inspection group

mazza

COMMERCIAL BUILDING INSPECTION REPORT

SAMPLE REPORT

Grounds

1. Parking Lot

1.1. The asphalt driveway shows evidence of wear that includes large cracks, raised or settled surfaces, which can accelerate or hasten the life and deterioration of the driveway surface. Sealant and regular maintenance is recommended. The parking spaces may require re striping.

1.2. Parking blocks are recommended in various locations as a safety precautionary measure.

1.3. The poles which support the carport roof are suggested to be taped with reflective tape.

1.4. No ADA handicap compliant parking stalls were observed in the rear parking lot.

reflective tape suggested on poles

parking blocks suggested

2. Walkway

Materials: The walkway material consisted of concrete.

2.1. Cracks were noted at the walkways. This implies that movement has occurred. Sealant is recommended on the sidewalks to prevent further damage and performed on a regular basis to prevent extended wear. We recommend that this condition be monitored and further evaluated by a qualified contractor if any sign of significant movement is observed.

2.2. The sidewalk material was raised and may pose a possible tripping hazard. Caution is recommended in this area.

3. Patio

Location: This patio is located at the south side of the structure.
Materials: The patio material consisted of concrete.

3.1. Tree roots were noted close to the patio surface material in building one. These roots appear to be causing damage to the patio which creates a possible trip hazard. Corrections for safety are recommended.

3.2. All of the patio wood fencing posts, were in direct contact with grade and are not collectively the nontreated type.

3.3. It should be noted that all of the lower unit patios were collectively not fully visible or accessible due to occupant's belongings blocking view.

South side patio damaged from tree roots

4. Gate

4.1. We do not posses the capacity to inspect the electric gates. Therefore, the gates were not inspected at the time of the inspection. The electrical components are in some cases 240 volt. The gates are suggested to be demonstrated by the seller (if available) prior to the close of this escrow.

5. Wrought Iron Fencing

5.1. The wrought iron fence was observed to have areas of rust. Proper surface preparation and painting are necessary to prevent further / future deterioration. In some cases, wrought iron components may have to be replaced.

5.2. Loose and / or disconnected wrought iron fencing was noted where the fence is connected into the wood patio fence system. Reinforcing the area where the attachment is loose is suggested.

damaged / rusted wrought iron fencing

6. Block Wall

Materials: The walls consist of CMU blocks, which may or may not, possess solid grouted cells or rebar.

6.1. Cracks were noted at the block wall system(s) at the time of the inspection, which is evidence of movement and / or settlement. Movement may include settlement or forces of nature such as earthquakes. It is impossible to determine the rate of movement, if any, during a one time visit to the house so these walls should be monitored annually. It is recommended that this condition be evaluated further by a qualified contractor if any sign of significant movement is observed.

7. Chain Link Fencing

7.1. The chain link fencing was worn and shows signs of moderate wear (damage) at the time of the inspection. We recommend the further review, advice and services of a fencing contractor.

8. Wood Fencing

8.1. The wood fencing had damaged boards at the time of the inspection. Repairs are recommended and should be conducted by a professional contractor.

9. Stairwells

9.1. The lower landings are suggested to be re inspected for proper drainage. This area of stairwells, #1 and #4, poses a slip hazard, should it collect moisture.

9.2. Signage was observed damaged in multiple stairwells and corridors. In some corridors, signage was non existent.

9.3. The steps throughout the stairwells within all of the corridors collectively are all suggested to possess non skid tape at the foot of the tred as a safety precautionary measure.

10. Hallway / Railing

10.1. Loose handrails were observed in various stairwells. As a safety precautionary measure, the railings are suggested to be tightened firmly against the wall.

11. Grounds ADA Compliance

11.1. Although ADA compliancy is a concern of many, this inspection is not, however, an accessibility inspection. We will however, note obvious ADA non compliant concerns when they pose a real and present danger.

Exterior

Our evaluation of the exterior of a property conforms to state or industry standards. With the exception of townhomes, condominiums, and residences that are part of a planned urban development, or PUD, and includes the identification of wall cladding, and an evaluation of common components, such as driveways, walkways, fences, gates, handrails, guard rails, yard walls, carports, patio covers, decks, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds or stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate any landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and ornamental or decorative lighting. Similarly, we do not comment on surface coatings or cosmetic deficiencies and the wear and tear associated with usage or the passage of time that would be readily apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this could only be confirmed by a geological evaluation of the soil. The inspection of the exterior and grounds as described may be limited if not fully visible due to foliage or storage of personal belongings. Trees / foliage may have an impact on site, structure, drainage and waste.

1. Stucco Wall Covering

1.1. Cracks were noted at the exterior wall covering materials. These cracks suggest that either some type of movement within the structure has occurred or, the stucco material was installed in a manner inconsistent with building standard. It is well beyond our scope, as well as, our expertise to attempt to draw a definitive conclusion as to the cause of these cracks without additional investigations, which may include destructive testing. In light of these findings, we must suggest the buyer employ the services of a contractor who is familiar with structural movement and/or other reasons for stucco cracking. At the very least, the buyer should monitor the cracks for further movement.

1.2. Sealant is necessary around holes, cracks, A/C lines, pipes and other various areas which may offer an point of penetration, into the exterior wall covering materials, to prevent moisture intrusion.

1.3. There was missing stucco (holes, chips) noted at the exterior wall of the structure. These openings may allow moisture to enter into the structure resulting in possible damage to interior wood framing members. In addition, openings in the stucco may also allow pests to enter and, therefore, should be sealed.

1.4. The exterior walls were not fully visible due to the occupant's belongings, debris and vegetation which block the full view of the walls surface.

1.5. Surface deterioration (spalling, crumbling material) was observed at the exterior walls. This condition is common in many older buildings and does not usually represent a serious structural concern unless there is substantial loss of material. In an effort to prevent long term deterioration, it would be wise to consider parging (a concrete stuccolike coating) over deteriorated areas. Sprinkler and lot drainage improvements and elimination of water or roof runoff splashing against foundation walls can reduce possibility of damage deterioration.

1.6. Moisture staining was observed on the exterior stucco walls under the eave. It is possible that the water is passing under the gutter or eave, however, this is merely speculation as the actual moisture was not witnessed. We suggest investigating this area further with the implementation of a water test.

1.7. Vegetation was noted in contact with the stucco wall material at various locations around the structure and should not be on, or near the house. Vegetation can encourage mold / mildew, interior rot, termites and other undesirable guests. The weight of the vegetation can dislodge siding and the tendrils from some vines can actually dissolve mortar joints in masonry walls and deteriorate stucco. Vegetation limits the inspection of the exterior walls and foundation.

1.8. Moderate to excessive damage was observed at the electrical service housing structures.

spalling noted on the stucco walls

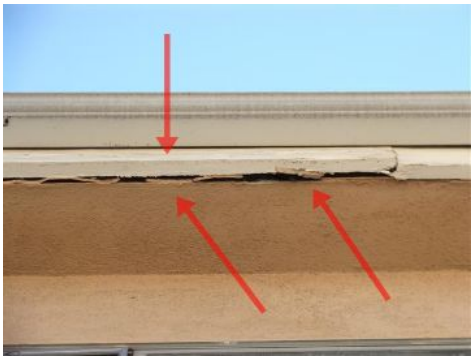
electrical service closets

2. Trim

Material: The trim material is wood.

2.1. Sealant is needed at various areas around the exterior trim to exterior wall connections as preventative maintenance and to prevent the possibility of moisture penetration or damage.

2.2. There were areas where the paint / finish was observed to be generally fair condition with signs of weathered and/or deteriorated at the exterior. Regular maintenance type service is required to decrease the possibility of premature damage.



trim requires service

soffit vents are clogged

3. Irrigation

There are a wide variety of irrigation components such as pipes, that could include: old galvanized ones, more dependable copper ones, and modern polyvinyl ones that are commonly referred to as PVC. However, among the latter, the quality can range from a dependable thickwalled type to a less dependable thinwalled type, and it is not uncommon to find a mixture of them. To complicate things, significant portions of these pipes cannot be examined because they are buried. However, our inspection only includes the visible portions of the system, and we do not test each component, nor search below vegetation for any concealed hose bibs, actuators, risers, or heads. We will, however, look for any visible evidence of damage or leakage, but recommend that you have the sellers demonstrate an automatic sprinkler system before the close of escrow and indicate any seasonal changes that they may make to the program.

Due to the fact that the majority of the sprinkler lines are subterranean, and given the multitude of different types of sprinkler control panels, we do not evaluate automatic sprinkler systems as part of our evaluation. However, we will make comments on obvious issues observed during the course of this inspection.

4. Hose Bibs

4.1. The hose bibs were locked and therefore not tested.

4.2. The hose bibs may not include antisiphon valves. These valves, which are relatively inexpensive, are required by current standards, especially near swimming pools.

5. Gutters

The gutter system is a full gutter system, which covers a majority of the eaves and runoff drainage is necessary or suggested. The gutters are metal.

5.1. We recommend routing all of the downspout(s) away from the structure, or installing the downspout directly into the subsurface drainage, if present. The downspout(s) should discharge water at least five (5) feet from the structure or drain into existing sub surface drainage. Storm water should be encouraged to flow away from the building at the point of discharge.

5.2. There was damage observed at the south downspout. Repair or replacement is suggested to allow for adequate drainage.

6. Exterior Receptacles

6.1. Three prong ungrounded receptacles were observed at the rear of the structure. Ungrounded receptacles are suggested to be repaired by a professional including adding a GFI if necessary.

6.2. All of the exterior outlets are suggested to have ground fault protection. We tested receptacles and found them to be free of GFI protection, which is a hazard outdoors. Although, the installation of Ground Fault Circuit Interrupter (GFCI a safety device for outlets within 610 feet of water) receptacles may not have been required to be installed at the time of this houses initial construction, the installation of the GFCI receptacle is recommended at all interior and exterior outlets which may be within 6 feet of, or in direct contact with water.

courtyard south side receptacle not grounded

7. Exterior Lighting

7.1. The wall switch (building #2) is not rated for the exterior and, is therefore, suggested to be replaced. For a more indepth examination of this condition, we suggest further assessment and advice by a qualified electrician prior to the close of this escrow.

7.2. The light fixtures at corridors #1 and 3 were damaged.

7.3. There were missing light globes located at the exterior of the structure. Locations include corridors #4,6,7,8.

7.4. Sealant is recommended around the exterior light fixtures to wall connection(s).

light covers are damaged/missing

light fixture missing covers

8. Exterior Wiring

8.1. Exposed romex conductors were observed within reach and in harms way at the east of the structure, carport. This material is recommended to be installed into exterior rated conduit for protection. All work is recommended to be performed by a qualified electrical contractor.

9. Other Electrical

9.1. Any metallic components within five feet of the pool water edge is suggested to be bonded to the pool bonding system.

10. Miscellaneous Exterior Components

10.1. The mailboxes in the lobby were not tested and are beyond the scope of this inspection.

10.2. The razor wire fencing poses a hazard. However, the wire present is in a state of neglect and may require service.

10.3. The metal awning in the courtyard appears to have been added to the structure. The buyer is suggested to research this component and obtain building permits associated with its installation.

10.4. The cabinets in the parking structure were not tested as part of this inspection.

main boxes omitted from this evaluation

added awnings

11. Exterior Wood Doors

11.1. It is suggested that the door at the back of the laundry room possess a step. Currently a steel screen door is installed with a double cylinder deadbolt, which is an inherent hazard in and of itself.

east rear door / suggested step

steel screen possesses a double cylinder deadbolt hazard

12. Store Front Doors

12.1. The store front doors at the entrance of the complex were functional, however, we were unable to confirm whether or not the glass side panels were in fact tempered.

