

# PRELIMINARY INFORMATION:

## **A-1 CLIENT AND SITE INFORMATION:**

INSPECTION

DATE: April 4/2008.  
TIME OF INSPECTION: 9:00am.  
CLIENT: John and Jane Doe.  
INSPECTION LOCATION:



1234 Your Street, My Town, CA 9.  
Robert Gaudreault, Michael Brooks.

INSPECTOR:

## **A-2 CLIMATIC CONDITIONS:**

A-10 WEATHER: Overcast.  
A-11  
T  
EMPERATURE: 60s.  
A-12 SOIL  
CONDITION: Dry.

## **A-3 BUILDING CHARACTERISTICS:**

TYPE OF BUILDING: Apartment. 2 story.

ESTIMATED  
AGE: 48 years.  
BUILDING  
FACES: West.

### **A-4 UTILITIES:**

SOURCE: Utilities are of public.  
STATUS: Utilities are all on.

### **A-5 OTHER INFORMATION:**

COMMENTS: Interiors are furnished and/or full of stored items obstructing view and access to certain areas and components. It should be understood that this existing condition can leave open the fact that issues may go unnoted in the report that were not open to view and observation.

### **A-7 SCOPE**

SCOPE AND  
INTENTION OF  
REPORT:

Overall scope and intention of this report is to aid client with his purchasing decision and to provide as much information about the structure as possible. Inspection is not any form of warranty or guarantee of the structure, components and systems. Inspection may not and does not claim to uncover all existing defects. Not all areas are accessible for inspection and therefore opinion is based on noted observable and visible areas only.

Systems, components, conditions and items which are not part of this property conditions report are and not limited to: Asbestos, lead paint, flammable materials, toxic materials, mold, fumes or any other hazardous substances. Inspector does not determine pest or insect infestation. Inspector does not inspect irrigation systems, low voltage systems, such as alarms, intercoms, fire sprinklers, security systems, heat sensors and sprinkler timers. Report does not entail any phase one type of investigations, environmental issues, noise pollution or soil conditions. Also report does not make any determination on efficiency and measurement of insulation, heating or cooling systems. Other items and issues not inspected are underground water pipes, wells, potability of water system or the testing of water, building code conformity, cosmetics, zoning ordinances, property lines and permit research.

Inspection report should not be construed as a compliance inspection of any government or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure its systems or their component parts. This report does not constitute any expressed or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied on as such. Any opinions expressed regarding adequacy, capacity or expected life span of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that inspector does not have any interest present or contemplated in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with the Construction Industry Arbitration Rules then obtaining , unless the parties mutually agree otherwise. In the event of a claim, the client will allow the inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair anything which may constitute evidence relating to the complaint, except in the case of an emergency.

This inspection complies with ASTM standards E2018. It is not an exhaustive, intrusive type of report nor does the inspector perform any destructive measures nor use any special instruments. A precursory examination of crawl spaces and attic spaces is achieved. Inspector is not able to access all areas pertaining to these portions of the systems. Cost to Cure given in this inspection are not a full affirmative bid nor should these estimates be understood to be used as a bid. Client is encouraged to seek additional estimates as cost can vary from contractor to contractor. Estimates on Cost to Cure can vary due to availability of labor and materials. Client should understand that many variables can affect estimates, such as and not limited to, Acts of God, wars, strikes, boycotts and weather etc.

#### DEFINITION OF TERMS:

**GOOD:** *This term denotes that system, component or unit is operational or in good appearance at the time of inspection with normal wear. It does not indicate any form of warranty or guarantee.*

**FAIR:** *This term means that system, component or unit is in need of some maintenance, corrections and/or repairs. It is the client responsibility to contact qualified licensed professional to determine extent of repairs.*

**POOR:** *This term means that system, component or unit is at the end of its serviceable life, in poor repair and in need of replacement and or in need of extensive repairs or corrections. Client would need to consult qualified licensed professional for further information as to repairs as well as to any further evaluations as to cost.*

# PLUMBING SYSTEMS

## CONDITION DEFINITIONS:

- GOOD** - *Satisfactory with normal wear and tear*
- FAIR** - *Satisfactory but declining in usefulness*
- POOR** - *Unsatisfactory in need of immediate repair*

It is not within the scope of this report to determine the degree of salinity, quality, or volume of any well water or the operational effectiveness of any water treatment equipment. Contact your local Health Department for these tests. Determination of pinhole leakage at water supply lines in an attic or structure is limited to areas where pipes are visible and accessible. Operation of time clock motors is not verified. From time to time, you will have to replace such items as toilet flappers, faucet washers or cartridges, and P-traps, as these items wear out every few years. Hot water can scald. Be careful!

## P-31 WATER SOURCE:

LOCATION: Municipal service- Shut off located at front of building.  
MATERIAL: Copper.  
SUPPLY  
PRESSURE: 80 Lbs.

