

Property Inspection

For

The Sample Group Corporation



**445 Lake Benbow Drive, Garberville,
California**

On

11/1-5/2022

**North Coast Property Inspections LLC
PO Box 422
Field's Landing, CA 95537
(707) 444-2326**

About This Report

This inspection report is not a warranty, guaranty, insurance policy or substitute for any disclosure statement as may be required by law. This inspection is an impartial written report, which will locate visible problems or deficiencies that will either be costly to correct or that pose a health, safety or fire hazard. It is a visual inspection and does not involve the dismantling or moving of any object or portion of the premises. This inspection is limited to a visual examination of the exposed and readily accessible surfaces of the building.

This inspection does not measure how level the building is or how much foundation settling has occurred. It is difficult to find a structure with all floors perfectly level and some deviation is acceptable. If this measurement is a particular concern of yours, this service can be provided at an additional charge.

This inspection is not an inspection for building code compliance. Building codes have changed and will continue to change in order to provide greater safety to the public. Most structures have been built to conform to local building coders at the time of construction. This report may address a more current standard building practice, which may improve safety of the occupants. This report may also offer suggestions for normal maintenance and/or improvements, which may enhance the livability of the property. This inspection is also not any inspection for a specific insurance company policy requirement, which may require the wood stove/fireplace insert to conform to current building code requirements.

This inspection will be performed in accordance with the Code of Ethics and the Standards of Practice of the California Real Estate Inspection Association (CREIA) And the International Association of Certified Home Inspectors (“InterNACHI”), posted at www.nachi.org/sop or "see www.internachi.org/comsop or www.ccpia.org.

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INTRODUCTION AND COMMENTS

The subject property at 445 Lake Benbow Drive in Garberville is a 5-story (4-story + basement), wood and steel framed structure called the Benbow Inn. The quality of construction of the original 96-year-old wood framed structure was very good. The quality of construction of the two-story, (with an added cottage comprising the third story) approximately 38-year-old, Terrace wing was also very good. In approximately 2017, the 5-story Steel framed structure was constructed on the east side of the original wood structure to complete needed ADA access into the Benbow Inn. This addition included an elevator. The quality of construction of the 2017 addition was very good. The Benbow Inn roof design includes both steep and low pitched roofs. The general condition of the exterior of this building is good/fair. The general condition of the interior is also good/fair.

FOUNDATION

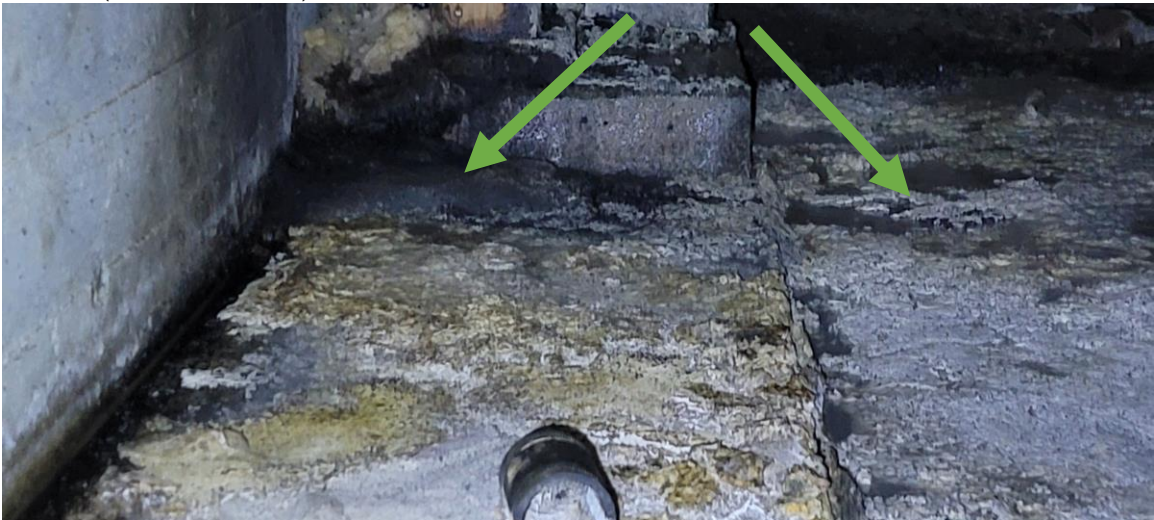
This main original structure is attached to a concrete perimeter foundation. The concrete foundation is steel reinforced with some rebar being exposed in the accessible mechanical areas (see below).



Bolting the building to the foundation was a standard building practice for a structure of this quality at the time it was constructed. The bolts are mostly not visible due to the method of construction and wall coverings. Limited evidence that the building is attached to the foundation is present in the open walls of the mechanical areas and crawlspaces. No cracks of any significance were found in the perimeter foundation. Access to the entire crawlspace was not possible due to the low head clearances (see below).



The accessible floor supports are strong and dry. There is earth to wood contact in many areas. The floor is not insulated. The soil under the original building is dry with the exception of the area under the employee break room at the southwest corner where there is a plumbing wastewater leak (see below).





The original 96-year-old cast iron and galvanized steel drain lines are showing age with evidence of leaking (see below).



There are freshwater leaks at valves and fittings under the general dining areas (see below).



There is construction debris and earth to wood contact (see below).



There are open plumbing vents in spots (see below).



The crawlspace has no visible foundation vents.

There are unsupported electrical wires not protected within conduit and live electrical wires not terminated within a covered electrical splice box in many places (see below).



ROOF/ATTIC

The roofing material for this building is a combination of rolled composition, asphalt composition shingles, **TPO (thermoplastic polyolefin)** and some wood shingles in spots over the gable rakes at the back of the original building. The condition of the roofing material is good/fair on the bulk of the structure but poor over the original building at the entry (see photos below).







TPO (thermoplastic polyolefin) over the low slope section of the 2017 steel building addition (see below).