13. Fire Extinguishers

13.1. We observed fire extinguishers which were obstructed.

California Fire Code 906.6 Unobstructed and unobscured.
Portable fire extinguishers shall not be obstructed or obscured from view. In rooms or areas in which visual obstruction cannot be completely avoided, means shall be provided to indicate the locations of extinguishers.

13.2. California Code of Regulations, Title 19, Division 1, §574.5(a) through (c)] Inspection Record Keeping. (a) The fire extinguisher owner shall maintain records of all fire extinguishers inspected, including those extinguishers that were found to require corrective actions. Records shall be maintained until next required maintenance.

13.3. Missing covers to fire extinguishers were observed.

fire extinguisher blocked

14. Window security bars

14.1. There were windows around the parimeter which possess security bars. These bars pose a potential hazardous condition if they fail to operate. In light of this condition we suggest the window bars be tested individually for correct operation and in accordance to CFC, California Fire Code section 1029.4 Operational constraints. Emergency escape and rescue openings and any exit doors shall be maintained free of any obstructions other than those allowed by this section and shall be operational from the inside of the room. Bars, grilles, grates or similar devices are permitted to be placed over emergency escape and rescue openings provided the minimum net clear opening size complies with Section 1029.2 and such devices shall be releasable or removable from the inside without the use of a key, tool, special knowledge or effort or force greater than that which is required for normal operation of the escape and rescue opening. Where such bars, grilles, grates or similar devices are installed, smoke alarms shall be installed in accordance with Sections 907.2.11 regardless of the valuation of the alteration. The release mechanism shall be maintained operable at all times. Such bars, grills, grates or any similar devices shall be equipped with an approved exterior release device for use by the fire department only when required by the authority having jurisdiction.

bars need to be functional

Structural

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can liquefy and become unstable during seismic activity. Also, there are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Regardless, foundations are not uniform, and conform to the structural standard of the year in which they were built. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called coldjoint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of expansive soils that can predicate more or less continual movement. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

1. Foundation Type

This foundation type is raised. As part of this inspection agreement, the raised portion of the foundation was omitted. We do, however, suggest the buyer have this are inspected prior to their close of the escrow.

2. Grading Comments

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can turn to liquid and become unstable during seismic activity. Also, there are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Water can be equally destructive, and can foster conditions that are deleterious to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. If a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. We have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern structures, moisture can facilitate the growth of biological organisms that can compromise wood framing or produce molds that are deleterious to health.

The structure is situated on a flat level pad, which would typically not need a geological evaluation. However, inasmuch as we do not have the authority of a geologist, you may wish to have a site evaluation.

3. Site Drainage

As a suggestion, sub surface drainage may be helpful to divert moisture off of the lot and away from the structure foundation, decreasing the chances of settlement or differential settlement. Drains, or additional drains are suggested to be installed inside the planters close to the foundation. this means of drainage will help to divers moisture away from the structure.

3.1. Grading and drainage plays a crucial role in the longevity and performance of the foundation. This grading in some areas is neither negative nor neutral adjacent to the residence, and moisture intrusion will remain a possibility. The soil or the hard surfaces should slope away from the structure to a distance of at least 10 feet, to keep moisture away from the footings. We could elaborate on this issue further, but you should seek a second opinion from a grading and drainage contractor to understand the potential risks involved with having a house on a slope combined with poor drainage.

4. Foundation Ventilation

foundation vents on grade

Roof

There are many different roof types, which we evaluate by walking on their surfaces. If we are unable or unwilling to do this for any reason (such as rain or snow presence), we will indicate the method that was used to evaluate the roof. Every roof will wear differently relative to its age, the number of its

layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its designlife, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs.

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There are two basic roof types, pitched and flat. Pitched roofs are the most common, and the most dependable. They are variously pitched, and typically finished with composition shingles that have a design life of twenty to twentyfive years, or concrete, composite, Spanish, or metal tiles that have a designlife of forty to fifty years, and gravel roofs that have a lesser pitch and a shorter designlife of ten to fifteen years. These roofs may be layered, or have one roof installed over another, which is a common practice but one that is never recommended because it reduces the designlife of the new roof by several years, can impede emergency service by fire department personal, and requires a periodical service of the flashings. These roofs are serviced with mastic, which eventually shrinks and cracks and provides a common point of leakage.

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Among the pitched roofs, gravel ones are the least dependable, because the low pitch and the gravel prevent them from draining as readily as other roofs. For this reason, they must be conscientiously maintained. In this respect, the least dependable of all roofs are flat or builtup ones. Some flat roofs are adequately sloped toward drains but many are not, and water simply ponds and will only be dispersed by evaporation. However, the most common cause of leakage results when roofs are not serviced, and foliage and other debris blocks the drainage channels.

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In fact, the material on the majority of pitched roofs is not designed to be waterproof only water resistant. However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do.

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We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history.

1. General Roofing

Flat roofs are designed to be waterproof, not just water resistant, and to last approximately fifteen years. They are rarely flat, and generally slope toward drains, in or near surrounding parapet walls. However, water ponds on many of these roofs that will only be dispersed by evaporation. For this and related reasons, flat roofs have always been problematic and must be maintained. They are comprised of several layers of rolled roofing materials, which are either hotmopped or torched down, that expand and contract in the daily and sometimes radical temperature extremes, and eventually buckle, split, separate, and finally deteriorate. When this happens, the roof is susceptible to leaks. However, although gradual decomposition of the roofing materials is inevitable, most leaks result from poor maintenance. Therefore, regardless of the age of a flat roof, it should be inspected seasonally, kept clean, and serviced frequently. Although less expensive that other roofs, they can end up costing more if they are not maintained.

2. Roof Age

The roof is old (15+ years) and beyond its designlife. This estimation is based on the obvious signs of wear.

3. Method of Evaluation

We evaluated the roof and its components by walking its surface.

4. Flat Roof Flashings

4.1. The roof flashings need to be sealed or serviced. They are comprised of metal that seals valleys and vents and other roof penetrations, and are the most common point of leaks. This is particularly true of the flashings on a layered roof, which are covered by the roofing material and which are even more susceptible to leaks.

4.2. A vent cover was missing and suggested to be replaced.

4.3. There were vents that appear to have been cut to a height at or below 4" from the roof deck, which is substandard. We recommend that the vents be inspected by a plumber and improved as necessary.

BW vent cap missing

short vent

vents need sealant

5. Flat Roof Observations

5.1. Foliage is growing over the roof. This not only inhibits a thorough inspection of the roof surface and impedes drainage, but also introduces moisture that will accelerate its deterioration.

5.2. There were open seams or breaks in the cap sheet that require attention. Repairs are suggested at the seams to prevent any potential moisture penetration.

5.3. Water appears to pond on the roof membrane and in some areas, debris collects and holds moisture close to the deck. Ponding shortens roof life and increases the potential for damage if leaks occur. These areas are suggested to be monitored during the rainy season and when re roofing, the roof should be appropriately sloped. It should be noted that there were both areas that were dirty and indicated ponding and areas that actually held water and are currently ponding.

5.4. Debris on the flat roof deck may shorten the life expectancy of the roofing materials as well as contribute to leaks. There was debris on the roof deck which limits our ability to completely inspect the roof deck. Any debris on the roofs deck is suggested to be removed. There was dead foliage on the roof as well as loose nails.

5.5. There were seams at the roof that appeared to be missing material, cracked and/or lifting. We recommend the services of a roofing contractor to inspect all of the seams in the roofing material and make any necessary improvements.

5.6. There was evidence of prior patching and/or additional material added to the roof at various locations. We suggest the services of a roofing contractor to inspect these areas and make any necessary improvements.

5.7. There were vents at the roof that were supporting a satellite dish, which is substandard. We suggest that the satellite dish be disconnected from the vent and installed in such a manner as to not compromise a roof vent or the roofing material itself.

5.8. There was missing roofing material noted at the edges of the roof. We recommend the services of a roofing contractor.

tree contact with roofing


loose nails on deck

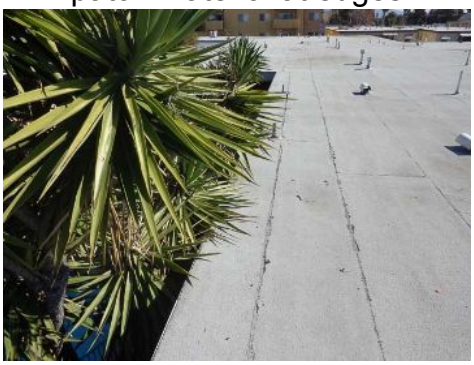

missing material at seams


cracked/damaged material


patch material at edges


ponding at roof


additional ponding at roof


tree contact noted


vent filled with wires


satellite dish attached to vent


missing material at edge of roof


past ponding common at roof


debris on deck

6. Flat Roof B Flashings

6.1. We observed rusted flashing located on the roof deck. Typically, these flashings and / or vents would have been replaced during the replacement of the roof covering materials. We suggest protecting these vents with paint.

rusted flashings

7. Flat Roof B Observations

7.1. The low sloped builtup roof was observed to be at the end of its useful life and in poor condition, overall, and displays numerous deficiencies.

7.2. There were open seams or breaks in the cap sheet that require attention. Repairs are suggested at the seams to prevent any potential moisture penetration.

7.3. There are cracks at the top of the parapet walls. If they are not sealed, deterioration and damage could result.

7.4. Water appears to pond on the roof membrane and in some areas, debris collects and holds moisture close to the deck. Ponding shortens roof life and increases the potential for damage if leaks occur. These areas are suggested to be monitored during the rainy season and when re roofing, the roof should be appropriately sloped.

7.5. The wood on the underside of the flat roof B, which supports the roofing load, displays evidence of moisture penetration, possible moisture damage and possible fungus. We suggest the buyer obtain an inspection from a qualified pest control company.

obvious bare areasmissing ballast

deteriorated surface missing ballast

deteriorated surface missing ballast

deteriorated surface missing ballast

parapet wall cracks moisture intrusion/damage likely here

Supply Piping

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, water pipes, pressure regulators, pressure relief valves, shutoff valves, drain and vent pipes, and waterheating devices, some of which we do not test if they are not in daily use. The best and most dependable water pipes are copper, because they are not subject to the buildup of minerals that bond within galvanized pipes, and gradually restrict their inner diameter

and reduce water volume. Water softeners can remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a repipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between fortyfive and sixtyfive pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

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Waste and drainpipes pipes are equally varied, and range from modern ABS ones [acrylonitrile butadiene styrene] to older ones made of castiron, galvanized steel, clay, and even a cardboardlike material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, can be expensive to repair, and for this reason we recommend having them videoscanned. This could also confirm that the structure is connected to the public sewer system, which is important because all private systems must be evaluated by specialists.

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All gas related issues should only be repaired by a licensed plumbing contractor since personal safety is involved.

1. Copper and Galvanized Supply Piping

Materials: The water supply lines appear to be a mixture of copper and galvanized pipes.

1.1. The supply lines appear to have mixed copper and galvanized pipes that were visible at various locations, or at least the stub outs appear to be galvanized (it should be noted, brass nipples may be mistaken for galvanized when access is limited), and copper. This may indicate the replacement or the partial replacement of the original galvanized piping. If further evaluation is desired by the buyer, a plumbing contractor is recommended to determine the exact amount of each different material that had been installed or replaced. The contractor should verify the laterals and verticals.
NOTE: The replacement of the original galvanized piping (repipe) usually requires a building permit to ensure the work was performed by a qualified contractor. If proof of permits is desired, the current occupant or the building department should be contacted.

1.2. Repairs were observed at the rear carport area. The extent of the repairs is not known, however, we suggest the buyer employ the assistance of a plumbing contractor to better determine the condition of the current piping system prior to the close of escrow.