## P-32 SUPPLY LINES:

TYPE: Supply lines are a combination of copper and galvanized pipe.  
CONDITION: **Fair**. Overall condition in fair appearance at visible locations.  
NOTED  
DEFECTS:

Copper to galvanized contact noted in areas without the appropriate buffer between the two metals, such as galvanized straps used to support pipe. This condition does result eventual corrosion as well as eventual leaks as these two metals are not compatible. Ideally a dielectric coupler or brass fitting would have been used at these connections.



NOTE: Client should be aware that some of the plumbing pipes for the building is of older galvanized pipe. This pipe rust and corrode from the inside resulting in drop in volume when more than one fixture is in operation. This condition, as well as other notable conditions, would indicate that current system is near or at the end of its serviceable life and replacement needs to be considered at this time.

### **P-33 MAIN WASTE DISPOSAL MEANS:**

TYPE OF DISPOSAL: Public Sewer.  
LOCATION: Street side.

### **P-34 WASTE AND VENT LINES:**

TYPE: Cast Iron.  
CONDITION: **Good.** Overall condition in good appearance at visible and inspected areas.

### **P-35 HOSE FAUCETS:**

OPERATION: Sample operated shows as functional.

### **P-36 WATER HEATER:**

LOCATION: Laundry area.  
TYPE: Natural Gas.  
SIZE: 100 gallon.  
AGE: 10 years. Normal life span of these types of units is generally 12 to 15 years.

CONDITION: **Fair.** Overall condition fair. Some maintenance or repairs needed.  
NOTED

DEFECTS: There is rust and corrosion noted at the water pipes that enter and exit the top of this tank.



SEISMIC BRACING: Water heater is braced for seismic activity.

VENTING:

**Poor.** Bell end draft diverter not of adequate size. Evidence of gas spilling back down flue rather than drafting to exteriors.



COMBUSTION:

**Good.** Means of combustion air supply present.

**P-49 FUEL SUPPLY:**

TYPE:

Natural gas.

LOCATION:

Gas meters located in sub parking area.

CONDITION:

Seismic gas shut off valves installed at each meter.

# HEATING AND AIR CONDITIONING

**CONDITION DEFINITIONS:CONFIDENTIAL - FOR CLIENT USE ONLY**

- GOOD** - *Satisfactory with normal wear and tear*
- FAIR** - *Satisfactory but declining in usefulness*
- POOR** - *Unsatisfactory in need of immediate repair*

The best preventative maintenance for air conditioners and heaters is regular cleaning or changing of air filters, at least every 60 days. Evaporator cooling coils periodically need cleaning by an air conditioning contractor to insure optimum performance. Operation of time clock motors is not verified. Gas pilot lights are not lit during the inspection. Heat exchanger not visible to this inspector. Inspector does not dismantle any components and can not fully determine integrity of interior parts other than what can be seen from precursory examination. Inspector evaluates systems by normal operation of controls only and does not use any special devices or meters. Inspector does not determine adequacy of size or make any calculations as to whether or not systems are adequately sized in ratio to interiors. Installation of carbon monoxide detectors with older furnaces is always good practice.

## **M-52 HEATING:**

TYPE:	Interior fan coil heat pump. Unit manufactured by AMERICAN STANDARD. Interior component. Ser # 640413A16V Model # 2TG83F25A100AB.
LOCATION:	Unit one.
FUEL:	Electric.
AGE:	1 year.
CONDITION:	<b>Good</b> , Overall condition appears serviceable. No notable defects at time of inspection.

## **AIR CONDITIONING:**

LOCATION:

Roof top.



**TYPE:** Heat Pump. 220 3 phase, Electrical disconnect present. AMERICAN STANDARD, Ser. # Model #  
**AGE** 1 year.  
**CONDITION:** Fair overall condition- primarily due to age. Repairs and maintenance needed.  
**NOTED**  
**DEFECTS:** No adequate secondary drain installed.  
**COST:** Cost to Cure: \$ 200 to 500.

### **M-53 HEATING:**

**TYPE:** Forced air furnace. Manufactured by GOODMAN Interior component. Ser # G705059627 Model # GMH80703AXAB.  
**LOCATION:** Unit 5 interior closet.  
**FUEL:** Natural Gas.  
**SIZE:** 70,000 BTUs.  
**AGE:** 2 years.  
**CONDITION:** Poor.  
**NOTED**  
**DEFECTS:** Inadequate clearance observed from front of component. This is a fire hazard and in need of correction at this time.





**COMBUSTION**

**AIR:**

**Poor**- Inadequate or improperly installed fresh air vents to provide adequate combustion air. The base of the component is not sealed to the platform that it rest on resulting in cross connection of combustion air with conditioned air. Repairs needed at this time.

**VENT:**

**Poor**. Inadequate clearance observed from around single wall flue pipe. This is a potential for a fire hazard and in need of corrections at this time.

