



Property Condition Assessment

LOCATED AT:
640 Hawthorn Ln
Davis, CA 95616

PREPARED EXCLUSIVELY FOR:
The Episcopal Church of St. Martin

INSPECTED ON:
Wednesday, September 17, 2025



EXECUTIVE SUMMARY

STRUCTURE - OBSERVATIONS/COMMENTS:

STRUCTURAL CONCERNS

s-8: There is moisture damage, mainly to the floor around the door of the storage shed used by the Boy Scouts. Further evaluation and repairs are recommended.

EXTERIOR ELEMENTS - WALLS

SIDING MATERIAL OBSERVATIONS/COMMENTS

s-9: There is damage to the eaves, consistent with pest and or dry rot. Recommend further investigation by a licensed pest inspector.

EXTERIOR ELEMENTS - TRIM

WOOD TRIM

s-10: There's dry rot in the roof eaves and trim. Recommend further investigation and repairs be made by qualified contractor.

BATHROOM SECTION

SPECIFIC OBSERVATIONS

s-14: Use toilets should be properly fastened, and you should consider replacing the wax ring prior to resetting the toilet.

s-15: There are crushed exhaust vent ducks in the attic space of the main hall building. Recommend service.

ELECTRICAL SYSTEM - SERVICE

SERVICE OBSERVATIONS/COMMENTS

s-16: The wires at the main drop are not properly configured. Recommend service.

ELECTRICAL SYSTEM - ELECTRICAL PANELS

PANEL CONCERNS

s-18: All interior panels should be checked for voids and the voids properly covered.

KITCHEN - APPLIANCES - LAUNDRY - KITCHEN/BAR

OVERALL OBSERVATIONS/COMMENTS

s-19: Faucets should be properly fastened down. Recommend service.

s-20: The floor on the sink cabinet is moisture damaged and there is the presence of mold. Recommend service.

s-21: Seals should be checked for leaks. There is a leak on the hot water side in the nursery.

INTERIOR - INTERIOR WALLS

SPECIFIC CONCERNS

s-22: There's moisture damage and mold present on the ceiling of an exterior closet where there are two furnaces at the front of the main hall building. Recommend further investigation and all fungal growth be removed.

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INSPECTION REPORT

TYPE OF INSPECTION

INSPECTION TYPE

1: Partial property condition assessment based on clients request as agreed to.

BUILDING CHARACTERISTICS

BUILDING STYLE

2: Church and school complex

UTILITY SERVICES

WATER/SEWER/UTILITIES

3: Public water and sewer with natural gas and electric.

OVERALL FINDINGS

INSPECTORS OPINION

4: The buildings on the property are primarily in excellent condition. Likely due to diligent maintenance practices.

STRUCTURE

BUILDING COMPONENTS

FOUNDATION

5: Concrete slab

STRUCTURAL ELEMENTS

6: Combination wood frame and masonry structure

OBSERVATIONS/COMMENTS:

STRUCTURAL CONCERNS

7: The dips in the roof eaves and the field of the roof are absolutely normal and not of any structural concern. This is normal movement, especially with large roof eaves in this type of construction.





8: There is moisture damage, mainly to the floor around the door of the storage shed used by the Boy Scouts. Further evaluation and repairs are recommended.

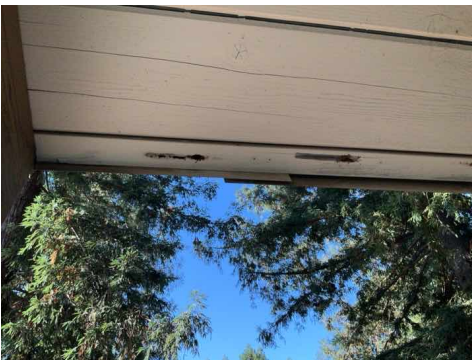


EXTERIOR ELEMENTS

WALLS

SIDING MATERIAL OBSERVATIONS/COMMENTS

9: There is damage to the eaves, consistent with pest and or dry rot. Recommend further investigation by a licensed pest inspector.

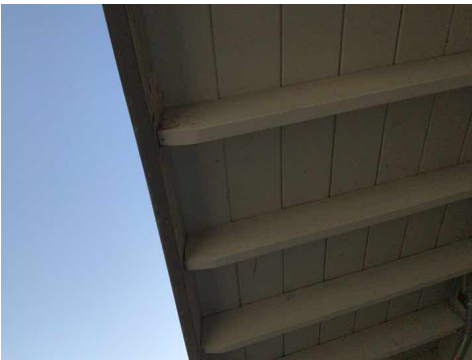




TRIM

WOOD TRIM

10: There's dry rot in the roof eaves and trim. Recommend further investigation and repairs be made by qualified contractor.

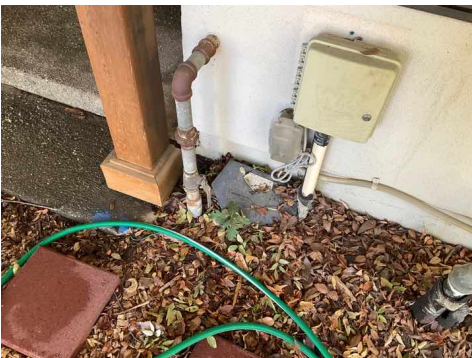


PLUMBING SYSTEM

SUPPLY LINES

LOCATION OF MAIN SHUTOFF

11: Location of the main water shutoff: west of the building



INTERIOR SUPPLY

12: The supply pipes appear to be serviceable.