Waste and Drainage

1. General Observations DWV

1.1. We attempt to evaluate drain pipes by running the water in the fixtures present. We will flush all toilets while observing the draw and watching for blockages and observe all drains for blockages or slow draining but this is not a conclusive test and only a videoscan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line videoscanned before the close of escrow. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the structure, or the cost of rooter service, most of which are relatively inexpensive. We may not stopup shower pans for testing in showers that are blocked or on a second floor. Tiled shower pans may be subjected to internal non visible damage beyond the scope of this inspection.

2. Clean outs

2.1. A new clean out cap was observed. Typically, new clean out covers will be installed after some type of service or repair has been performed. We are unable to determine if any service has been performed by this visual inspection.

Fuel Supply

1. Fuel type

The fuel type is natural gas.

2. Meter Location

Location: The gas main shutoffs are located in four quadrants; rear right and left, front right and left of the structure.

3. Fuel Meter Observations

3.1. There were fuel meters which appears to be too close to a foundation vent. A standard 3 foot setback is suggested to be maintained between the meter and open vents.

3.2. The main gas supply shutoff valve is at grade level and is recommended to be clear of dirt to ensure a longer life and operation.

fuel meter regulator close to foundation vent/opening

fuel meter regulator close to foundation vent/opening

4. Seismic Shutoff

4.1. The gas main is equipped with a seismic shutoff valve, which is designed to automatically shut off gas in the event of a seismic activity.

Water Heaters

1. Water Heater Observations

1.1. The water heater made "knocking" noises when tested. This is, in many cases, a common indication of an excess in sediment buildup at the bottom of the tank. Draining the tank may reduce the amount of sediment and possibly eliminate this noise.

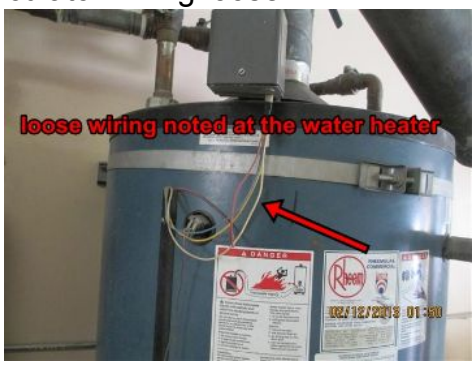
1.2. Water heater A appears to be at the end of its useful life. The buyer is suggested to budget for a new one.

1.3. There is a hot water circulator installed, however, testing the unit for operation is not within the scope of the inspection. Loose wiring was observed which is suggested to be contained, in accordance to NEC standards.

1.4. The water heaters are installed in a location which requires fresh air ventilation for combustion / makeup air. This air replaces the air used during combustion and exhausted. At the time of the inspection, we noted clogged vents in this area. Vents are suggested for this combustion / make up air and should be better provided.

1.5. The water heaters appear older and may be nearing the end of their (both) useful life. The units are suggested to be closely monitored.

recirculator wiring loose



water circulators not within the scope of testing

2. Water Heater Fuel

2.1. The gas control valves and its connectors at the water heaters are installed but not tested for operation.

3. Water Heater TPR and Drain

3.1. The TPR drain for unit B was damaged, thus restricting the flow when necessary. The combination of both A and B together, suggest the need to have the main drain for the TPRs to be a larger diameter in accordance to industry standards.

TPR drain suggested to bea larger DIA.

4. Water Heater Base

4.1. The water heaters are sitting on the grade level, which subjects the water heater combustion chamber to materials such as lint, debris, etcetera, which can be combustible. Cleaning the combustion chamber, as well as, the ventilation screen, is suggested as typical maintenance.

5. Water Heater Straps

5.1. The water heaters are not correctly secured. The seismic straps installed were not installed in accordance to the minimum building standards. More specifically, straps need to encircle the unit and be installed at the upper one third in the lower one third portions of the tank.

5.2. The 100 gallon water heaters are suggested (as a precautionary measure) to be strapped with three seismic straps. We cannot confirm, however, that this is the manufactures specifications for this unit as the manual which would stipulate, is not present.

6. Water Heater Vent

6.1. The water heater vent pipes (that is accessible and visible) were in serviceable condition.

7. Water Heater Drain

7.1. The drain valves of the gas water heaters are in place and presumed to be functional, no active leaking was noted.

8. Water Heater Shutoff and Connectors

8.1. The shutoff valves and water connectors on the gas water heaters are installed and presumed functional, however, the pipes / valve are not tested physically.

9. Water Heater Combustion Chamber

9.1. A collection of lint was observed and therefore suggested to be cleaned as part of routine maintenance.

clogged vents/screens

Electrical Service

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load calculations to determine if the supply meets the demand.

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However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility.

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We typically recommend upgrading outlets to have ground fault protection, which is a relatively

inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996. Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. However, inasmuch as arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically recommend installing them at every circuit as a prudent safety feature.

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All electrical related issues should only be repaired by a licensed electrical contractor since personal safety is involved.

1. General Comments

1.1. Damage within the electrical cabinets are in need of service. Holes and other penetrations are visible.

2. Service Panel Location

The main service equipment panel was located on the north and south sides of the structure.

3. Underground Service

The main conductor lines are underground, part of a lateral service entrance. This is characteristic of modern electrical services but, inasmuch as the service lines are underground and cannot be seen, they are not evaluated as part of our service.

4. Service Panel Cover

4.1. The main panel cover was observed to be in good condition at the time of the inspection.

5. Service Panelboard Observations

5.1. The main service panels (2) were easily accessible to anyone, which poses a real and present hazard. Protection, while allowing access to those of authority, should be considered. Furthermore, the individual disconnects for the individual units were not tested or removed, nor were their dead front covers.

5.2. FPE stablok service panels were noted throughout this complex. Due to the latent safety hazard concerning these panels, we do not remove the dead front covers for inspection. We further suggest the replacement of these panels.

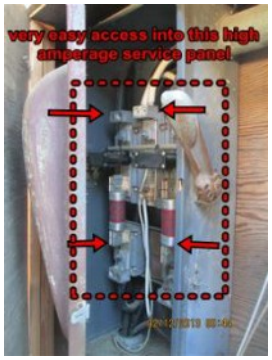
Latent fire/shock hazard: Properly described, the presence of an FPE Stablok electrical panel in a building is a latent fire or shock hazard. The panel does not "initiate" an unsafe condition. Rather, when an unsafe condition such as a short circuit or current overload on a circuit occurs, the equipment may not provide the protection expected. The result can be an overheated wire and an electrical fire and/or personal injury.

Past "performance" does not mean "safe": The fact that a problem has not occurred in a building is absolutely no assurance that questionable equipment is "safe." A circuit breaker has normally little to do except pass current onwards until there is an unsafe condition. If an unsafe condition has not occurred in a building the fact that a breaker may not trip is not discovered. If an overcurrent or short circuit subsequently occurs it's a bit late to discover that the circuit breaker did not do its job.

It is our position that panel replacement is required: There is no safe alternative to complete replacement of the FPE StabLok electrical panels. Replacement circuit breakers do not reduce the hazard, both because the breakers themselves have not been shown to be a safety improvement and because there are multiple hazards involving the breakers, the panel bus design, and the panel itself.

With respect to the current condition of the electrical panels, we observed multiple conditions within the electric panels collectively which warrant attention from a licensed electrician. These issues range from over fusing, double taps, substandard terminations to heat observed via infrared at one or more of the disconnects within the electric panels. We can further elaborate on some of these issues, but it suffices to say that, because the panels are inherently defective repairs to this panel are not suggested.

service disconnects are very easily accessible and pose a real and present danger



service disconnects are very easily accessible and pose a real and present danger

service disconnects are very easily accessible and pose a real and present danger

Stab lok panel inherent hazard not tested/opened

6. Infrared

6.1. The panels were tested via infrared and there were no anomalies noted, at this time. This can and will , however, change with time.

7. Circuit Breakers

7.1. We observed corrosion on one or more of the breakers in the service equipment housing . The corrosion or the disconnect is suggested to be removed to eliminate the possibility of resistance in the circuit, or damage to the conductor.

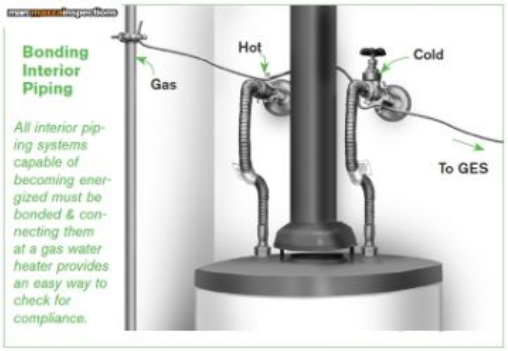
8. Piping (water/fuel) Bond

8.1. What is metal water pipe bonding?

Section 250.104(A)of the NEC (National Electric Code) requires a metallic piping system installed in or attached to a building to be bonded back to the electrical service. The metallic pipes can be bonded to the electrical service enclosure, the grounded conductor at the service, the grounding electrode conductor where it is of sufficient size, or to one or more of the grounding electrodes for the service. The main purpose of this bond is to ensure that the metal water pipe is at the same zero voltage to ground as the service grounded conductor. A secondary purpose is to ensure that there is a path back to the service for electrical current flow if the metal pipe becomes energized.

8.2. We were unable to verify a cold (and hot) water bond at the main water supply, or supply piping. This is not to suggest that this bond was not installed, just not visible to us at the time of the inspection. With that said, and in accordance to building standards; the bond is suggested to be installed in or attached to a building structures metal piping system(s) including gas piping, that are likely to become energized. These aforementioned components should be bonded to the service equipment enclosure in accordance to building standard. The bonding jumper(s) should be sized in accordance with the NEC, using the rating of the circuit that is likely to energize the piping system(s).

*Note: a) If the structure employs plastic water piping, there may not be a cold water bond. b) The water pipe ground/bond may have been removed if the house was replumbed in copper. Therefore, it should be traced by an electrician or the panel should be re grounded. c) We did observe grounding electrodes at the water supply but were unable to verify their connection to the panel.



correct bonding means in accordance to NEC

9. Grounding Electrode Comments

9.1. Service equipment ground or all grounding electrodes or conductors were observed inside the service equipment panel, however, a definitive system ground (complete view of grounding electrode connected directly onto a grounding source i.e. water piping, rebar, grounding rod etcetera) were/was not visible for verification at the time of the inspection (except otherwise noted). We assume, however, that the ground contact(s) are in fact present but just not visible as this is a more modern panel. In most cases, the ground is connected to one or more locations within the structure. For example, the ground may be connected to a water pipe, driven rod or the structures rebar located inside or outside of a wall. We do not, however, open cover plates or remove wall covering materials to verify bonds / grounds. We do suggest that the system be double grounded and verified that the ground does in fact exist prior to the close of this escrow.

10. Service Conductors

Materials: The service wiring appears to be via copper and the branch wiring appears to be copper.

10.1. The wiring for the structure was not completely visible for inspection. The only wiring visible was in the panel, however, due to the vintage of the structure we do not feel this wiring represents an allinclusive estimation of the type present. We recommend the further review, advice and services of an electrician.

Laundry Area

1. Laundry Area General Comments

1.1. In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. When appliances are present we cannot disconnect the appliance to test receptacles. If the water is installed to the appliances we cannot disconnect the water or test the angle stops. However, there are two things that you should be aware of. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing old rubber hoses with modern braided stainless steel types that are much more dependable. You should also be aware that modern washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow. The only remedy for this is to enlarge the drainpipe.

2. Laundry Piping Water and Waste

2.1. The piping, water and waste which were visible at the time of the inspection are not tested and presumed functional.