**AIR CONDITIONING:**

**LOCATION:**

Roof top.



**TYPE:**

Split system manufactured by GOODMAN. 220 single phase. Electrical disconnect present. Ser. # 0710197535 Model # GSCI30361DE. 2 years.

**AGE  
CONDITION:**

**Fair** overall condition- primarily due to age. Repairs and maintenance needed.

**NOTED**

**DEFECTS:**

Component lacks secondary drain. When a system is installed over living space a secondary drain should be installed which would route over window door or sink.

**M-54 HEATING:**

**TYPE:**

Interior fan coil manufactured by HEIL. Ser. # A070482548 Model # FSM2X3600A.

**LOCATION:**

Unit 4 closet.

**FUEL:**

Electric, Single phase.

**AGE:**

2 years.

**CONDITION:**

**Good**, Overall condition appears serviceable. No notable defects at time of inspection.

## **AIR CONDITIONING:**

LOCATION: Roof top.



TYPE: Heat Pump split system, 220 single phase. Electrical disconnect present. Manufactured by HEIL, Ser. # 070212708 Model # N2H336AKA100.

AGE: 2 years.

CONDITION: **Fair** overall condition- primarily due to age. Repairs and maintenance needed.

NOTED

DEFECTS: No secondary drain installed. System is over area that could pose damage to structure if it were to leak. Secondary drain should route over door window or sink.

## **M-55 HEATING:**

TYPE: Wall furnaces.

LOCATION: Unit 2,3,5,6 and 7 total of 7 wall units as one unit has two.

FUEL: Natural Gas.

AGE: 40+ years.

CONDITION: **Poor**.

NOTED

DEFECTS: NOTE: These components are older and near or at the end of its serviceable life. Expect replacement.

COST: Cost to Cure: **\$ 3000 to 4000** each.

# ELECTRICAL SYSTEMS

**CONDITION DEFINITIONS:**

- GOOD** - *Satisfactory with normal wear and tear*
- FAIR** - *Satisfactory but declining in usefulness*
- POOR** - *Unsatisfactory in need of immediate repair*

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire building should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection. Inspector does not remove pull box covers, panel covers and outlet and switch covers. Client should understand that interior wiring for the most part is not visible as they do run within walls and are unseen.

## **E-78 MAIN ELECTRICAL SERVICE:**

SOURCE: Overhead service provided.

## **E-79 LOW VOLTAGE LIGHTING SYSTEMS:**

Low voltage systems are generally not inspected. Go over system operation with seller or building maintenance however it should be mentioned that shock guard is missing from inside timer boxes. Install as needed to prevent shock hazards.

## **E-80 TYPE OF SERVICE:**

INCOMING  
CONDUCTORS: Copper. 125/250 single phase.

NOTED  
DEFECTS: One of the conductors has come apart from support bracket. Contact licensed electrician for repairs.

**E-81 MAIN PANEL:**

LOCATION: Laundry area.



MAIN CIRCUIT RATING:

125 amps. Panel rated for 200. Distribution of 30 amps to each unit and house sub.

M  
A

NUFACTURER:  
SWITHGEAR:  
CONDITION:  
NOTED

Federal Pacific Electric.  
Bus fuse.  
Fair. Main panel in fair condition.

DEFECTS:

Recommend that panel cover be locked or sealed shut to prevent any access to high voltage conductors. This is a safety hazard and in need of immediate correction. Also noted knock out cover missing from meter panel. Seal as needed to prevent rodent entry which could result in a fire hazard.



**E-82 GROUNDING:**

CONDITION: Present.

**E-83 SUBPANEL:**

LOCATION:  
CONDITION:  
NOTED  
DEFECTS:

Laundry area house sub.  
**Fair.**

Double tabs seen, meaning there is more than one electrical conductor connected to breaker that was intended for only one. Corrections needed by licensed electrician. Consider installing additional breaker or tandem breaker. Also screw fasteners missing from covers.

### **E-84 SUBPANEL:**

LOCATION:  
CONDITION:  
NOTED  
DEFECTS:

Each unit bedroom or hall.  
**Poor.**

Sub panels are overpainted which could compromise proper operation of breakers and electrical switch panels are manufactured by Federal Pacific Electric and are equipped with "Stab Lock" breakers. Client should understand that this equipment has been found to be defective and could pose a latent hazard. Suggest consulting a qualified licensed electrical contractor for addition information and consider upgrades.

### **E-85 SUBPANEL:**

LOCATION:  
CONDITION:  
NOTED  
DEFECTS:

Units 5,4 and 1.  
**Poor.**

These panels are of illegal upgrades. Main panel should have been upgraded in the process.

### **E-89 SUBPANEL:**

SUBPANEL  
COMMENTS:

Panel covers are not removed in this type of inspection as inspector does not want to chance tripping vital breakers that could affect occupants conducting business.