Proper metal flashing is applied. There does appear to be a flashing weak spot for water intrusion at the original wood frame structure/steel framed 2017 addition roofing connection (see flashing photos above). There are asphalt shingles that are likely damaged by birds. There are exposed fasteners in spots. There is considerable ceramic granule loss and fiberglass matting exposed on the front face entry of the building. There are rusted flashings and cracks or missing sealant at many of the plumbing and heating penetrations. The wood chimney flues over the original building have no spark arrestor screen (see below).



The chimney flue pipe for the great room fireplace has inadequate lateral support (no brackets (see below)).



The gutters and downspouts are in good/fair and poor condition. There are gutters that have rusted out at the downspout connection over at the cottage east side. Some of the downspouts are not diverted away from the foundation of the building. Some of the downspouts are disconnected or appear to be allowing water intrusion in the wall cavity in the dining room (see photos below).





Dining outside wall



Dining inside water damage

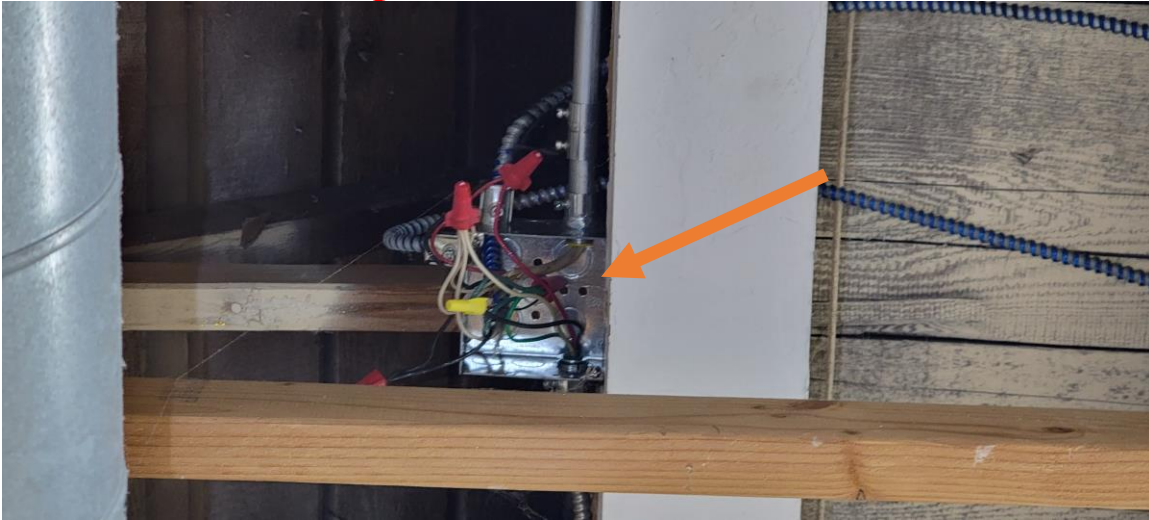
The visible portion of the attic appears strong & dry. The attic is vented with turbine vents and insulated (8-10 inches). The attic cavity is approximately 24"-30" in headroom. The attic is accessible from the housekeeping supply area or the engineering workshop space. There are heating ducts present over the engineering and housekeeping areas (see below).



There are live electrical wires not protected within a chase or conduit in compliance with commercial grade electrical standards (see below).



There are live electrical wires not terminated within a covered electrical splice box (see below).



There is a passive bathroom ventilation system using interior, vertical chases constructed around the water and waste distribution pipes. These chases are then vented through the flat roof.

The roof over the terrace wing is the concrete patio. The actual material to waterproof this area is not visible. There is active water penetration to the hall below near the terrace rooms stairs. This may suggest that the cold water lines for the HVAC system are condensing in the floor cavity, and this is the source of the ceiling water damage (see below).



Some of the shingles on the main terrace wing (cottage) have been improperly installed (see below).



The vaulted ceiling cavity on the cottage is vented using eave vents.

ELECTRICAL SYSTEM

The electrical service panels are located in the basement. Two, 400 Amp. Service disconnects are present. 3-Phase power is supplied to the building. Many service sub panels are present throughout the building with circuit breakers. Ground Fault Circuit Interrupter (GFCI) protection is present in many (but not all of the bathrooms/restrooms/exterior outlets (see attached pdf sheets)). We could not locate the (AFCI) protected circuits. Live knob and tube wiring was found in the fused panels located in the original building (see below).



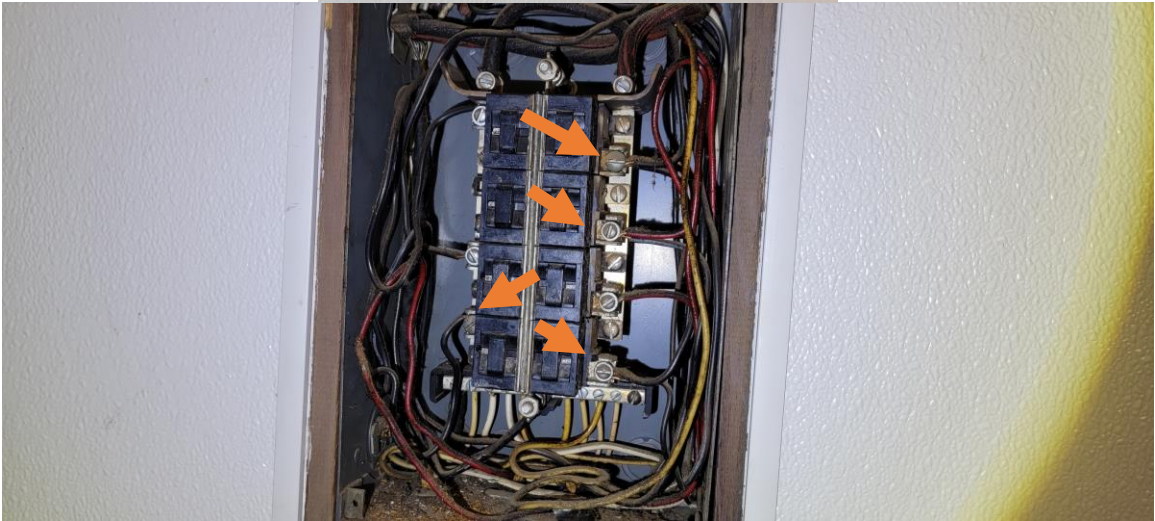
These old fuse boxes appear to be used as splice boxes with the old fabric knob and tube wiring still in use (see below).