3. Electrical Outlet 120 Volt

3.1. The 120 receptacle for the laundry components was in place but may not have been tested if there are plugged in appliances.

3.2. The receptacle in the laundry room is suggested to be a 20 amp designated receptacle per some building standards.

4. Electrical Outlet 240 Volt

4.1. A 240 volt receptacle was not visible in the laundry area. This is not to say that there may not be a receptacle installed, just not accessibly visible at the time of the inspection due to the washing machine and dryer present.

5. Gas Valve and Connector

5.1. The gas valve was present and is currently hooked up with a shutoff valve. The valve is not tested.

5.2. The flexible fuel line appears to be somewhat smaller than what we consider typical. We therefore suggest the buyer have an plumbing contractor inspect the size and compare it to the needs of the appliance and replace if necessary.

6. Dryer Duct

6.1. The dryer duct is a flexible type that is suggested to be replaced with a smooth wall vent in accordance to NFPA section 10.7.3.

flexible ductwork not suggested

7. Room Ventilation

7.1. The vents in the laundry room should be cleaned.

8. Combustion and MakeUp Air

8.1. The combustion air vents are suggested to be cleaned to provide necessary combustion air.

vents need to be cleaned

vents need to be cleaned

Pool and Spa

Pools and spas may leak. This may become apparent from secondary evidence during our inspection, but the owner or the occupant of a property would be aware that the water level drops regularly and must be topped off, and this should be disclosed. Unusually high water bills could reveal this, but only a pressure test of the pipes, a dye test of cracks, or a geophone test of specific areas would confirm it, and any such specialized test is beyond the scope of our service. Therefore, you should ask the sellers to guarantee that the pool or spa does not leak, request to review the water bills for a twelve month period, or obtain comprehensive insurance to cover such an eventuality. However, there are other equally significant issues regarding pools and spas, and particularly those having to do with electricity.

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Electrical standards governing pools and spas vary, and have changed significantly through time. Regardless, because of the dangers inherent in the proximity of water to electricity, we recommend that all metal equipment in the vicinity of the pool or spa, including fences and post straps, be bonded and that pool and spa lights should not be used unless they are confirmed to have ground fault protection.

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Pool and spa enclosures are an equally important safety feature that are not necessarily uniform. However, we recommend that any pool or spa property should have a fiftyfour inch enclosure, measured on the side facing away from the water, and that all access gates should selfclose and include a latch at fiftyfour inches. Ideally, all such gates should open away from the pool or spa so that a child cannot simply push them open if they should happen to be unlatched. However, standards in some regions are even more stringent, and require that the doors on residences be equipped with an automatic alarm. Nevertheless, it would be prudent for you to review the pool safety regulations in this community, and to conform to that standard or to whatever personal standard suits your needs.

1. General Comments

1.1. The mere fact that the presence of a swimming pool does not automatically suggest the structure was constructed with building permits. We suggest the buyer contact the local building and safety department to see if the work was performed under their jurisdiction and with permits.

1.2. Planters were noted close to the swimming pool. These planters, if not properly drained may overflow into the pool.

1.3. The flow meter present was not functional.

1.4. We did not observe a necessary 12' body hook present at the pool.

flow meter was not functional

2. Chlorine Disinfectant System

2.1. The pool chemistry, specifically, the chlorine level, was at breakpoint well above what was / is considered to be industry standard. Furthermore, in light of the level of the chlorine at the time of the test, we did not observe any locked gates or signage alerting the community of the extremely high levels of chlorine. The PH level was correct.

2.2. We did not observe a chlorinator that was functional. We observed a bucket in the equipment room which may used be for this purpose, or possibly the dispersement of diatomaceous earth (?).

chemistry out of balance

is this a chlorination system or for dispersement of DE?

3. Pool Coping

Materials: The pool coping material is concrete.

3.1. The pool coping is functional.

3.2. The expansion joint below the coping and the first tile line is in need of sealant to reduce the potential for moisture intrusion and deterioration of the soil behind the bond beam.

4. Pool Deck

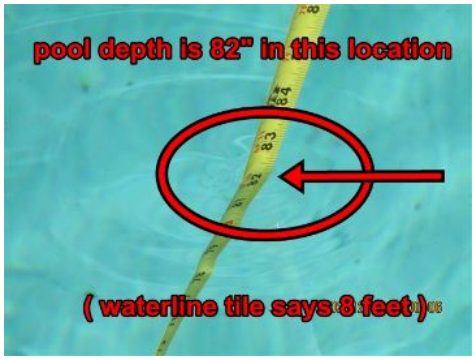
Materials: The pool decking material is concrete.

4.1. Sections of the deck have lifted or settled, as is evidenced by the offsets between the adjacent sections. However, this has should have no adverse affect on the pool, but could be a triphazard.

5. Pool Tile

5.1. The pool tiles are in acceptable condition with what is considered normal wear and tear.

5.2. The pool markers at the deep end were not consistent with the actual depth of the swimming pool.



6. Pool Interior Finish

Materials: The interior pool finish is plaster.

6.1. The pool interior finish is older, in poor condition and displays evidence of heavy wear consistent with age, use, chemical impregnation and etching. In general, unless there is substantial loss of material creating issues with the filtration system or holes in the plaster exposing rebar or unite, the shell can be improved when the finish becomes aesthetically intolerable.

damaged / deteriorated plaster finish

7. Water Fill Method

Type: The fill method for the pool is manual.

7.1. The pool filler valve appears to operate properly when tested.

8. Skimmer

8.1. The connection of the skimmer box to the concrete deck is in need of sealant.

damage / skimmer needs to be sealed

9. Weir Gate

9.1. A weir gate, at the opening of the skimmer, that keeps debris from entering the pool, was missing or is not visible or accessible to verify.

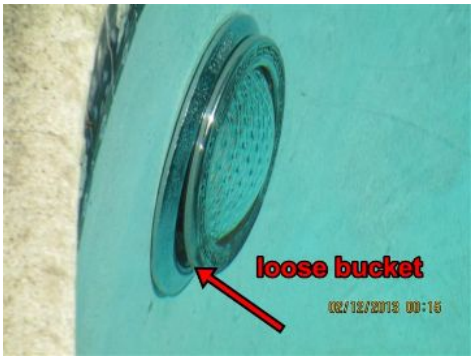
10. Drain Covers

10.1. Recently, there has been a recall on antientrapment type grid drains. These drain covers were in fact on this list of recalled drain covers. We suggest the buyer verify this however. We suggest the buyer visit this web site for additional information to determine if this drain falls into this category prior to use. http://www.cpsc.gov/cpscpub/prerel/prhtml11/11230.html

11. Pool Light

11.1. The pool light was functional when tested, and was groundfault protected. The GFI is recommended to be tested every six months.

11.2. The light bucket was loose to the niche. This represents a potential hazard and is suggested to be improved.



bucket may be loose

12. Ladder and Rails

12.1. The ladder and or railing did not appear to be visibly "bonded" as per building standard.

12.2. The pool ladder rails are too loose and should be more securely mounted, for safety reasons.

13. Circulation Pump

Type: The pool circulation pump / motor is 3/4 horsepower.

13.1. This pool circulation motor is not bonded. A bond wire is recommended to be connected to all metal components within the pool equipment then back to a ground source. We suggest the occupants not use the pool until this is corrected.

13.2. There is a leak at the pump / motor connection or main seal on the circulation pump, which should be serviced.

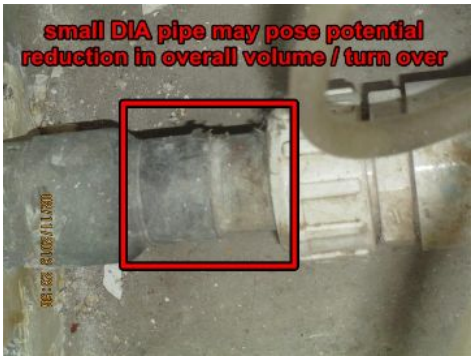
13.3. The pump was not secured to a solid substrate.

13.4. The motor was replaced on the pump.

13.5. The piping for the pool system is suggested to be further scrutinized in light of the size of the smallest pipe in the system. We are unable to determine the flow rate or head pressure for this system in order to achieve adequate turnover.

14. Piping

14.1. The piping for the pool system is suggested to be further scrutinized in light of the size of the smallest pipe in the system. We are unable to determine the flow rate or head pressure for this system in order to achieve adequate turnover.



piping size small for run / subject to further testing and evaluation

15. Valves

15.1. There were valve(s) present in the slab behind the pool in the deck but were not tested. We were unable to determine the purpose a valves are, installed. Contacting the current pool service company concerning this valve may offer an explanation. We did, however, observed significant deterioration of these valves and no visible bonding.

valves in deck/ rusted deteriorated / may not be bonded to system

16. Filtration

Type: The pool filter appears to be a D.E. filter (diatomaceous earth).
Note: a) The D.E. filter must be closely maintained as the grids, with time, become brittle and subject to damage internally. b) Because the grids are internal, we cannot inspect them, but they are suggested to be. c) The backwash plumber / valve is not tested (if applicable).

16.1. The pool filter is functional, 30PSI. The buyer should inquire as to the location of where the backwash takes place.

17. Heater

17.1. The swimming pool heater is old, obsolete and is suggested to be removed.

18. Electrical Panel

18.1. The control panel does not have thirtysix inches of clear space in front of it to facilitate an emergency disconnect, in case of an emergency. This is a condition which should be corrected. This panel is a stab lok panelboard.

stab lok panel noted inherently a hazard

19. Timer Box

19.1. A plastic electrical cover or shield, which exposes the interior conductor connections, is missing from a timer box in the pool equipment area, and should be replaced.

19.2. The pool timer is loose and poses a potential hazard. We recommend the further review, advice and services of an electrician.

20. Other Electrical

20.1. What is an Equipotential Bonding Grid?

Establishing an electrically safe environment in and around permanently installed swimming pools requires the creation of an equipotential grid. The sole purpose of an equipotential grid is to create an area where there is no significant difference in voltage between objects that can be touched simultaneously. Examples of objects at a pool that can be touched simultaneously include the concrete decking, ladders, hand rails, light fixtures, drains, and the pool water. An equipotential grid is created by intentionally connecting all these objects together electrically, otherwise known as bonding them together.

(A) Performance. Equipotential bonding is intended to reduce voltage gradients in the area around permanently installed pools, outdoor spas, or outdoor hot tubs by the use of a common bonding grid in accordance with 680.26(B) and (C).

(B) Bonded Parts. The parts of a permanently installed pool, outdoor spa, or outdoor hot tub listed in (B)(1) through (B)(7) shall be bonded together with a solid copper conductor not smaller than 8 AWG with listed pressure connectors, terminal bars, exothermic welding, or other listed means [250.8(A)]. Equipotential bonding is not required to extend to or be attached to any panelboard, service equipment, or grounding electrode.

(1) Conductive Pool, Outdoor Spa, and Outdoor Hot Tub Shells.
(a) Structural Reinforcing Steel. Unencapsulated structural reinforcing steel secured together by steel tie wires is considered bonded.
(2) Perimeter Surfaces. An equipotential bonding grid shall extend 3 ft horizontally beyond the inside walls of a pool, outdoor spa, or outdoor hot tub, including unpaved, paved, and poured concrete surfaces. The bonding grid shall comply with (a) or (b) and be attached to the conductive pool reinforcing steel at a minimum of four points uniformly spaced around the perimeter of the walls of a pool, outdoor spa, or outdoor hot tub.
(a) Structural Reinforcing Steel. Structural reinforcing steel [680.26(B)(1)(a)]. Author’s Comment: The 2008 NEC does not provide any guidance on the installation requirements for structural reinforcing steel when used as a perimeter equipotential bonding grid.
(b) Alternate Means. Equipotential bonding conductor meeting the following:
(1) 8 AWG bare solid copper bonding conductor.
(2) The bonding conductor shall follow the contour of the perimeter surface.
(3) Listed splicing devices.
(4) Bonding conductor shall be 18 to 24 in. from the inside walls of the pool.
(5) Bonding conductor shall be secured within or under the perimeter surface 4 to 6 in. below the subgrade.
(3) Metallic Components. Metallic parts of the pool, outdoor spa, or outdoor hot tub structure shall be bonded to the equipotential grid.