### **E-90 BRANCH WIRING:**

TYPE:  
CONDITION:

Predominant wire type is copper with plastic or rubber insulation.  
**Good.** Overall condition good at visible locations. No visible significant defect.

### **E-91 OUTLETS AND SWITCHES:**

CONDITION:  
NOTED  
DEFECTS:

**Fair.**

NOTE: Many two prong ungrounded type outlets viewed. Recommend upgrades to three prong grounded type and recommend that Ground Fault Circuits be installed. Ideally these GFCI outlets would be installed in garages, bathrooms, kitchen and exteriors. This is based off of a representative sampling.

## **E-94 COMMENTS:**

### ADDITIONAL INFORMATION:

Recommend that sump pumps not be connected to GFCI but rather their own designated outlets. A licensed and insured electrical contractor will need to be contacted for further evaluation as to what corrections are needed at this time as well as cost to ensure a safe and operational system.

# ROOF - ATTIC AREAS

**CONDITION DEFINITIONS:**

- GOOD** - *Satisfactory with normal wear and tear*
- FAIR** - *Satisfactory but declining in usefulness*
- POOR** - *Unsatisfactory in need of immediate repair*

This inspection is made on the basis of what is visible and accessible on the day of the inspection and is not a warranty of the roof system or how long it will be watertight in the future. For an accurate cost on what repairs or replacement cost will be, a licensed and insured roofing contractor should be called. All roof coverings require periodic maintenance and should be visually inspected once a year. Buyers are encouraged to ask sellers, managers or maintenance personnel about the presence of any roof leaks. Client needs to understand that any "COST to CURES" given in this section of report does not include any circumstances that could go unseen. Issues do arise when performing repairs that were hidden which could affect the cost.

## **R-96 ROOF:**

STYLE:  
TYPE:

Flat/low slope.  
Built up roof with gravel ballast.



INSPECTION  
METHOD:  
ROOF  
COVERING  
STATUS:  
NOTED  
DEFECTS:

Roof system was walked on.

**Good**, Overall roof system appears to be within its serviceable life .

Areas of concern are: Remove foliage from roof system to prevent potential damage and leaks. Suggest annual maintenance at this time.

## **R-97 FLASHINGS:**

TYPE:  
CONDITION:  
NOTED  
DEFECTS:

Metal.  
Poor.

Exposed nail heads noted along top portion of parapet wall. These nail heads do rust, pop up and pose leaks. Also, cap flashing missing from around top portion of parapet wall. Installation needed at this time.



## **R-99 ROOF DRAIN SYSTEM**

CONDITION:  
NOTED  
DEFECTS:

Fair.

It looks as though water will tend to pool in front of back north east corner drain. Maintain as needed. This roof system is constructed without secondary drains.

## **R-100 ATTIC:**

TYPE OF  
FRAMING:

No attic for building.

## **R-103 INSPECTOR COMMENTS:**

Inspection did occur during a dry period and therefore could not be examined the roof system under prolonged rainy periods performing the job it was intended to. Inspector does not guaranty that system is leak free.



# FOUNDATION - STRUCTURE - EXTERIOR

## CONDITION DEFINITIONS:

**GOOD** - *Satisfactory with normal wear and tear*

**FAIR** - *Satisfactory but declining in usefulness*

**POOR** - *Unsatisfactory in need of immediate repair*

The following opinion is based on an inspection of the visible portion of the foundation and exterior. This report is not intended as a termite clearance. We recommend you obtain the services of a licensed pest control operator to determine the presence of any termite infestation. No speculation can be soundly made in regards to portions of the foundation that is below grade level, covered with floor material or inaccessible. Evaluation of integrity of existing concrete is beyond the scope of this property conditions report. Probing is not achieved by inspector nor is core testing. This type of investigation is only performed by appropriate specialist using special devices in laboratory surroundings. Client should also understand that inspector is not performing any structural calculations nor any geotechnical evaluations of existing soils.

## **S-104 EXTERIOR:**

### METHOD OF CONSTRUCTION:

Conventional framing covered with stucco.

### CONDITION: NOTED

**Good:** Exterior in serviceable condition.

### DEFECTS:

Exterior appears serviceable. No visible defects present at this time.

## **S-105 WINDOWS:**

### TYPE: CONDITION: DOORS: NOTED

Aluminum.

**Good.** Overall appearance shows windows are maintained.

Stainless steel wood.

### DEFECTS:

Overall condition of doors in good appearance. No visible defects.

## **S-106 STAIRS:**

**Good.** Stairs are in good condition.

## **S-108 FOUNDATION:**

### TYPE:

Foundation is of monolithic type subterranean foundation with assumed spread footings and masonry stem walls. Spread footings are below grade and therefore not visible.

CONDITION:  
NOTED  
DEFECTS:

**Good:** Overall appearance serviceable at visible locations.

Foundation serviceable condition. No observable signs of notable defects at this time.