It appears that not all of the knob and tube wiring has been eliminated and replaced with romex, commercial grade wiring within armored cable or conduit.

NOTE: It is possible that the old wiring in use is located within the floor cavity powering areas like the ceiling lights over the formal dining room, entry porch, and the upper lobby and bar area etc.

There are double tapped breakers in the old sub panel at the primary kitchen entry (See below).



Many of the outlets are of the two-prong variety. Many of the three-prong outlets have no additional ground. The original wiring still in use is a two wire system. There are some three wire system upgrades in places. There are three prong outlets installed on the original two wire system in places. The circuit breakers in most sub panels are adequately labeled.



The two 400 Amp main disconnects are shown above. This building is equipped with an emergency back up generator system that is fully automated. NOTE: inspecting any back up emergency power system is not part of this inspection.

The electrical system appeared to be functioning properly at the time of inspection.

PLUMBING SYSTEM

Fresh water for this building is provided by copper, galvanized steel and some plastic (PEX) (PVC) pipes. Domestic hot water is provided by two very large storage tanks by Rheem located in the basement (see below).

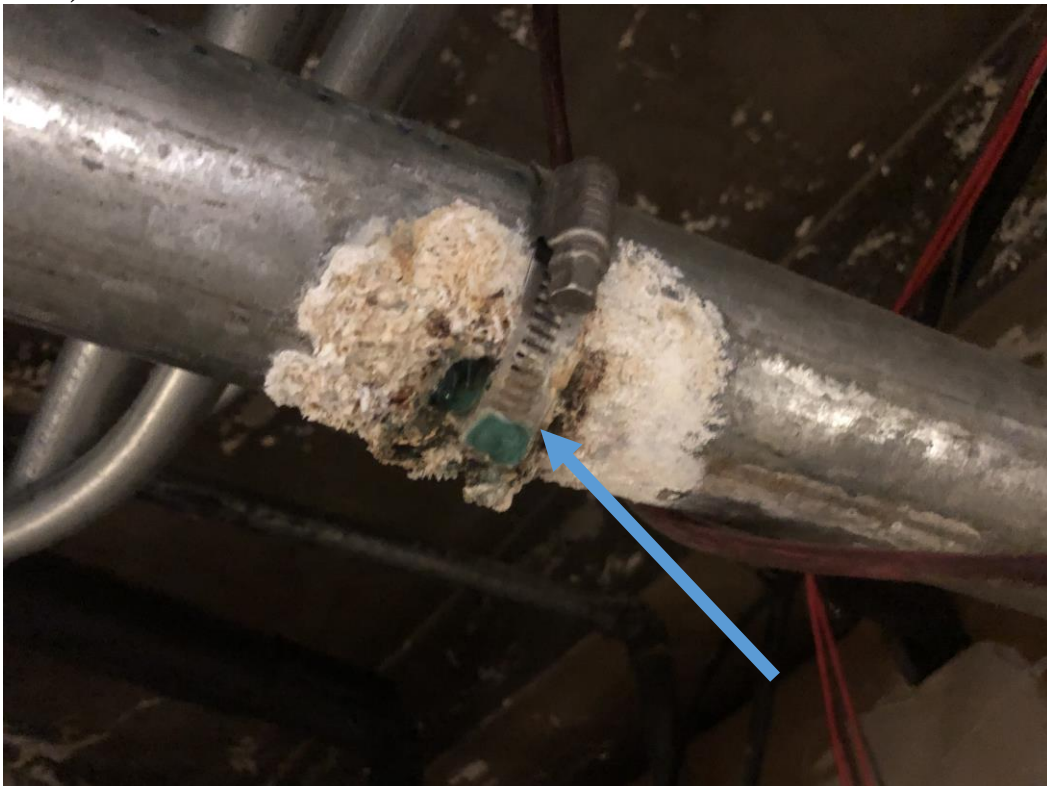


The water heaters are properly strapped for seismic stability according to today's standards. Some of the pipe wrap has been damaged (see above). The temperature/pressure relief valve at the water heaters are not adequately vented as they will dump hot water into the basement areas.

Hot water to the storage tanks is provided by two, 7-year-old, 500,000 Btu, gas-fired, boilers by Intertek located in the basement mechanical room (see below).



There are a number of minor freshwater leaks in the mechanical room and crawlspace and kitchen areas (see below).





There are a number of freshwater distribution pipes that appear to be wrapped with an asbestos type of wrap (see the Brunelle & Clark Consulting, LLC asbestos survey of May 12th,2016).

The waste system uses cast iron, galvanized steel and some plastic pipes. A kitchen sink drain is leaking in the basement hall area (see below).



The wastewater leak is being collected by a bucket. Waste leaks were found in the crawlspace and kitchen areas (see foundation section above and kitchen section below). No other waste leaks were found in any accessible areas, in or under the building. The plumbing system appeared to be functioning adequately at the time of inspection.

The sewage waste from this structure is disposed of using septic tanks and leach fields (see below).



Septic tanks on the south side of the building behind an enclosure (green access lids shown above).

HEATING/COOLING SYSTEM

Heat for this building is provided by two 6-year-old, 180,000 Btu, gas-fired, boilers by Intertek located in the mechanical room (see below).



The system consists of distribution pipes that send heat to each room and select conditioned airspace common areas. A thermostatically controlled fan unit heats the room as needed. The original building floors 2-3 and the Terrace wings appear to have air handler units installed during the 1984 Terrace wing construction. These units are loud, worn, and many are not cooling the rooms properly. Many have dirty filters or none at all. Many rooms use portable coolers that vent through an exterior window on the west

side of the Inn, including rooms added during the 2017 addition (see below).



Cooling for the air handler units works basically the same way as the heating system. Chilled water is supplied by a 6-year-old, approximately 70-ton liquid cooled chiller by Trane located on the south side behind a fencing screen (see below).