(4) Underwater Metal Forming Shells. Metal forming shells and mounting brackets for luminaires and speakers shall be bonded to the equipotential grid.

(5) Metal Fittings. Metal fittings sized 4 in. and larger that penetrate into the pool, outdoor spa, or outdoor hot tub structure, such as ladders and handrails shall be bonded to the equipotential grid.

(6) Electrical Equipment. Metal parts of electrical equipment associated with the pool, outdoor spa, or outdoor hot tub water circulating system, such as water heaters, pump motors, and metal parts of pool covers shall be bonded to the equipotential grid. (see Figure)
Exception: Metal parts of listed equipment incorporating an approved system of double insulation is not required to be bonded to the equipotential grid.

(a) DoubleInsulated Water Pump Motors. Where a doubleinsulated waterpump motor is installed, a solid 8 AWG copper conductor from the bonding grid shall be provided for a replacement motor.

(b) Pool Water Heaters. Pool water heaters shall be grounded and bonded in accordance with equipment instructions.

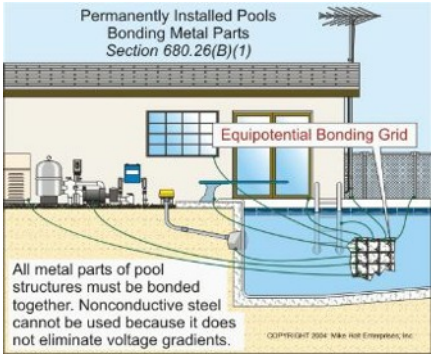
(7) Metal Wiring Methods and Equipment. Metalsheathed cables and raceways, metal piping, and all fixed metal parts shall be bonded to the equipotential grid.

(8) Pool Water. The pool water is required to be bonded.

If your pool is not bonded properly, it is important to remember that if you can feel the annoying shock from NEV while in your pool, then your pool is not properly bonded. While NEV isn't dangerous, an improperly bonded pool can be dangerous. Your local "Authority Having Jurisdiction" (AHJ), usually a local electrical inspector or pool inspector, should be able to help you find qualified electricians to test and repair deteriorating pool bonding. However, if you have a pool that was built without complete and proper bonding, significant renovations may be necessary to establish an adequate equipotential grid. It can be especially difficult to bond concrete decking after the initial construction.

20.2. National electrical standards require that all metal pool equipment (pumps, filters, motors, heater, railings, diving board etcetera) be bonded to a common wire that conveys errant electricity harmlessly to ground, which we recommend as a safety improvement. Furthermore, any metal components within a 5' radius from the pools waters edge must be bonded as well.

The wrought iron fencing was closer than what building standards suggest without a visible bonding conductors.



21. Gates

Materials: The gate is constructed in wrought iron.

21.1. The selfclosing device(s) on the gate leading to the pool / spa was operational when tested.

22. Barrier

22.1. It is our position that all of the pool barrier system collectively is substandard and poses a real and present hazard. The buyer is suggested to have the entire barrier system evaluated and improved prior to the close of this escrow.

Fence height at the pool/spa area was too low as per local building standards. Fencing which leads to a yard which posses a swimming pool must not be lower than 60 inches with no gaps less than 2*/4* inches below the fence. Pool barriers must remain 60 inches height.

** The bottom and / or sides of the fence / gate exceeded the minimum allowable space of 2 inches over grade and 4 over solid surface per building standard for barriers which lead to a pool yard. This applies to fencing and gates alike. Repairs are suggested to adhere to the safety provisions set.

Fire Suppression

1. Fire suppression

We did not inspect the fire suppression system as it relates to this structure, as part of this investigation.

Unit 1 Interior

1. Entry Door(s)

1.1. The entry door is functional.

2. Interior Doors

2.1. The interior doors were functional with signs of moderate wear and tear common for the age of this structure. Such wear and tear may include, but not limited to discoloration, loose and missing hardware, repairs or patches, loose panels, holes/cracks in doors, difficulty latching and rubbing at the floor or frame.

3. Closet Observations

3.1. Visually, the closets appear to be in generally good condition. There were various closet interiors that were not accessible to inspect due to the occupant's belongings, which blocked the access.

4. Sliding Glass Doors

4.1. The sliding glass door is functional but is damaged. There are screw size holes in the frame.

5. Windows

Type: The windows which were accessible and visible were sliding and are single pane.
Materials: The windows are constructed of aluminum or steel.

5.1. The windows appear to be older and original. There were various windows which do not necessarily function smoothly. We suggest typical maintenance so the windows will move easier, whether it be in and out, up and down or side to side.

6. Window Screens

6.1. Damaged and worn screens were noted.

7. Walls

The general condition of the walls was observed to be in fair condition with signs of what may be considered normal wear, for example: settlement cracking, chips and smudges in the drywall finish.

The interior walls were not completely visible for inspection due to the occupant's belongings blocking full view.

7.1. Cracks were noted at the interior walls. These cracks suggest that some type of movement within the structure has occurred. It is well beyond our scope as well as our expertise to attempt to draw a definitive conclusion as to the cause of these cracks without additional investigations which may include destructive testing.

7.2. Evidence of prior repairs / patching was observed at the interior walls.

8. Ceiling

8.1. Textured or "popcorn" ceiling material was visible. If the buyer is concerned that the material may contain asbestos, it is recommended to contact a professional contractor familiar with the testing of this material. Detection or testing is beyond the scope of this inspection.

8.2. The paint on the ceiling / walls in the bathroom is bubbling and peeling.

9. Floors

Materials: The floor covering material is carpet and vinyl.

The interior floors were not completely visible for inspection due to the occupant's belongings, blocking full view.

9.1. The interior flooring appeared to be in generally good condition with signs of typical wear.

10. Smoke Detectors

10.1. The smoke detectors (which were installed and tested) were found to be in operational condition when inspected, unless otherwise noted.

11. Carbon Monoxide Detectors

11.1. The carbon monoxide detector was in operational condition when tested. We do not endorse the location of the carbon monoxide detector(s) as the location and height of installation is determined by the manufacturer's specifications.

Unit 1 Kitchen

1. Counter Top

Materials: The kitchen counter top is granite.

1.1. The visible areas of the kitchen counters were observed to be in generally good condition.

2. Kitchen Cabinets

2.1. The kitchen cabinets show signs of heavy wear such as loose / missing drawers or doors, faded or loose facing material or cracking. Due to the age of the residence, this may be considered normal wear and tear. Adjustments may be necessary for easy operation of the cabinets and drawers.

3. Kitchen Sink

3.1. The kitchen sink is functional.

3.2. The sink was not completely visible for a thorough inspection due to the occupant's dishes which occupied the sink at the time of the inspection.

4. Kitchen Faucet

4.1. The kitchen sink faucet is functional, unless otherwise stated.

5. Sink Trap and Drain

5.1. The trap and drain at the kitchen sink are functional, no leaking was detected from our vantage. In occupied residences and in some cases, the occupant's belongings may block the full view of the plumbing components.

6. Gas Cook Top

6.1. The gas cook top is functional.

7. Gas Oven

7.1. The oven was functional when tested.

8. Exhaust Fan or Down Draft

8.1. The kitchen exhaust and light were both functional.

9. BuiltIn Microwave

9.1. The microwave oven was not a built in type and therefore was not tested.

Unit 1 Bathroom A

1. Toilet

1.1. At the time of the inspection, the toilet was in operational condition. No visible leaks were detected. It should be noted that the toilet tank is not tested for connection to the base.

2. Sink Faucet Plumbing

2.1. At the time of the inspection, the sink, faucet and plumbing tested were in operational condition. No visible leaks were detected.

2.2. The view below the sink was restricted due to the occupant's belongings inspection is limited.

3. Bathroom Ventilation

3.1. At the time of the inspection, the bathroom ventilation, exhaust fans and / or window tested were in operational condition.

4. Bathtub

4.1. At the time of the inspection, the bathtub and faucet tested were in operational condition. No visible leaks were detected. The bathtub enclosure was observed to be in generally good condition with signs of normal wear.

5. Shower

5.1. At the time of the inspection, the shower and faucet tested were in operational condition. No visible leaks were detected. The enclosure was observed to be in generally good condition with signs of normal wear.

Unit 1 Electrical Components

1. General Comments

1.1. A Federal Pacific Electric "StabLok" service panel is installed at this unit. This panel is a latent fire hazard: its circuit breakers may fail to trip in response to an overcurrent or a short circuit. Failure of a circuit breaker to trip can result in a fire, property damage, or personal injury. A circuit breaker that may not trip does not afford the protection that is intended and required. Simply replacing the circuit breakers is not a reliable repair. The panel should be replaced, and significant expense may be involved. It should be noted that we did not enter, remove, or inspect the service panel.

2. Interior Lighting

2.1. The lights which were accessible and tested were found to be functional (unless otherwise noted).

3. Interior Receptacles

3.1. All of the accessible receptacles (excluding receptacles found to have issues or which are inaccessible) that were tested were found to be in operational condition. The GFCI (ground fault circuit interrupter receptacles) if any, are recommended to be tested every six months.

3.2. A ground fault circuit interrupter (GFCI) outlet in the common bathroom did not respond correctly when tested. This receptacle should be replaced as a safety precautionary measure.

Unit 1 Wall Heater

1. Wall Furnace Observations

1.1. The thermostat for the wall heater was taped a the time of the inspection. The unit was not tested for operation.

Unit 1 Wall A/C

1. Wall Mounted Air Conditioning Observations

1.1. The wall mounted A/C unit was operational when tested.

Unit 2 Interior

1. Entry Door(s)

1.1. The entry door is functional.

1.2. The weather stripping at the entry door is missing and recommended to be replaced.

2. Interior Doors

2.1. The interior doors are in acceptable condition. Other individual conditions may exists in various doors and noted herein.

2.2. The interior door at the west bedroom failed to properly latch when tested and is damaged at the frame.

3. Closet Observations

3.1. Visually, the closets appear to be in generally good condition. There were various closet interiors that were not accessible to inspect due to the occupant's belongings, which blocked the access.

4. Sliding Glass Doors

4.1. The sliding glass doors are tempered and functional.

4.2. The sliding screen door is damaged.

5. Windows

Type: The windows which were accessible and visible were sliding and are single pane.
Materials: The windows are constructed of aluminum or steel.

5.1. Some windows do not necessarily function smoothly. We suggest typical maintenance so the windows will move easier, whether it be in and out, up and down or side to side.

5.2. There were multiple interior windows which were not tested due to the occupant's personal belongings, which blocked the access to the windows at the time of the inspection.

6. Window Screens

6.1. The window screens showed signs of wear. Wear may include but not limited to small holes, old mesh, loose and damaged frames, etcetera.

7. Walls

The general condition of the walls was observed to be in fair condition with signs of what may be considered normal wear, for example: settlement cracking, chips and smudges in the drywall finish.

The interior walls were not completely visible for inspection due to the occupant's belongings blocking full view.

7.1. Cracks were noted at the interior walls. These cracks suggest that some type of movement within the structure has occurred. It is well beyond our scope as well as our expertise to attempt to draw a definitive conclusion as to the cause of these cracks without additional investigations which may include destructive testing.