**S-109 SUB FRAMING:**

CONDITION:

NOTE: Patches noted at ceiling of garage. These patches appear to have been from moisture related issues. Consult seller of building manager as to history.

# GARAGE/CARPORT

The following opinion is based on an inspection of the visible portion of the foundation and structural components. Concrete and masonry foundations commonly develop settlement or shrinkage cracks over time and should be caulked and seal as ongoing maintenance. Any cracks that are significant in the opinion of the inspector are discussed below. Periodic entry of ground water should be expected during times of prolong rainy periods. As a first attempt to remedy check run off water and grade around perimeter of structure and make the needed corrections. This report is not intended to provide any engineering or architectural service or to offer an opinion as to the adequacy of structural system or component. This report is not intended as a termite clearance. Suggest the services of a licensed pest control operator for this service. The reliability of the auto reverse safety feature is not determined in this inspection. Determining the resistance of the fire wall is not within the realm of this inspection and it is recommended that flammable items not be stored in any garage area. It is also not part of this inspection to determine the square footage of the garage area and to evaluate wether or not clearance are acceptable for certain vehicles.

## **112 : TYPE**

LOCATION:	Subterranean under parking.
METHOD OF C	
ONSTRUCTION:	Masonry walls and conventional framing with stucco and acoustic type ceiling.
CONDITION:	Good however consult seller as to history of patch work noted on areas of ceiling.

## **114 GARAGE DOORS:**

CONDITION:	Good.
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# GROUNDS

## CONDITION DEFINITIONS:

- GOOD** - *Satisfactory with normal wear and tear*
- FAIR** - *Satisfactory but declining in usefulness*
- POOR** - *Unsatisfactory in need of immediate repair*

The inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible are not addressed in the report. We routinely recommend that inquiry be made with the seller and or manager about any knowledge of any prior foundation or structural repairs.

### **G-116 DRIVEWAY:**

TYPE: Concrete.  
CONDITION: **Poor:**  
NOTED  
DEFECTS: Cracks observed. Future replacement should be anticipated.  
COST: Cost to Cure: **\$3000 to 4000.**

### **G-117 WALKWAYS:**

TYPE: Pavers and concrete.  
CONDITION: **Good:** Overall condition of walkways appears well maintained and in good appearance.

### **G-118 PARKING AREA:**

TYPE: Concrete.  
CONDITION: **Good.** Overall appearance serviceable.  
NOTED  
DEFECTS: Overall condition serviceable. Some cracks noted at time of inspection though cracks do not appear significant.  
SPACES: 9 available spaces.

### **G-119 SITE GRADE:**

DRAINAGE:

**Good:** No evidence of drainage problems noted. Consult seller as to history of site drainage and whether or not there had been any problems.

NOTED

DEFECTS:

Inspection did occur during a dry period and therefore client should understand that water run can not be observed. Consult seller/manager as to whether or not there are any drainage problems.

**G-120 FENCING:**

TYPE:

Wood.

CONDITION:

**Good:**

NOTED

DEFECTS:

Overall condition of fencing has a good appearance.

# COMMON AREA:

**CONDITION DEFINITIONS:**

- GOOD** - *Satisfactory with normal wear and tear*
- FAIR** - *Satisfactory but declining in usefulness*
- POOR** - *Unsatisfactory in need of immediate repair*

The continued operation of all motor driven appliances is dependent on many internal factors which cannot be measured by a visual inspection. Proper operation of an oven timer is not verified. Presence of lead paint or asbestos is normally not determined by the inspector as lab testing is required and is not provided by this company. Recreational components are not tested as to use and are judged solely on appearance. Stairwell and interior lighting which are on timers are not tested. Have owner or manager demonstrate their operation. All stairwells and halls are required to be well illuminated for safety. Bulbs need to be periodically checked and timer mechanisms tested.

## **C-125 BUILDING WASHER(S) AND DRYER(S):**

**WASHER:**

**Fair.** Diameter of drain stem of one of the clothes washers is under sized. 2 inch diameter pipe needed. Correct as needed to prevent back up.



**DRYER:  
OUTSIDE  
SERVICE:**

**Good.**

Wahers and dryers are serviced and maintained by outside source- WEB company. Consult seller as to additional information.

# ASSESSMENT

## **PLUMBING:**

ASSESSMENT: Areas of immediate action are: Corrosion at water heater and copper to galvanized contract.

PROBABLE PLUMBING

COST: Cost to Cure: \$ 800 to 1200- Does not include any plumbing upgrades or replacement of water heater.

REFERENCE: Vendors and tradesmen.

## **MECHANICAL HVAC:**

ASSESSMENT: Areas of immediate action are: Furnace in unit 5 and older wall furnaces should be upgraded at this time.

PROBABLE

COST: Cost to Cure: \$ 20,000 to 25,000.

REFERENCE: Vendors and tradesmen.

## **ELECTRICAL:**

ASSESSMENT: Areas of immediate action are: Overpainted sub panels and illegal upgrades.

