock has a heater that has been disconnected. Recommend capping the gas line for safety.

Moisture staining noted under the sink in the break room, recommend monitoring.

P (POOR)

Below-average condition for the building system evaluated, taking into consideration factors of age and design. Immediate repair, significant work or replacement is anticipated to return the building system to a good or fair condition.

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