7.2. Evidence of prior repairs / patching was observed at the interior walls.

7.3. Moisture damage and mold was observed in the the common bathroom at the time of the inspection. This is potentially an indication of a current leak. We cannot determine the extent of the moisture intrusion but we can say, with a certain degree of accuracy, that moisture is currently active (with the addition of moisture) in this location. In light of this issue, we recommend further investigation by a general contractor.

visible mold observed on the wall

8. Ceiling

8.1. Textured or "popcorn" ceiling material was visible. If the buyer is concerned that the material may contain asbestos, it is recommended to contact a professional contractor familiar with the testing of this material. Detection or testing is beyond the scope of this inspection.

8.2. Cracks were noted at the ceilings. This implies that structural movement, such as settlement, has occurred. The inspection did not find evidence of significant movement requiring immediate major repairs.

8.3. Evidence of prior repairs / patching was noted at the interior ceilings. Further investigation may be desirable as to the reason for the patching / repairs.

9. Floors

Materials: The floor covering material is carpet and vinyl.

The interior floors were not completely visible for inspection due to the occupant's belongings, blocking full view.

9.1. The interior flooring appeared to be in generally good condition with signs of typical wear.

9.2. Floor squeaks were heard when walking on the flooring at the time of the inspection. In many cases, tightening the sub flooring prior to re carpeting will reduce squeaking.

9.3. In our opinion, the interior flooring appears to slope within the interior, observed when walking throughout. The degree of the slope cannot be determined by the inspector during this inspection and would require further specialized testing.

10. Smoke Detectors

10.1. The smoke detector in the common bedroom was not operational at the time of the inspection.

10.2. A smoke detector was missing from the master bedroom and is recommended to be installed in per local building standards.

11. Carbon Monoxide Detectors

11.1. There were no carbon monoxide detectors present, or installed in accordance to building or manufactures standards. A carbon monoxide detector is required to be installed in accordance to manufacturer's or local building standards.

Unit 2 Kitchen

1. Counter Top

Materials: The kitchen counter top is granite.

1.1. The visible areas of the kitchen counters were observed to be in generally good condition.

2. Kitchen Cabinets

2.1. The kitchen cabinets show signs of heavy wear such as loose / missing drawers or doors, faded or loose facing material or cracking.

3. Kitchen Sink

3.1. The kitchen sink is functional.

4. Kitchen Faucet

4.1. The kitchen sink faucet is functional, unless otherwise stated.

5. Sink Trap and Drain

5.1. The trap and drain at the kitchen sink are functional, no leaking was detected from our vantage. In occupied residences, and in some cases, the occupant's belongings may block the full view of the plumbing components.

5.2. The view below the sink was restricted due to the occupant's personal belongings blocking view. As a result, the plumbing connections, pipes, etcetera were not completely accessible to inspect.

6. Gas Cook Top

6.1. The gas cook top is functional.

7. Gas Oven

7.1. The oven was functional when tested.

8. Exhaust Fan or Down Draft

8.1. The kitchen exhaust and light were both functional.

Unit 2 Bathroom A

1. Toilet

1.1. At the time of the inspection, the toilet was in operational condition. No visible leaks were detected. It should be noted that the toilet tank is not tested for connection to the base.

2. Sink Faucet Plumbing

2.1. At the time of the inspection, the sink, faucet and plumbing tested were in operational condition. No visible leaks were detected.

3. Bathroom Ventilation

3.1. At the time of the inspection, the bathroom ventilation, exhaust fans and / or window tested were in operational condition.

4. Bathtub

4.1. At the time of the inspection, the bathtub and faucet tested were in operational condition. No visible leaks were detected. The bathtub enclosure was observed to be in generally good condition with signs of normal wear.

Unit 2 Bathroom B

1. Toilet

1.1. At the time of the inspection, the toilet was in operational condition. No visible leaks were detected. It should be noted that the toilet tank is not tested for connection to the base.

2. Sink Faucet Plumbing

2.1. At the time of the inspection, the sink, faucet and plumbing tested were in operational condition. No visible leaks were detected.

3. Bathroom Ventilation

3.1. At the time of the inspection, the bathroom ventilation, exhaust fans and / or window tested were in operational condition.

4. Shower

4.1. At the time of the inspection, the shower and faucet tested were in operational condition. No visible leaks were detected. The enclosure was observed to be in generally good condition with signs of normal wear. There are indications that the shower pan may have had previous repairs or replacement.

Unit 2 Electrical Components

1. General Comments

1.1. A Federal Pacific Electric "StabLok" service panel is installed at this unit. This panel is a latent fire hazard: its circuit breakers may fail to trip in response to an overcurrent or a short circuit. Failure of a circuit breaker to trip can result in a fire, property damage, or personal injury. A circuit breaker that may not trip does not afford the protection that is intended and required. Simply replacing the circuit breakers is not a reliable repair. The panel should be replaced, and significant expense may be involved. It should be noted that we did not enter, remove, or inspect the service panel.

2. Interior Lighting

2.1. The lights which were accessible and tested were found to be functional (unless otherwise noted).

3. Interior Switches

3.1. We were unable to locate or confirm any half hot receptacles in the the master bathroom. Half hots are receptacles that have a lower receptacle that is powered by a switch and the other is continually hot.

4. Interior Receptacles

4.1. All of the accessible receptacles (excluding receptacles found to have issues or which are inaccessible) that were tested were found to be in operational condition. The GFCI (ground fault circuit interrupter receptacles) if any, are recommended to be tested every six months.

4.2. The GFI receptacles which were present and tested were functional, unless otherwise noted. Note: All GFCI receptacles and breakers should be tested no less than every six months.

Unit 2 Wall Heater

1. Wall Furnace Observations

1.1. The wall furnace did not respond to the thermostat when tested.

Unit 2 Wall A/C

1. Wall Mounted Air Conditioning Observations

1.1. The wall mounted A/C unit was operational when tested.

Unit 3 Interior

1. Entry Door(s)

1.1. The entry door is functional.

2. Interior Doors

2.1. The interior doors were functional with signs of moderate wear and tear common for the age of this structure. Such wear and tear may include, but not limited to discoloration, loose and missing hardware, repairs or patches, loose panels, holes/cracks in doors, difficulty latching and rubbing at the floor or frame.

3. Closet Observations

3.1. Visually, the closets appear to be in generally good condition. There were various closet interiors that were not accessible to inspect due to the occupant's belongings, which blocked the access.

4. Sliding Glass Doors

4.1. The sliding glass doors will need to be adjusted to align, engage the lock, or allow the door to roll more smoothly. This is typical of older metal sliding glass doors. In addition, many older sliding glass doors may not have tempered glass. In the event that the glass is not tempered, upgrading would be a prudent choice. This door was not marked with a label indicating that it is tempered.

4.2. The sliding glass door does not appear to include tempered glass. For safety reasons, many local jurisdictions require the moving portion to be safetyfilmed. However, if children occupy or visit the premises, you may wish to safetyfilm the stationary portion as well.

5. Windows

Type: The windows which were accessible and visible were sliding and are single pane.
Materials: The windows are constructed of aluminum or steel.

5.1. Some windows do not necessarily function smoothly. We suggest typical maintenance so the windows will move easier, whether it be in and out, up and down or side to side.

5.2. Security bars were observed on windows within this residence. These security bars were not accessible to test for proper operation due to the occupant's belongings. Egress is a serious concern and is not to be taken lightly. These windows are suggested to be tested for operation and verified that they are all in fact functional and provide necessary egress in accordance to building code.
R310.4 Bars, grilles, covers and screens. Bars, grilles, covers, screens or similar devices are permitted to be placed over emergency escape and rescue openings, bulkhead enclosures, or window wells that serve such openings, provided the minimum net clear opening size complies with Sections R310.1.1 to R310.1.3, and such devices shall be releasable or removable from the inside without the use of a key, tool, special knowledge or force greater than that which is required for normal operation of the escape and rescue opening. The release mechanism shall be maintained operable at all times. Such bars, grills, grates or any similar devices shall be equipped with an approved exterior release device for use by the fire department only when required by the authority having jurisdiction. Where security bars (burglar bars) are installed on emergency egress and rescue windows or doors, on or after July 1, 2000, such devices shall comply with California Building Standards Code, Part 12, Chapter 123 and other applicable provisions of this code. Also reference CALIFORNIA CODES HEALTH AND SAFETY CODE SECTION 1310013135

6. Window Screens

6.1. Damaged and worn screens were noted.

7. Walls

The general condition of the walls was observed to be in fair condition with signs of what may be considered normal wear, for example: settlement cracking, chips and smudges in the drywall finish.

The interior walls were not completely visible for inspection due to the occupant's belongings blocking full view.

7.1. Cracks were noted at the interior walls in the common bathroom. These cracks suggest that some type of movement within the structure has occurred. It is well beyond our scope as well as our expertise to attempt to draw a definitive conclusion as to the cause of these cracks without additional investigations which may include destructive testing.

7.2. Moisture damage noted on the wall at the wall mounted A/C unit.

moisture damaged wall at the AC unit

8. Ceiling

8.1. Textured or "popcorn" ceiling material was visible. If the buyer is concerned that the material may contain asbestos, it is recommended to contact a professional contractor familiar with the testing of this material. Detection or testing is beyond the scope of this inspection.

8.2. Cracks were noted at the ceiling in the common bathroom. This implies that structural movement, such as settlement, has occurred. The inspection did not find evidence of significant movement requiring immediate major repairs.

8.3. Evidence of prior repairs / patching was noted at the interior ceilings in the common bathroom and master bedroom closet.

9. Floors

Materials: The floor covering material is carpet and vinyl.

The interior floors were not completely visible for inspection due to the occupants belongings, blocking full view.

9.1. In our opinion, the interior flooring appears to slope within the interior, observed when walking throughout. The degree of the slope cannot be determined by the inspector during this inspection and would require further specialized testing.

9.2. There is excessive sealant present at the master shower to vinyl floor connection.

10. Smoke Detectors

10.1. The smoke detectors (which were installed and tested) were found to be in operational condition when inspected, unless otherwise noted.

11. Carbon Monoxide Detectors

11.1. There were no carbon monoxide detectors present, or installed in accordance to building or manufacturer's standards.

Unit 3 Kitchen

1. Counter Top

Materials: The kitchen counter top is tile.

1.1. The visible areas of the kitchen counters were observed to be in generally good condition.

1.2. The counter top area was not completely visible for inspection due to the occupant's belongings blocking view.

2. Kitchen Cabinets

2.1. The kitchen cabinets show signs of moderate wear such as loose / missing drawers or doors, faded or loose facing material or cracking. Due to the age of the residence, this may be considered normal wear and tear. Adjustments may be necessary for easy operation of the cabinets and drawers.

3. Kitchen Sink

3.1. The kitchen sink is functional.

3.2. The kitchen sink shows signs of wear.

4. Kitchen Faucet

4.1. The kitchen sink faucet is functional, unless otherwise stated.

5. Sink Trap and Drain

5.1. The trap and drain at the kitchen sink are functional, no leaking was detected from our vantage. In occupied residences and in some cases, the occupant's belongings may block the full view of the plumbing components.

5.2. The view below the sink was restricted due to the occupant's personal belongings blocking view. As a result, the plumbing connections, pipes, etcetera were not completely accessible to inspect.

6. Gas Cook Top

6.1. The gas cook top is functional.

7. Gas Oven

7.1. The oven was not tested due to the occupant's belongings inside, which represent a potential fire hazard.

8. Exhaust Fan or Down Draft

8.1. The kitchen exhaust and light were both functional.

8.2. The flue for the exhaust fan above the range needs to be sealed with tape onto the vent flue.

Unit 3 Bathroom A

1. Toilet

1.1. At the time of the inspection, the toilet was in operational condition. No visible leaks were detected. It should be noted that the toilet tank is not tested for connection to the base.