PROBABLE

COST: Cost to Cure: \$ 30,000 to 35,000.

REFERENCE: Historical.

## **ROOF SYSTEM:**

ASSESSMENT: Areas of immediate action are: Parapet wall.

PROBABLE

COST: Cost to Cure: \$ 4,000 to 6,000.

REFERENCE: Contractors estimating book/ RS Means, Sweets or Craftsman cost data.

## **EXTERIOR AND FOUNDATION:**

### **ASSESSMENT:**

Areas of immediate action are: Sump pumps. Unit is laundry area lacks adequate cover. Corrections needed by installing safe grill cover. Also noted leak to pipe of this sump pump.



### **PROBABLE COST:**

Cost to Cure: \$ 200 to 500.

## **INTERIORS**

### **ASSESSMENT:**

Acoustic ceiling material may contain asbestos. Due to age of building suggest laboratory testing.

## **INSPECTOR COMMENTS:**

### **NOTE:**

Recommend that a protective guard be placed around electrical box in garage at back left parking space to prevent potential damage.



# UNIT INTERIORS:

**CONDITION DEFINITIONS:**

- GOOD** - *Satisfactory with normal wear and tear*
- FAIR** - *Satisfactory but declining in usefulness*
- POOR** - *Unsatisfactory in need of immediate repair*

The condition of walls behind wall coverings, paneling, and furnishings cannot be judged or commented on. Only the general condition of visible portions of floor is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not commented on for the most part. Determining the source of odors or like conditions is not a part of this physical inspection. Floor covering damage or stains may be hidden by furniture. The condition of sub floors underlying floor coverings is not inspected as it is not visible. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owner or manager for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. It should also be understood and reiterated that the presence of mold, fungus or mildew are definitely not part of this inspection. If client is concerned with these issues then a specialist in this area should be contacted for further inspection. The continued operation of all motor driven appliances is dependent on many internal factors which cannot be measured by a visual inspection. Proper operation of oven timers is not verified.

**UNIT:**

THIS IS UNIT #	One. Unit is 2 bedroom and 2 bathroom ( 1 full bathroom & 3/4 bathroom ) Unit has been recently remodeled.
INTERIORS:	Interiors are in overall good appearance.
KITCHEN:	Overall condition of kitchen in good appearance.
RANGE OVEN:	Component is a gas appliance, free standing unit , <b>Component in good condition.</b>
VENTILATION:	Ventilation is of external flow, Unit operational.
DISPOSAL:	Unit is operational.
DISHWASHER:	Unit is newer model and in good condition.
BATHROOM LOCATION:	Hallway.
BATHROOM CONDITION:	Overall condition of bathroom in good appearance .
BATHROOM LOCATION:	Main bedroom.
BATHROOM CONDITION:	Overall condition of bathroom in good appearance. Patching noted on ceiling has a poor appearance.

ELECTRICAL:  
HEATING AND  
AIR:

Sub panel should be labeled to indicate wiring distribution.

Unit has central air conditioning and heat, see notes in heating and cooling section of the report.

## UNIT:

THIS IS UNIT #

Six. Unit is a 1 bedroom - 2 bathroom (powder room with toilet and sink only & full bathroom at main bedroom)

INTERIORS:

There is no indication that the sliding glass door at living room is tempered glass, upgrades are recommended. Some soft / spongy laminate flooring noted in living room and bedroom areas. Pocket door handle at powder room bathroom is stuck and door does not latch properly.

KITCHEN:  
RANGE OVEN:

Overall condition of kitchen in good appearance .

Component is a gas appliance, free standing unit , **Component in good condition.**

VENTILATION:  
DISPOSAL:  
DISHWASHER:

Ventilation if of external flow, Unit operational.

Unit is operational.

None.

R

REFRIGERATOR:  
BATHROOM

1998 model. Unit is functional and appears in good condition.

LOCATION:

Powder room off hallway - toilet and sink only.

BATHROOM

CONDITION:

Overall condition of bathroom in good appearance.

BATHROOM

LOCATION:

Main bedroom full bathroom.

BATHROOM

CONDITION:

Overall condition of bathroom fair though some repairs needed, such as damage noted outside tub / shower area on wall appears moisture related, consult the termite report.

ELECTRICAL:

Sub panel over-painted. Breakers are over-painted. This can affect proper operation of overcurrent protectors.

HEATING AND  
AIR:

Natural gas wall furnace in living room. -- Lennox model. 35,000 BTU capacity. Unit is functional but older, anticipate the need for upgrade.

## UNIT:

THIS IS UNIT #

Three. Unit is a 1 bedroom - 2 bathroom (powder room with toilet and sink only & full bathroom at main bedroom)

INTERIORS:

Carpet in poor condition and in need of replacement. There is no indication that the sliding glass door at living room is tempered glass, upgrades are recommended.