WATER HEATER

WATERHEATER DESCRIPTION

13: The water heaters are serviceable. However, two of them need to be strapped and one of them needs the TPR valve pipe extended to the exterior. Recommend further investigation and repairs be made by qualified plumbing contractor.



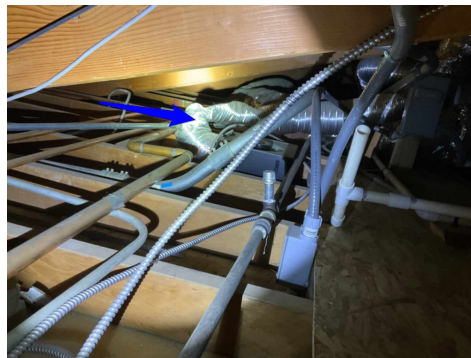
BATHROOM SECTION

SPECIFIC OBSERVATIONS

14: Use toilets should be properly fastened, and you should consider replacing the wax ring prior to resetting the toilet.



15: There are crushed exhaust vent ducts in the attic space of the main hall building. Recommend service.



ELECTRICAL SYSTEM

SERVICE

SERVICE OBSERVATIONS/COMMENTS

16: The wires at the main drop are not properly configured. Recommend service.



ELECTRICAL PANELS

PANEL CONCERNS

17: Zinsco electrical equipment is considered obsolete, due to a design flaw in which the circuit breaker's connection to the bus bar becomes loose, causing arcing and subsequent overheating. Long term exposure to this heat can cause the breaker to fuse to the bus bar, making it impossible to remove. Even worse it can cause the breaker's contacts to fuse together, thus preventing the breaker from tripping even in an over-current situation, thereby causing a potential fire hazard. however, it may be more cost effective simply to replace the entire panel with a more modern and safer design from another manufacturer. If the bus bar shows signs of corrosion, or if any of the breakers show signs of overheating, the panel should be replaced entirely. Many electricians advocate replacement of the panel in any case, due to its historically poor reliability. Recommend further evaluation of the electric panel and repairs/upgrades done as needed by a licensed electrician.

18: All interior panels should be checked for voids and the voids properly covered.



KITCHEN - APPLIANCES - LAUNDRY

KITCHEN/BAR

OVERALL OBSERVATIONS/COMMENTS

19: Faucets should be properly fastened down. Recommend service.



20: The floor on the sink cabinet is moisture damaged and there is the presence of mold. Recommend service.



21: Seals should be checked for leaks. There is a leak on the hot water side in the nursery.



INTERIOR

INTERIOR WALLS

SPECIFIC CONCERNS

22: There's moisture damage and mold present on the ceiling of an exterior closet where there are two furnaces at the front of the main hall building. Recommend further investigation and all fungal growth be removed.



ENVIRONMENTAL CONCERNS

No evaluation of environmental hazards was conducted in the scope of this inspection.

Environmental issues include but are not limited to radon, fungi/mold, asbestos, lead paint, lead contamination, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination and soil contamination. In some cases we may not be trained or licensed to recognize or discuss these materials. In order to do the best job possible for our clients, we may make reference to one of more of these materials in this report when we recognize one of the common forms of these substances. If further study or analysis seems prudent, the advice and services of the appropriate specialists are recommended. In some cases that may be us. In those instances a separate agreement will be required.

General facts about asbestos:

Asbestos can be found in many products found in and around buildings for the last 100 plus years including, resilient tile flooring and glue, ceiling tiles, plaster, vermiculite Insulation, plaster binder, furnace, boiler and pipe Insulation, car brake pads, exterior roof and wall tiles and sound barriers.

General facts about mold:

Mold is everywhere. When mold levels inside a building become substantially greater than that found outside it is deemed a problem. While often we may suspect a mold problem testing is required to conclusively determine the mold type and if in fact it is mold. Any time moisture and the right temperature exist on surfaces conducive to mold growth it is likely to result in a problem at some point. Since mold growth can happen very quickly it is not uncommon to find visible mold within a few days where no visible mold existed prior.

General facts about radon:

Radon is an odorless, colorless gas that naturally occurs wherever there are deposits of uranium in the soil. When radon levels become concentrated inside a building it becomes a health hazard. The EPA recommends all buildings be tested for radon and in Montgomery County, Maryland testing is required prior to closing in single family homes.

General facts about lead:

Lead paint and lead in water has been a known problem for many years and has not been used since 1978. It is possible for any building built prior to 1978 to contain lead. In most cases it is not practical to remove lead paint so it is covered. Testing can be done to determine the presence of lead in either water, paint or any other area of the building. In any older buildings with peeling paint there is a high risk for exposed lead paint. Lead paint is mostly a problem with children under 6 years of age thus moderate lead exposure may not be a concern in commercial many environments.

General facts about buried oil tanks:

For many years it was common to have buried oil tanks in the yard. Any buried oil tank over 25 years should be considered suspect. The condition of a buried oil tank cannot be determined from a visual inspection, but there are ways to test the using special equipment. Removal of a buried oil tank or cleanup from an oil leak is expensive.