2. Sink Faucet Plumbing

2.1. At the time of the inspection, the sink, faucet and plumbing tested were in operational condition. No visible leaks were detected.

3. Bathroom Ventilation

3.1. At the time of the inspection, the bathroom ventilation, exhaust fans and / or window tested were in operational condition.

3.2. The bathroom ventilation fan is recommended to be cleaned for adequate ventilation.

4. Shower

4.1. At the time of the inspection, the shower and faucet tested were in operational condition. No visible leaks were detected. The enclosure was observed to be in generally good condition with signs of normal wear.

Unit 3 Bathroom B

1. Toilet

1.1. At the time of the inspection, the toilet was in operational condition. No visible leaks were detected. It should be noted that the toilet tank is not tested for connection to the base.

1.2. The toilet was loose at the floor.

2. Sink Faucet Plumbing

2.1. At the time of the inspection, the sink, faucet and plumbing tested were in operational condition. No visible leaks were detected.

3. Bathroom Ventilation

3.1. At the time of the inspection, the bathroom ventilation, exhaust fans and / or window tested were in operational condition.

3.2. The heating unit in the bathroom was operational when tested.

4. Bathtub

4.1. At the time of the inspection, the bathtub and faucet tested were in operational condition. No visible leaks were detected. The bathtub enclosure was observed to be in generally good condition with signs of normal wear.

Unit 3 Electrical Components

1. General Comments

1.1. A Federal Pacific Electric "StabLok" service panel is installed at this unit. This panel is a latent fire hazard: its circuit breakers may fail to trip in response to an overcurrent or a short circuit. Failure of a circuit breaker to trip can result in a fire, property damage, or personal injury. A circuit breaker that may not trip does not afford the protection that is intended and required. Simply replacing the circuit breakers is not a reliable repair. The panel should be replaced, and significant expense may be involved. It should be noted that we did not enter, remove, or inspect the service panel.

2. Interior Lighting

2.1. The lights which were accessible and tested were found to be functional (unless otherwise noted).

3. Interior Receptacles

3.1. All of the accessible receptacles (excluding receptacles found to have issues or which are inaccessible) that were tested were found to be in operational condition. The GFCI (ground fault circuit interrupter receptacles) if any, are recommended to be tested every six months.

3.2. The GFI receptacles which were present and tested were functional, unless otherwise noted. Note: All GFCI receptacles and breakers should be tested no less than every six months.

4. Wiring

4.1. Substandard wiring noted in the master bedroom. Repairs are recommended for safety of the occupants.

romex is exposed and presents a hazard

Unit 3 Wall Heater

1. Wall Furnace Observations

1.1. The thermostat for the wall heater was damaged and taped to the "off" position a the time of the inspection. The unit was not tested for operation.

Unit 3 Wall A/C

1. Wall Mounted Air Conditioning Observations

1.1. The wall mounted A/C unit was operational when tested.

Unit 4 Interior

1. Entry Door(s)

1.1. The entry door is functional.

2. Interior Doors

2.1. The interior doors were functional with signs of moderate wear and tear common for the age of this structure. Such wear and tear may include, but not limited to discoloration, loose and missing hardware, repairs or patches, loose panels, holes/cracks in doors, difficulty latching and rubbing at the floor or frame.

2.2. The interior doors rub at the floor and are suggested to be serviced.

3. Closet Observations

3.1. Visually, the closets appear to be in generally good condition. There were various closet interiors that were not accessible to inspect due to the occupant's belongings, which blocked the access.

4. Sliding Glass Doors

4.1. The sliding glass doors are tempered and in acceptable condition.

5. Windows

Type: The windows which were accessible and visible were sliding and are single pane.
Materials: The windows are constructed of aluminum or steel.

5.1. Some windows do not necessarily function smoothly. We suggest typical maintenance so the windows will move easier, whether it be in and out, up and down or side to side.

5.2. The window frame in the common bedroom was damaged and in need of service.

6. Window Screens

6.1. Damaged and worn screens were noted.

7. Walls

The general condition of the walls was observed to be in fair condition with signs of what may be considered normal wear, for example: settlement cracking, chips and smudges in the drywall finish.

The interior walls were not completely visible for inspection due to the occupant's belongings blocking full view.

7.1. Cracks were noted at the interior walls. These cracks suggest that some type of movement within the structure has occurred. It is well beyond our scope as well as our expertise to attempt to draw a definitive conclusion as to the cause of these cracks without additional investigations which may include destructive testing.

7.2. Evidence of prior repairs / patching was observed at the interior walls.

7.3. Damaged drywall was noted in the at the window in the common bedroom.

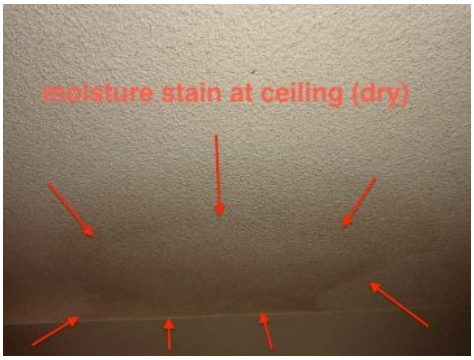
8. Ceiling

8.1. Textured or "popcorn" ceiling material was visible. If the buyer is concerned that the material may contain asbestos, it is recommended to contact a professional contractor familiar with the testing of this material. Detection or testing is beyond the scope of this inspection.

8.2. Cracks were noted at the ceilings. This implies that structural movement, such as settlement, has occurred. The inspection did not find evidence of significant movement requiring immediate major repairs.

8.3. Evidence of prior repairs / patching was noted at the interior ceilings.

8.4. Moisture staining was observed on the master bathroom ceiling at the time of the inspection.



9. Floors

Materials: The floor covering material is carpet and vinyl.

The interior floors were not completely visible for inspection due to the occupant's belongings, blocking full view.

9.1. The interior flooring appeared to be in generally good condition with signs of typical wear.

9.2. In our opinion, the interior flooring appears to slope in within the interior, observed when walking throughout. The degree of the slope cannot be determined by the inspector during this inspection and would require further specialized testing.

10. Smoke Detectors

10.1. The smoke detectors (which were installed and tested) were found to be in operational condition when inspected, unless otherwise noted.

11. Carbon Monoxide Detectors

11.1. The carbon monoxide detector was in operational condition when tested. We do not endorse the location of the carbon monoxide detector(s) as the location and height of installation is determined by the manufacturer's specifications.

Unit 4 Kitchen

1. Counter Top

Materials: The kitchen counter top is tile.

1.1. Cracked / chipped / missing tiles were noted at the kitchen counter.

2. Kitchen Cabinets

2.1. The kitchen cabinets show signs of moderate wear such as loose / missing drawers or doors, faded or loose facing material or cracking. Due to the age of the residence, this may be considered normal wear and tear. Adjustments may be necessary for easy operation of the cabinets and drawers.

3. Kitchen Sink

3.1. The kitchen sink is functional.

4. Kitchen Faucet

4.1. The kitchen sink faucet is functional, unless otherwise stated.

5. Sink Trap and Drain

5.1. The trap and drain at the kitchen sink are functional, no leaking was detected from our vantage. In occupied residences and in some cases, the occupant's belongings may block the full view of the plumbing components.

6. Garbage Disposal

6.1. The garbage disposal was in operational condition when tested.

7. Gas Cook Top

7.1. The gas cook top is functional.

8. Gas Oven

8.1. The oven was functional when tested.

9. Exhaust Fan or Down Draft

9.1. The kitchen exhaust and light were both functional.

Unit 4 Bathroom A

1. Toilet

1.1. At the time of the inspection, the toilet was in operational condition. No visible leaks were detected. It should be noted that the toilet tank is not tested for connection to the base.

2. Sink Faucet Plumbing

2.1. At the time of the inspection, the sink, faucet and plumbing tested were in operational condition. No visible leaks were detected.

3. Bathroom Ventilation

3.1. At the time of the inspection, the bathroom ventilation, exhaust fans and / or window tested were in operational condition.

3.2. The heating unit in the bathroom was not operational when tested.

4. Bathtub

4.1. At the time of the inspection, the bathtub and faucet tested were in operational condition. No visible leaks were detected. The bathtub enclosure was observed to be in generally good condition with signs of normal wear.

Unit 4 Electrical Components

1. General Comments

1.1. A Federal Pacific Electric "StabLok" service panel is installed at this unit. This panel is a latent fire hazard: its circuit breakers may fail to trip in response to an overcurrent or a short circuit. Failure of a circuit breaker to trip can result in a fire, property damage, or personal injury. A circuit breaker that may not trip does not afford the protection that is intended and required. Simply replacing the circuit breakers is not a reliable repair. The panel should be replaced, and significant expense may be involved. It should be noted that we did not enter, remove, or inspect the service panel.

2. Interior Lighting

2.1. The lights which were accessible and tested were found to be functional (unless otherwise noted).

2.2. A light in the kitchen did not respond when tested. As a result, the inspector cannot determine if the fixture is operational. In many cases the bulb is usually blown, however, it is recommended that each of the bulbs be replaced and the fixtures be once again checked for proper operation. Note: It is safe to assume that if a light was inoperable, then the switch or switches were also, not verified.

3. Interior Receptacles

3.1. All of the accessible receptacles (excluding receptacles found to have issues or which are inaccessible) that were tested were found to be in operational condition. The GFCI (ground fault circuit interrupter receptacles) if any, are recommended to be tested every six months.

3.2. The GFI receptacles which were present and tested were functional, unless otherwise noted. Note: All GFCI receptacles and breakers should be tested no less than every six months.

Unit 4 Wall Heater

1. Wall Furnace Observations

1.1. The wall furnace is functional. The wall furnace was only tested by use of the wall mounted thermostat. There were no other tests performed.

Unit 4 Wall A/C

1. Wall Mounted Air Conditioning Observations

1.1. The wall mounted A/C unit was operational when tested.

Unit 6 Interior

1. Entry Door(s)

1.1. The entry door is functional.

2. Interior Doors

2.1. The interior doors are in acceptable condition. Other individual conditions may exists in various doors and noted herein.

2.2. Missing interior door noted at the master bedroom at the time of the inspection.

3. Closet Observations

3.1. Visually, the closets appear to be in generally good condition. There were various closet interiors that were not accessible to inspect due to the occupant's belongings, which blocked the access.

4. Sliding Glass Doors

4.1. The sliding glass doors are functional. There were no markings indicating that the glass is tempered.

4.2. The sliding glass door does not appear to include tempered glass. For safety reasons, many local jurisdictions require the moving portion to be safetyfilmed. However, if children occupy or visit the premises, you may wish to safetyfilm the stationary portion as well.

5. Windows

Type: The windows which were accessible and visible were sliding and are single pane.
Materials: The windows are constructed of aluminum or steel.

5.1. Some windows do not necessarily function smoothly. We suggest typical maintenance so the windows will move easier, whether it be in and out, up and down or side to side.

5.2. There were multiple interior windows which were not tested due to the occupant's personal belongings, which blocked the access to the windows at the time of the inspection.