**KITCHEN:** Overall condition of kitchen in fair condition with some general wear noted. Grout at counter top tile is discolored, tile chipping is also noted. Vinyl flooring is dirty, unable to determine condition.

**RANGE OVEN:** Component is a gas appliance, free standing unit.

**VENTILATION:** Ventilation if of external flow. Unit is functional but at an advanced age.

**DISPOSAL:** Unit is operational.

**DISHWASHER:** None.

**R**

**EFRIGERATOR:** Component appears operational. Unit appears approximately 10 years old.

**BATHROOM**

**LOCATION:** Hallway powder room - toilet and sink only.

**BATHROOM**

**CONDITION:** Overall condition of bathroom in good appearance.


**BATHROOM**

**LOCATION:** Main bedroom - Full bathroom.

**BATHROOM**

**CONDITION:** Overall condition of bathroom fair though some repairs needed, such as damage noted to wall at lower side of tub / shower area appears moisture related, consult the termite report. Sink surface is worn and cracked. Tub drain has rust noted. Paint is peeling at wall above tub / shower area. Peeling linoleum noted on floor at tub is most likely moisture related.

**ELECTRICAL:** Non metallic flexible conduits noted installed exposed, such as at kitchen cabinet. This type of wiring is intended for installation inside walls, crawl spaces or attic areas, when run exposed it can be prone to damage and result in a safety issue. Sub panel over-painted. Corrections are recommended. Light in kitchen does not function, could be a burnt out light bulb.



**HEATING AND AIR:**

Natural gas fired wall furnace in the living room. Lennox model. 35,000 BTU capacity. Unit is functional but older, anticipate the need for upgrade. Burn chamber is dirty and in need of cleaning.

## **UNIT:**

**THIS IS UNIT #**

Two. Unit is a 1 bedroom - 2 bathroom (powder room with toilet and sink only & full bathroom at main bedroom)

**INTERIORS:** Interiors in overall fair condition however some eventual maintenance should be expected, such as painting and general tenant improvement, Carpet in poor condition and in need of replacement. Dead bolt present on main entry door that requires a key to operate, upgrades to thumb turn operation for proper safety egress is recommended at this time.

**KITCHEN:** Overall condition of kitchen in fair condition with some general wear noted. Cabinet hinges have been painted over and doors do not close properly in areas.

**RANGE OVEN:** **Component in poor appearance**, not all burners would self ignite, unit is at an advanced age. **Cost to Cure; \$400 - 500.**

**VENTILATION:** Ventilation if of external flow. Unit operational.

**DISPOSAL:** Exposed electrical wires present at unit. This is a safety issue. Contact licensed electrician for repairs. **Cost \$50 - 70.**

**DISHWASHER:** None.

**R**

**EFRIGERATOR:** 2003 model. Component appears operational.

**BATHROOM**

**LOCATION:** Hallway powder room. Toilet and sink only.

**BATHROOM**

**CONDITION:** Unable to inspect due to stored items at the time of inspection.

**BATHROOM**

**LOCATION:** Main bedroom - Full bathroom.

**BATHROOM**

**CONDITION:** Overall condition of bathroom fair though some repairs needed, such as sink is chipped, sink drain stopper is missing. Upgrades can be expected.

**ELECTRICAL:** Breakers are over-painted. This can affect proper operation of overcurrent protectors, Sub panel over-painted.

**HEATING AND**

**AIR:** Natural gas wall furnace in living room. Lennox model. 35,000 BTU capacity. Unit is functional but older, anticipate the need for upgrade. Burn chamber is dirty and in need of cleaning.

**UNIT:**

**THIS IS UNIT #** Five. Unit is 2 bedroom and 2 bathroom ( 1 full bathroom & 3/4 bathroom ). Unit has been recently remodeled.

**INTERIORS:** Interiors are in overall good appearance.

**KITCHEN:** Overall condition of kitchen in good appearance.

**RANGE OVEN:** Component is a gas appliance, free standing unit, **Component in good condition** and is a newer model.

**VENTILATION:** Ventilation if of external flow, Unit operational.

**DISPOSAL:** Unit is operational.

**DISHWASHER:** Overall appearance is good, unit not operated by the inspector.

**R**

**EFRIGERATOR:** Component appears operational and is a newer model.

**BATHROOM**

**LOCATION:**

Hallway. 3/4 bathroom.

**BATHROOM**

**CONDITION:**

Overall condition of bathroom in good appearance.

**BATHROOM**

**LOCATION:**

Main bedroom. Full bathroom.

**BATHROOM**

**CONDITION:**

Overall condition of bathroom in good appearance.

**HEATING AND**

**AIR:**

Unit has central air conditioning and heat, see notes in heating and cooling section of the report.

**UNIT:**

**THIS IS UNIT #**

Seven. Unit is one bedroom - 2 bathroom. (Full bathroom at main bedroom and powder room at hallway - powder room is toilet and sink only).