The cooling system was functioning at the time of inspection. The HVAC is operated using the Johnson Controls Automated System. The system is still being upgraded to meet the owners' expectations for reliability.

Additional heat is supplied by a wood stove fireplace insert or gas fired fireplace insert in select rooms and common areas (see below).



Upper Lobby



Bar Room



Cottage Suite



Room 109 Terrace Suite



Room 406 Gas Fired Stove.

The dining room has additional electric wall heaters. Two of three heaters are nonfunctional (see below).



UTILITIES SUPPLIED

The utilities supplied to this building are community water by Del Oro and PG&E electricity. L/P gas is supplied by Blue Starr gas. The tanks are located across the street near the administration buildings behind an enclosure (see below).



There are two 1,000 gallon propane tanks. The water shut-off valve is located on the southeast corner of the building (see below).



The communications panels or IT room can be found at the interior of the building near the mechanical room entry. It is within a secure room (see below).



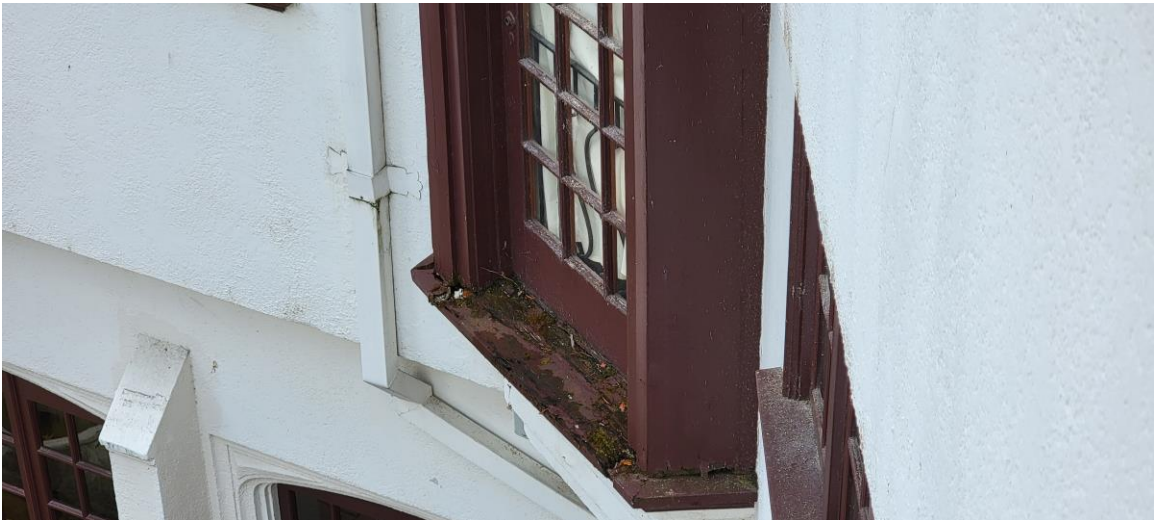
EXTERIOR

The exterior is in good/fair condition. There is evidence of water penetration in many areas of the stucco siding, wood window sashes, trim and corbel moldings on all sides of the original building. Neighborhood woodpeckers have extensively damaged the old growth redwood trim on all sides of the building depositing acorns into the void cavities. There is broken single pane window glass. There are many dual pane windows with failed seals. Many of the original windows do not close/fit properly. The hardware of many original windows are non-functional or damaged so as to not operate properly. Some balconies may be allowing water intrusion (see below). Many exterior doors and door jams are water damaged and allow water intrusion into some rooms (see photos below).









There are many terrace patio pavers in the courtyard that are cracked, allowing water intrusion into the space between the bottom of the pavers and the unseen waterproof membrane (see below).



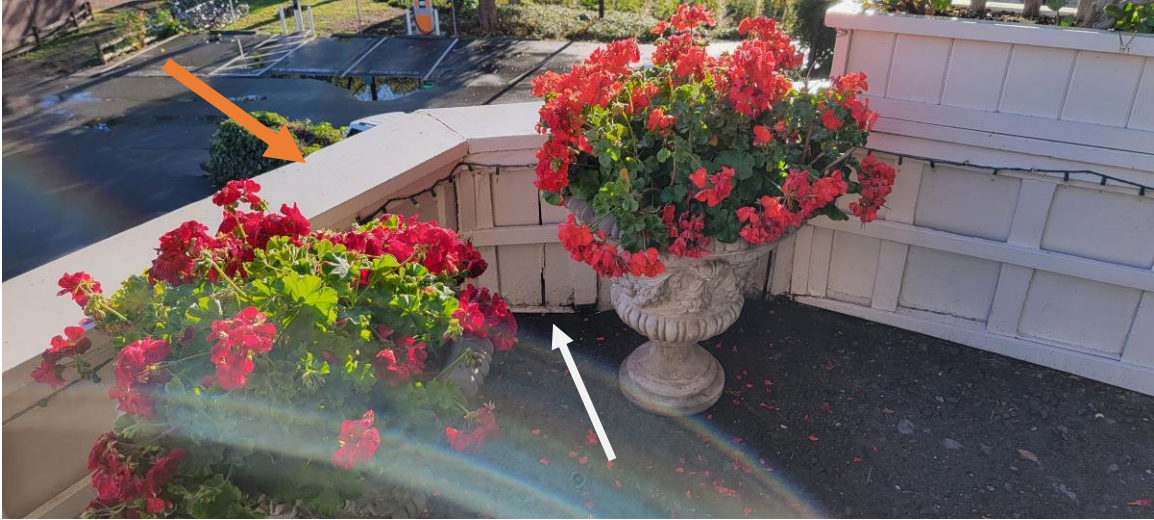


The registration entry doors are drafty and without adequate weather strip for energy efficiency (see below).



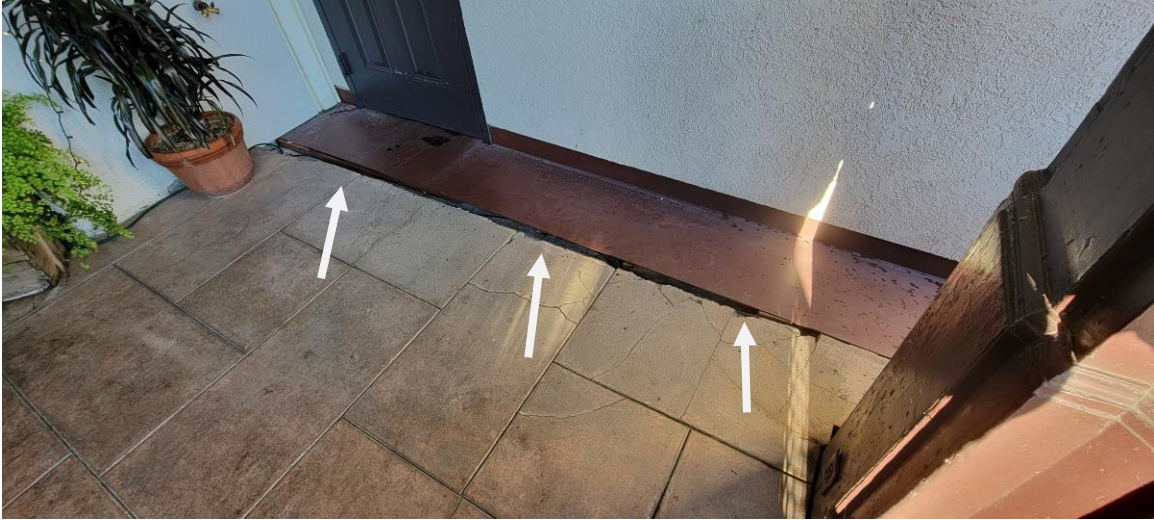
At the upper lobby porch there is water damaged posts and safety railing. The wood landing and framing members atop the entry stairs are water damaged. The safety railing is too low for guest safety and protected by planters (see below).



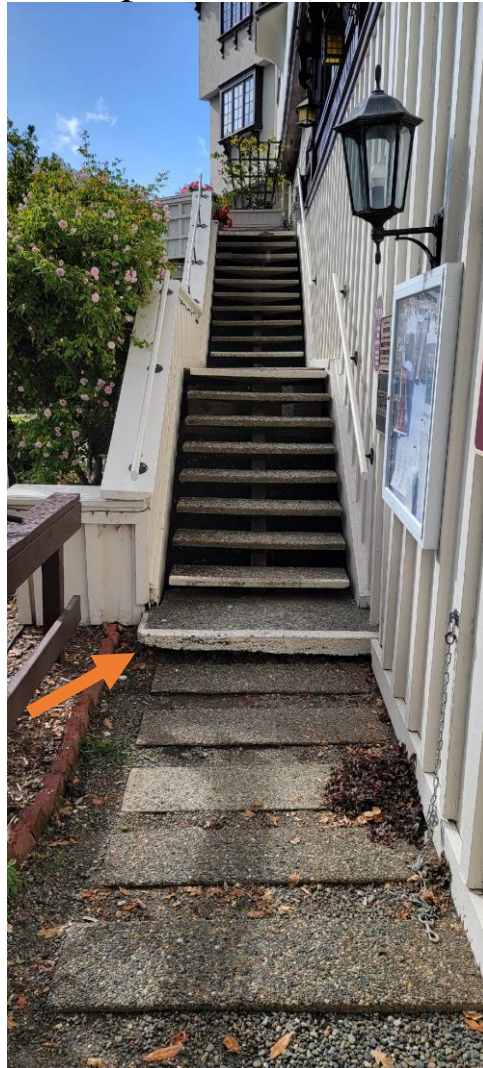


There are many cracked upper lobby porch tiles and the expansion plate on the porch between the original building and the 2017 addition is a guest trip hazard (see below).





The upper lobby porch concrete steps and pavers are irregular and a guest trip hazard (see below).



Exterior balcony handrail trim is water damaged (see below).



The trees at the terrace wing are lifting and damaging patios and decorative railings (see below).



There are live electrical wires not terminated within a covered electrical splice box in several exterior common areas including the terrace courtyard (see below).



Many of the exterior outlets are not (GFCI) protected. There is a guest fall/trip hazard located at the rock wall path to the river (see below).



The cottage and terrace wing is too close to the grade drop off into the river (see below).







NOTE: The evident hillside erosion and any repair may have to be addressed with documentation by the engineer of record for the benefit of any new owner.

There are trees too close to the structure.



PARKING LOT

Storm water flows away from the structure. There are no catch basins in the parking lot areas. Storm water flows into the street or eventually into the river. There are low spots in the parking lot that pond water. The primary lighting for the parking lot appears to be the freeway sign (see below).



There are three designated parking spaces reserved for ADA access adjacent to the check in lobby (see below).



NOTE: ADA access and code compliance is not part of this inspection.

FIRE HYDRANT/VALVES

The fire hydrants and suppression valves are located at the southeast lower driveway area (see below).



The fire system could benefit from additional steel post protection to guard against vehicle damage.

NOTE: The operation or testing of any fire or alarm system is not part of this inspection.

INTERIOR

The interior is in good/fair condition. Much of the interior is original. The carpet, vinyl and hardwood flooring is worn in much of the original structure. The newest restrooms in the 2017 steel building addition appear to meet the current ADA standards. There is evidence of water damaged ceilings throughout the original structure, terrace wing rooms under the cottage, and hall at the stairwell. Room 110 ceiling fasteners are rusting and discoloring (see below).





There are cracked tiles in some of the rooms at the showers and vanities. There are loose toilets in rooms 106, 216, 230, 205, 201, 213, 310, 307, 301, 303, 321, 313 and 409. There is a toilet base leak at room 310. There is water damage to the bathroom floors of rooms 310 and 307 (see below).



Room 310 toilet base has a leak (see arrows above).



There is open sealant at many of the tub to floor connections (see arrows at the above photo). Many of the clawfoot tubs have loose fixture handles as well as the supporting legs (see below).



There are cracked tiles at tub/shower enclosures with windows that are damaged or will not properly close (see below).