**INTERIORS:**

Interiors of this unit are in general poor repair. Expect extensive upgrades to this unit. Vinyl floor and carpets are damaged, upgrades should be anticipated. There is no indication that the sliding glass door at living room is tempered glass, upgrades are recommended. Pocket door latch at hallway powder room is stuck. Doors to closet at main bedroom are off the tracks, unable to determine condition due to stored items. Damage noted on wall at bedroom. Evidence of moisture intrusion noted at windows.

**KITCHEN:**

Overall condition of kitchen in poor repair at this time. Damaged tile noted on counters, sink is older and discolored, cabinets are worn and damaged,

**RANGE OVEN:**

Component in good condition .

**VENTILATION:**

Ventilation is of external flow. Unit operational.

**DISPOSAL:**

Unit is operational.

**DISHWASHER:**

None.

**R**

**REFRIGERATOR:**

Unit is operable.

**BATHROOM**

**LOCATION:**

Hallway. Powder room - toilet and sink only.

**BATHROOM**

**CONDITION:**

Overall condition of bathroom in poor repair at this time. Ceiling fan is noisy when in operation. Expect extensive upgrades to this bathroom.

**BATHROOM**

**LOCATION:**

Main bedroom . Full bathroom.

**BATHROOM**

**CONDITION:**

Overall condition of bathroom in poor repair at this time. Walls, sink, tub / shower area and flooring all have a poor appearance. Expect extensive upgrades to this bathroom.

**ELECTRICAL:**

Unable to access sub panel due to stored items. Older two prong non grounded outlets noted in this unit, upgrades to 3 prong grounded style are recommended.

HEATING AND AIR:

Natural gas wall furnace in living room. Lennox model. 35, 000 BTU. Unit is functional but older, anticipate the need for upgrade. Burn chamber is dirty and in need of cleaning. Smoke detector was activated when unit was operated.

**UNIT:**

THIS IS UNIT # INTERIORS:

Eight. Unit is 2 bedroom - 2 bathroom. Interiors of this unit are in general poor repair, Carpet in poor condition and in need of replacement. Unit is older at both interiors and bathrooms, expect upgrades.

KITCHEN:

Overall condition of kitchen in fair condition with some general wear noted. Cracked tile noted on counter top.

RANGE OVEN:

Unit is older and surface wear is noted, upgrades should be anticipated.

Cost to Cure \$400 - 500.

VENTILATION:

Ventilation if of external flow. Unit not operational, damaged operating buttons noted. . Expect replacement Cost \$175 - 200.

DISPOSAL: DISHWASHER: R

Unit is operational. None.

EFRIGERATOR: BATHROOM

Component appears operational but is older .

LOCATION: BATHROOM CONDITION:

Hallway.

Unable to fully inspect due to stored items in bathroom at the time of inspection.

BATHROOM LOCATION: BATHROOM CONDITION: ELECTRICAL:

Main bedroom. (3/4 bathroom)

Unable to inspect shower stall due to stored items.

Older two prong outlets noted, upgrades to 3 prong grounded style are recommended at this time.

HEATING AND AIR:

Natural gas fired wall furnace in living room and natural gas fired wall furnace in main bedroom. Units are older, expect upgrades. Thermostat for main bedroom unit has been painted over.

**UNIT:**

THIS IS UNIT #

Four. Unit has been recently remodeled. Unit is 2 bedroom - 3 bathroom.

INTERIORS:

Interiors are in overall good appearance.

KITCHEN:

Overall condition of kitchen in good appearance .

RANGE OVEN:

Component is a gas appliance, free standing unit, Component in good condition.

VENTILATION: Ventilation if of external flow, Unit operational.  
DISPOSAL: Unit is operational.  
DISHWASHER: Unit appears functional but was not operated by the inspector.  
R  
EFRIGERATOR: Newer model, unit is functional.  
BATHROOM  
LOCATION: Hallway powder room - Toilet and sink only.  
BATHROOM  
CONDITION: Overall condition of bathroom in good appearance.  
BATHROOM  
LOCATION: Main bedroom full bath.  
BATHROOM  
CONDITION: Overall condition of bathroom in good appearance however entry door is warped and does not close properly, replacement can be expected, **Cost to Cure \$150 - 200.**

BATHROOM  
LOCATION: Secondary bedroom 3/4 bathroom (no tub, shower stall only)  
BATHROOM  
CONDITION: Overall condition of bathroom in good appearance.  
HEATING AND  
AIR: Unit has central heating and air conditioning, see heating and cooling section of the report.

## **COMMENTS:**

### INTERIOR NOTES:

Dishwashers are not operated as part of this inspection as the inspector is not in each unit long enough to monitor the system through a complete cycle. Comments made above are regarding the visual appearance of the system.

Free standing gas appliance stoves should be attached to the wall / floor with anti tipping brackets per manufacturers recommendations for safety. Stoves in these units did not have anti tipping brackets installed at this time.