Wooden window sashes, sills, and trims are water damaged in many rooms. Much of the plumbing trims are worn and missing stoppers in the tubs and vanity sinks. There is evidence of water damage to ceilings in the common areas of the upper lobby, bar and formal dining room, likely caused by plumbing leaks in the above rooms (see below).





There are missing or damaged light fixtures, moldings and decorative corbels or column caps (see below).





The hardwood floors in the upper lobby, bar and dining areas are water damaged in places, some from water intrusion at the thresholds (see below).





Some water damaged plaster walls (see above).



Water Damage at the Bar

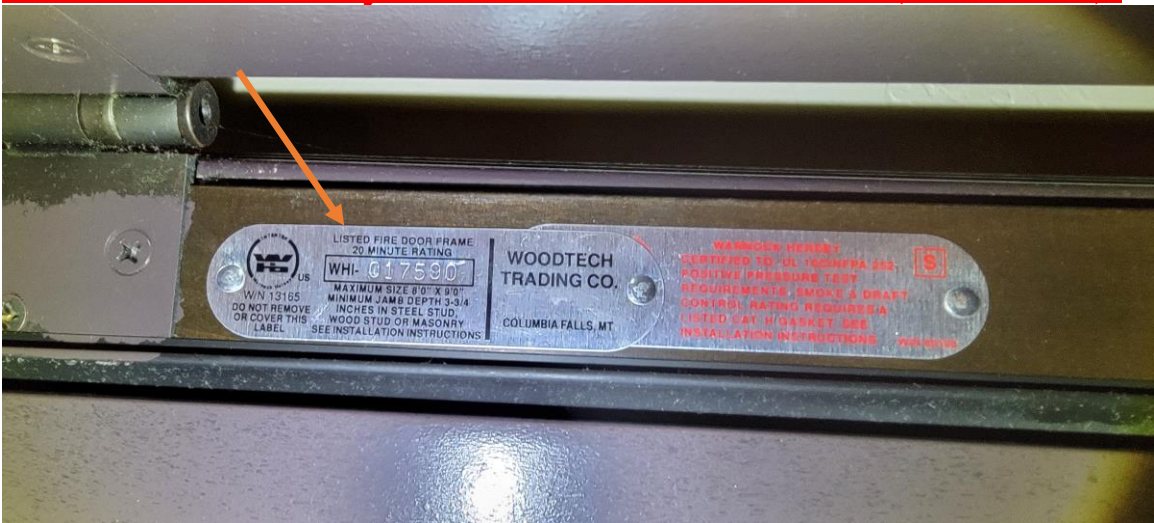
There are loose or open electrical boxes without cover plates in the bar area (see below).





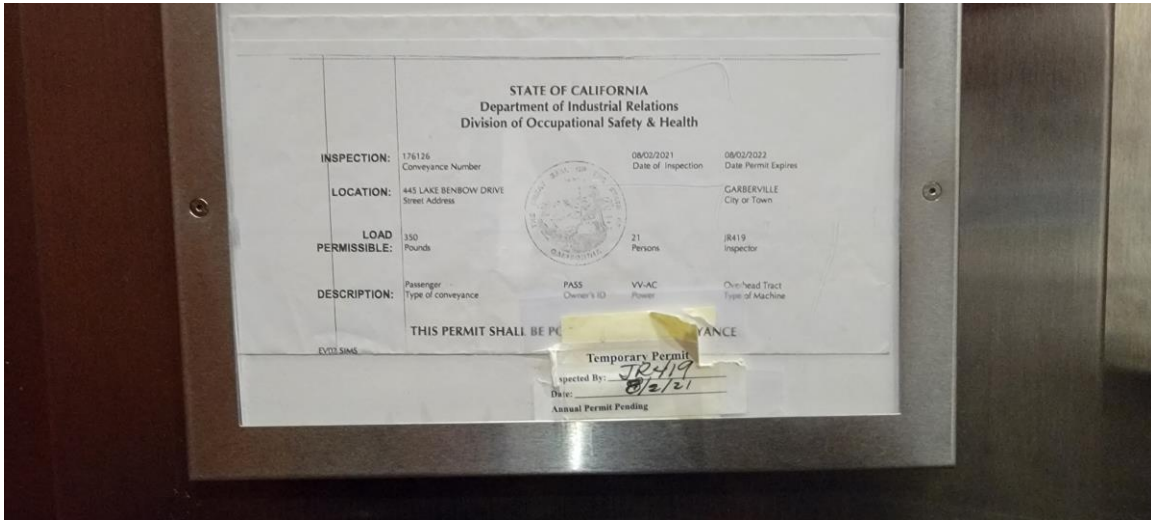
Many windows and doors are not weather sealed due to their age and water damage. There are many fire sprinkler ceiling trims that are not installed. There is some fallen ceiling trim in the library.

There are some missing fire exit maps missing in rooms and common areas (elevator/stair foyers). The entry fire door is rated at only 20 minutes for room 404 (see below).



The lower exit Terrace wing doors are not equipped with panic hardware. It appears that not all of the fire extinguishers are currently certified. We were unable to locate carbon monoxide detectors.

The elevator does not have a current certification posted (see below).



EMPLOYEE RESTROOMS

The employee restrooms near the kitchens are very worn and outdated. There is no mechanical ventilation in the restrooms to vent unsanitary air properly to the exterior. The walls do not have a sanitary surface for cleaning (see below).



Women's Restroom



Men's Restroom

The outlet in the men's room is not (GFCI) protected.

KITCHENS

The Benbow Inn is equipped with two kitchens. The lower kitchen is called the catering kitchen. The upper kitchen is the primary kitchen. The commercial kitchens are in good condition. The finished surfaces (stainless steel, plastic cutting boards) have minor wear. The tile flooring is worn

with some cracked tiles in spots. The newer cooking equipment is mostly in good running order. There are a couple of old stoves and ovens that have been reduced to limited use because of age and condition in both kitchens. There is a newer dishwasher that is being leased from an outside company (see below).



The cooking equipment and hoods are stainless steel. There was a valve or wastewater leak under the dishwasher and a subsequent leak at a floor sink that was leaking into the hallway below. The wastewater was being caught by a large plastic tub (see below).



See Plumbing Section for additional comments.

The stove hoods and outside air ventilation systems were working well (see below).



Air Intake Units Both Kitchens

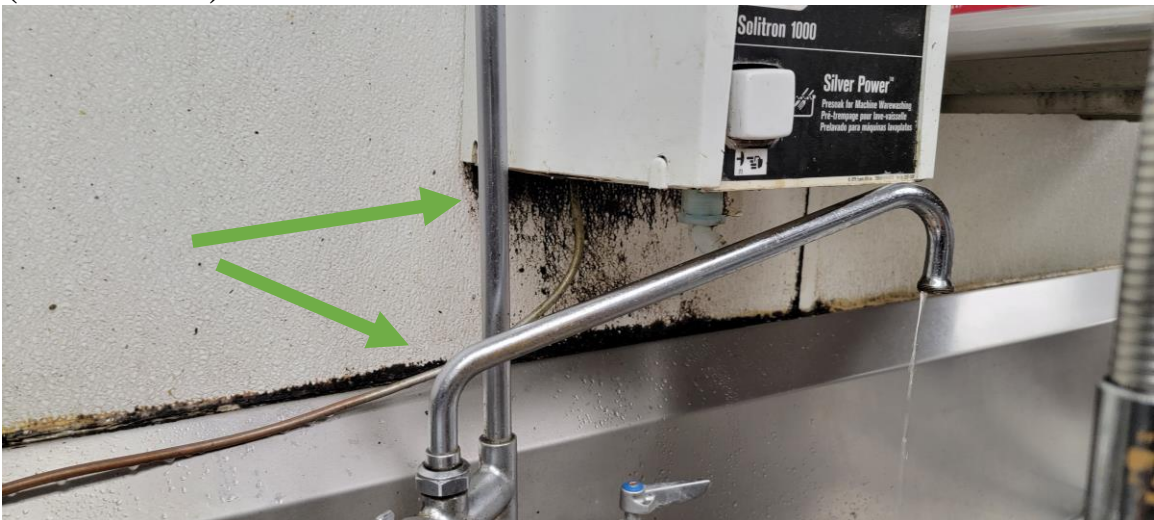


Stoves and Hoods



Hood Exhaust Blower Units

The back employee stairs tread to rise ratio are nonstandard and slippery from cooking oils. At the dishwasher there was some mold, mildew or algae type growth on the wall (see below).



There is a loose flooring transition at a kitchen entry door that may be an employee trip hazard (see below).



Both kitchens have fire suppression systems charged and ready (see below).



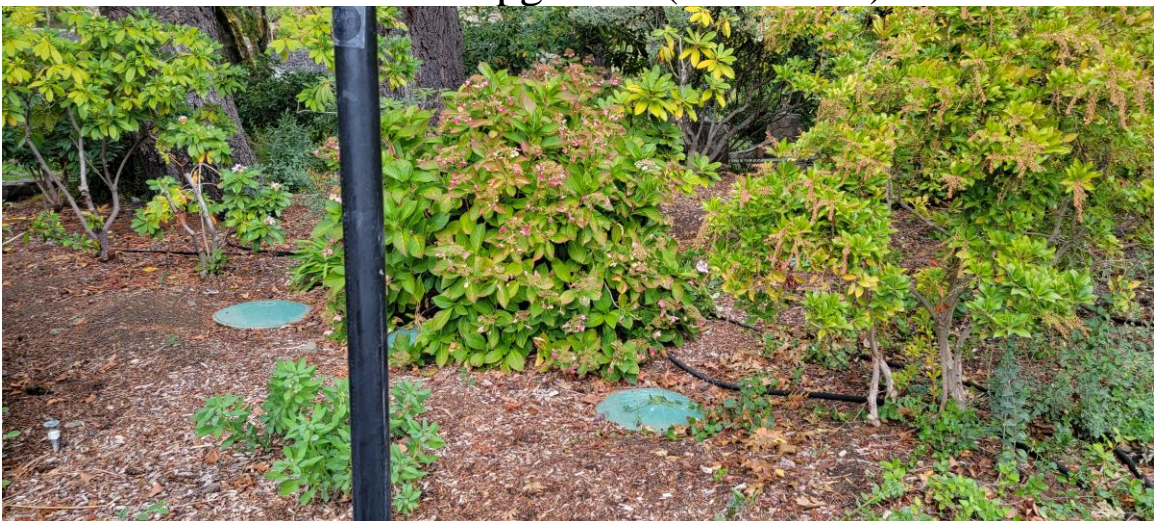
Below are photos of the older ovens that have limited use. Similar ovens are in both kitchens.



Old oven and stove with limited use shown below.



The grease traps are located at the exterior southwest corner which have been upgraded (see below).



INFORMATIONAL ITEMS

1. This building was originally built in Humboldt County at a time when there were no building permits or inspections.
2. The condition of the heat exchangers inside the boilers are not part of this inspection. If this is a concern a local heating professional should be consulted.
3. This is not an inspection for building code compliance.
4. This is not an inspection for building code compliance. The installation of the wood stoves or gas fireplace inserts may not conform to the most current building code requirements for installation.
5. **Recent outlet and wiring upgrades to the original two wire electrical system may not meet the current NEC for electrical safety.**
6. The septic system is not part of this inspection.
7. The grease traps are not part of this inspection.
8. Any freshwater well system is not part of this inspection.
9. ADA access and code compliance is not part of this inspection.

10. The spa tub is not part of this inspection.
11. Any alarm system is not part of this inspection.
12. The emergency backup power system is not part of this inspection.
13. Due to the age of the building it may contain both inside and out lead based paint.
14. Due to the age of the building, it may have asbestos containing materials.
15. The freshwater system is showing signs of age. Although the water pressure/volume may be adequate now, mineral deposits build up on the interior surface of galvanized steel pipes over time. These deposits restrict the flow of water to the plumbing fixtures. Eventually all of the galvanized steel water lines will need to be replaced.
16. There are visible waste leaks at this time. The 96-year-old waste system in this structure is showing signs of age. A good quality cast iron pipe installed in ideal conditions, has a life expectancy of 75-100 years (see attached pdf sheets). Eventually all of the original, cast iron, waste pipes will need to be replaced.

17. We are not responsible for anything that may be hidden under or behind the large number of furnishings and equipment inside this building.
18. Verify with the local building department that any recent improvements have been issued permits and have been signed off as complete.

SUGGESTIONS

(The following suggestions are either for normal maintenance, or they are improvements that will enhance the safety and use of the building.)

1. **FOUNDATION:** Repair any live electrical wires not terminated within a covered electrical splice box. Complete the electrical upgrades by installing commercial grade wiring. Repair the freshwater leaks. Remediate any asbestos type of pipe wrapping still in the accessible crawlspace areas as recommended in the asbestos survey of Brunelle & Clark Consulting May 12, 2016. Repair the wastewater plumbing leaks and sanitize the contaminated area. Repair the earth to wood contact. Remove the construction debris from the crawlspace. Increase the ventilation in the accessible areas of the crawlspace. **I recommend that you consult with the engineer of record concerning the Terrace wing and 2017 addition in regard to the erosion and repairs to the river embankment.**

2. **ROOF/ATTIC**: The condition of this roofing material should be evaluated by a licensed roofing contractor. Repair all gutters and downspouts as needed. Divert all downspouts away from the foundation. **Install spark arrestor caps on all wood burning chimney flue pipes. Repair any live electrical wires not terminated within a covered electrical splice box. Complete the electrical wiring upgrades to commercial grade.**

3. **ELECTRICAL SYSTEM**: **Install GFCI protection in the bathrooms, kitchen, garage, exterior outlets (see attached sheets). Install an additional ground wire for all three wire outlets. Upgrade the two-wire system to a grounded three wire system. Complete the electrical wiring upgrades to commercial grade. Identify the knob and tube circuits and upgrade to commercial grade wiring where possible. Verify that the old knob and tube wiring is on an appropriate Amp size circuit breaker for the wiring gauge. Hard wire the smoke and carbon monoxide detector systems according to today's standards where possible. A licensed electrical contractor should evaluate the installation and condition of this electrical system.**

4. **PLUMBING SYSTEM**: Repair the freshwater and wastewater leaks. Remove the old cast iron pipes and replace with plastic. Repair the toilet leaks. Secure the fixture valve handles and set the screws on the clawfoot tubs securely. Remediate any asbestos type of pipe wrapping still in the accessible crawlspace

areas as recommended in the asbestos survey of Brunelle & Clark Consulting of May 12, 2016.

A licensed plumbing contractor should evaluate the installation and condition of this plumbing system. I recommend that a sewer scope be performed to determine the condition of the original 96- year-old cast iron drain lines, from under the building to the septic connection.

5. **HVAC SYSTEM:** Upgrade all of the old air handler units in the original building and Terrace wings. Or due to the age and condition of the heating/cooling air handler systems, I recommend that you call a qualified commercial heating professional to clean and service the air handler units in the rooms. Install, replace/clean the air handler filters as often as needed. I also recommend that you call a Heavy Commercial Technician to evaluate the load demands of the Trane chiller, the pipe distribution distances and the system balance given the condensing problems in the Terrace wing hall ceilings. A licensed heating contractor should evaluate the installation of the fireplaces and woodstoves heating systems for continued safe use. Install spark arrestor screen caps on the roof flue pipes designated for the fireplaces. Install support brackets on the loose chimney flue pipe on the 2017 steel building addition. Repair the electric wall heaters in the dining room. Repair any water leaks associated with the system.

6. **UTILITIES SUPPLIED:** None

7. **FIRE HYDRANT/VALVES:** I recommend that you call the fire Marshall for his recommendations on better protecting the fire hydrant and valve system from vehicle damage.

8. **EXTERIOR:** Repair the water and bird damaged original old growth trim and custom woodwork on the exterior. Repair the damaged stucco as needed. Paint the siding and trim as needed. Repair or rebuild the damaged original wood casement windows and doors. Replace or repair the damaged window and door hardware as needed. Replace the dual-pane windows with failed seals. Rebuild the upper lobby exterior stairs water damaged landing and safety railings for safe guest use. Repair the upper lobby porch water damaged wood columns and custom trims as needed. Repair the trip hazard at the upper lobby entry porch new building connection for guest safety. Repair the irregular lower stair landing pavers trip hazard for improved guest safety. Improve the weather seal at all windows and doors as needed for better energy efficiency. Repair the damaged and settled stone walkway to the river. Repair the Terrace wing tree damaged concrete patios as needed. Repair the water damaged Terrace wing decorative fencing. **Repair the exposed live electrical wiring at the terrace patio and garden transition areas and install (GFCI) protection at all exterior outlets.** Repair the broken window glass on the single pane windows and doors. Repair the water damaged trim on the building additions. Consider

improving the parking lot lighting. Correct the conditions as needed (see exterior section pages 38-52 above).

9. **INTERIOR**: Clean, paint, and update the interior as needed. Repair the worn finished plumbing trims as needed in the rooms. Repair the water damaged flooring as needed. Repair the water damaged bathroom floors as needed. Seal out the weather intrusion at the windows and doors as needed. Repair or rebuild the missing or damaged wood trims and moldings where needed. Install the missing lighting and repair the water damaged ceilings in the upper lobby, bar and dining rooms. Repair the open electrical boxes without cover plates. Repair the loose electrical boxes. **Update the fire extinguisher certifications as needed. Update the elevator certification and post. Post the fire evacuation maps where missing. Verify that the 20 minute fire rated door at room 404 is rated correctly for its location.** Correct the conditions as needed (see interior section page 55-64 above).

10. **KITCHENS**: Update or repair as needed the damaged or worn equipment. Repair the dishwasher leaks. Maintain kitchen cleanliness. Repair any trip hazards in the kitchens. Clean the cooking oils off of the employee stairs regularly and or apply a non-slip surface.

SUMMARY

If you have any questions regarding this report, please phone me at (707) 444-2326 or e-mail me at ncpinspectionllc@gmail.com to clarify the information in this inspection report.

Your comments are appreciated.
Please see the google box at our website:
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