5.3. Security bars were observed on windows within this residence. These security bars were not accessible to test for proper operation due to the occupant's belongings. Egress is a serious concern and is not to be taken lightly. These windows are suggested to be tested for operation and verified that they are all in fact functional and provide necessary egress in accordance to building code.
R310.4 Bars, grilles, covers and screens. Bars, grilles, covers, screens or similar devices are permitted to be placed over emergency escape and rescue openings, bulkhead enclosures, or window wells that serve such openings, provided the minimum net clear opening size complies with Sections R310.1.1 to R310.1.3, and such devices shall be releasable or removable from the inside without the use of a key, tool, special knowledge or force greater than that which is required for normal operation of the escape and rescue opening. The release mechanism shall be maintained operable at all times. Such bars, grills, grates or any similar devices shall be equipped with an approved exterior release device for use by the fire department only when required by the authority having jurisdiction. Where security bars (burglar bars) are installed on emergency egress and rescue windows or doors, on or after July 1, 2000, such devices shall comply with California Building Standards Code, Part 12, Chapter 123 and other applicable provisions of this code. Also reference CALIFORNIA CODES HEALTH AND SAFETY CODE SECTION 1310013135

6. Window Screens

6.1. Damaged and worn screens were noted.

7. Walls

The general condition of the walls was observed to be in fair condition with signs of what may be considered normal wear, for example: settlement cracking, chips and smudges in the drywall finish.

The interior walls were not completely visible for inspection due to the occupant's belongings blocking full view.

7.1. There were shelves installed in this unit that pose a potential hazard to the safety of the occupants.

8. Ceiling

8.1. Textured or "popcorn" ceiling material was visible. If the buyer is concerned that the material may contain asbestos, it is recommended to contact a professional contractor familiar with the testing of this material. Detection or testing is beyond the scope of this inspection.

8.2. The general condition of the ceilings was observed to be in good condition (unless otherwise noted) with signs of normal wear at the time of the inspection.

8.3. Moisture staining was observed on the hallway ceiling at the time of the inspection.

9. Floors

Materials: The floor covering material is carpet, tile and vinyl.

The interior floors were not completely visible for inspection due to the occupants belongings, blocking full view.

9.1. Interior flooring showed signs of excessive wear and tear, including chips / cracks or loose vinyl, wood or tile, loose, torn, damaged, missing and soiled carpet.

10. Smoke Detectors

10.1. There were multiple smoke detectors missing throughout the unit.

11. Carbon Monoxide Detectors

11.1. There were no carbon monoxide detectors present, or installed in accordance to building or manufacturer's standards.

Unit 6 Kitchen

1. Counter Top

Materials: The kitchen counter top is tile.

1.1. Cracked / chipped / missing tiles were noted at the kitchen counter.

2. Kitchen Cabinets

2.1. The kitchen cabinets will need typical service to work well, such as replacing or adjusting drawer glides, pull latches, hinges, catches, and etcetera mostly due to age and normal wear and tear.

3. Kitchen Sink

3.1. The kitchen sink is functional with signs of substantial wear and tear.

4. Kitchen Faucet

4.1. The kitchen sink faucet is functional, unless otherwise stated.

4.2. The kitchen faucet was leaking at the time of the inspection.

5. Sink Trap and Drain

5.1. The trap and drain at the kitchen sink are functional, no leaking was detected from our vantage. In occupied residences, and in some cases, the occupant's belongings may block the full view of the plumbing components.

6. Gas Cook Top

6.1. The gas cook top is functional.

7. Gas Oven

7.1. The oven was not tested due to the occupant's belongings inside, which represent a potential fire hazard.

8. Exhaust Fan or Down Draft

8.1. The kitchen exhaust and light were both functional.

8.2. The flue for the exhaust fan above the range needs to be sealed with tape onto the vent flue.

Unit 6 Bathroom A

1. Toilet

1.1. At the time of the inspection, the toilet was in operational condition. No visible leaks were detected. It should be noted that the toilet tank is not tested for connection to the base.

2. Sink Faucet Plumbing

2.1. At the time of the inspection, the sink, faucet and plumbing tested were in operational condition. No visible leaks were detected. The sink was loose at the wall.

2.2. The view below the sink was restricted due to the occupant's belongings inspection is limited.

3. Bathroom Ventilation

3.1. At the time of the inspection, the bathroom ventilation, exhaust fans and / or window tested were in operational condition.

3.2. The bathroom ventilation fan is recommended to be cleaned for adequate ventilation.

4. Shower

4.1. At the time of the inspection, the shower and faucet tested were in operational condition. No visible leaks were detected. The enclosure was observed to be in generally good condition with signs of normal wear. The shower pan is not tested for water tightness.

Unit 6 Bathroom B

1. Toilet

1.1. At the time of the inspection, the toilet was in operational condition. No visible leaks were detected. It should be noted that the toilet tank is not tested for connection to the base.

2. Sink Faucet Plumbing

2.1. At the time of the inspection, the sink, faucet and plumbing tested were in operational condition. No visible leaks were detected. The sink is loose at the wall.

loose sink noted

3. Bathroom Ventilation

3.1. At the time of the inspection, the bathroom ventilation, exhaust fans and / or window tested were in operational condition.

3.2. The heating unit in the bathroom was operational when tested.

4. Bathtub

4.1. At the time of the inspection, the bathtub and faucet tested were in operational condition. No visible leaks were detected. The bathtub enclosure was observed to be in generally good condition with signs of normal wear.

5. Bathroom Counter Tops

5.1. The tile counter top in the common bathroom is damaged.

Unit 6 Electrical Components

1. General Comments

1.1. A Federal Pacific Electric "StabLok" service panel is installed at this unit. This panel is a latent fire hazard: its circuit breakers may fail to trip in response to an overcurrent or a short circuit. Failure of a circuit breaker to trip can result in a fire, property damage, or personal injury. A circuit breaker that may not trip does not afford the protection that is intended and required. Simply replacing the circuit breakers is not a reliable repair. The panel should be replaced, and significant expense may be involved. It should be noted that we did not enter, remove, or inspect the service panel.

2. Interior Lighting

2.1. The lights which were accessible and tested were found to be functional (unless otherwise noted).

3. Interior Receptacles

3.1. All of the accessible receptacles (excluding receptacles found to have issues or which are inaccessible) that were tested were found to be in operational condition. The GFCI (ground fault circuit interrupter receptacles) if any, are recommended to be tested every six months.

3.2. The GFI receptacles which were present and tested were functional, unless otherwise noted. Note: All GFCI receptacles and breakers should be tested no less than every six months.

4. Ceiling Fans

4.1. The ceiling fan was not operational at the time of the inspection.

Unit 6 Wall Heater

1. Wall Furnace Observations

1.1. The thermostat for the wall heater is damaged. As a result, the unit was not tested.

Unit 6 Wall A/C

1. Wall Mounted Air Conditioning Observations

1.1. The wall mounted A/C unit was not operational when tested. The cover is loose.

AC non operational

Unit 8 Interior

1. Entry Door(s)

1.1. The entry door is functional.

2. Interior Doors

2.1. The interior doors are in acceptable condition.

3. Closet Observations

3.1. Visually, the closets appear to be in generally good condition. There were various closet interiors that were not accessible to inspect due to the occupant's belongings, which blocked the access.

4. Sliding Glass Doors

4.1. The sliding glass doors are tempered and in acceptable condition.

5. Windows

Type: The windows which were accessible and visible were sliding and are single pane.
Materials: The windows are constructed of aluminum or steel.

5.1. Some windows do not necessarily function smoothly. We suggest typical maintenance so the windows will move easier, whether it be in and out, up and down or side to side.

5.2. There were multiple interior windows which were not tested due to the occupant's personal belongings, which blocked the access to the windows at the time of the inspection. These windows are suggested to be tested once accessible and prior to the close of escrow to ensure that proper egress is available.

5.3. There is an A/C unit installed in the window of this unit.

ac unit in window subject to moisture intrusion

6. Window Screens

6.1. There were missing and damaged window screens noted.

7. Walls

The general condition of the walls was observed to be in fair condition with signs of what may be considered normal wear, for example: settlement cracking, chips and smudges in the drywall finish.

The interior walls were not completely visible for inspection due to the occupant's belongings blocking full view.

8. Ceiling

8.1. The general condition of the ceilings was observed to be in good condition (unless otherwise noted) with signs of normal wear at the time of the inspection. There were no visible stains observed at the time of the inspection.

9. Floors

Materials: The floor covering material is carpet and vinyl.

9.1. The interior flooring showed signs of moderate wear and tear, including but not limited to chips, stained and loose vinyl, wood or tile. Loose, torn damaged missing, soiled carpet.

10. Smoke Detectors

10.1. The smoke detectors (which were installed and tested) were found to be in operational condition when inspected.

11. Carbon Monoxide Detectors

11.1. The carbon monoxide detector was in operational condition when tested. We do not endorse the location of the carbon monoxide detector(s) as the location and height of installation is determined by the manufacturer's specifications.

Unit 8 Kitchen

1. Counter Top

Materials: The kitchen counter top is granite.

1.1. The visible areas of the kitchen counters were observed to be in generally good condition.

2. Kitchen Cabinets

2.1. The visible areas of the kitchen cabinets were observed to be in generally good condition with signs of normal to moderate wear and tear.

3. Kitchen Sink

3.1. The kitchen sink is functional.

4. Kitchen Faucet

4.1. The kitchen sink faucet is functional, unless otherwise stated.

5. Sink Trap and Drain

5.1. The trap and drain at the kitchen sink are functional, no leaking was detected from our vantage. In occupied residences, and in some cases, the occupant's belongings may block the full view of the plumbing components.

6. Gas Cook Top

6.1. The gas cook top is functional.

7. Gas Oven

7.1. The oven was not tested due to the occupant's belongings inside, which represent a potential fire hazard.

8. Exhaust Fan or Down Draft

8.1. The kitchen exhaust and light were both functional.

Unit 8 Bathroom A

1. Toilet

1.1. At the time of the inspection, the toilet was in operational condition. No visible leaks were detected. It should be noted that the toilet tank is not tested for connection to the base.

2. Sink Faucet Plumbing

2.1. At the time of the inspection, the sink, faucet and plumbing tested were in operational condition. No visible leaks were detected.

3. Bathroom Ventilation

3.1. At the time of the inspection, the bathroom ventilation, exhaust fans and / or window tested were in operational condition.

3.2. The heating unit in the bathroom was operational when tested.

4. Bathtub

4.1. At the time of the inspection, the bathtub and faucet tested were in operational condition. No visible leaks were detected. The bathtub enclosure was observed to be in generally good condition with signs of normal wear.

5. Shower

5.1. At the time of the inspection, the shower and faucet tested were in operational condition. No visible leaks were detected. The enclosure was observed to be in generally good condition with signs of normal wear.

5.2. The shower doors were difficult to operate. Recommend adjustment for easier operation.

Unit 8 Electrical Components

1. General Comments

1.1. A Federal Pacific Electric "StabLok" service panel is installed at this unit. This panel is a latent fire hazard: its circuit breakers may fail to trip in response to an overcurrent or a short circuit. Failure of a circuit breaker to trip can result in a fire, property damage, or personal injury. A circuit breaker that may not trip does not afford the protection that is intended and required. Simply replacing the circuit breakers is not a reliable repair. The panel should be replaced, and significant expense may be involved. It should be noted that we did not enter, remove, or inspect the service panel.

2. Interior Lighting

2.1. The lights which were accessible and tested were found to be functional.

3. Interior Receptacles

3.1. All of the accessible receptacles (excluding receptacles found to have issues or which are inaccessible) that were tested were found to be in operational condition. The GFCI (ground fault circuit interrupter receptacles) if any, are recommended to be tested every six months.

3.2. The GFI receptacles which were present and tested were functional, unless otherwise noted. Note: All GFCI receptacles and breakers should be tested no less than every six months.

4. Ceiling Fans

4.1. The ceiling fan(s) (except noted otherwise) appeared to operate when tested by the use of normal controls. The inspector cannot determine how the units were installed.

Unit 8 Wall Heater

1. Wall Furnace Observations

1.1. The thermostat for the wall mounted heater is damaged. As a result, the unit was not tested for operation.

Unit 8 Wall A/C

1. Wall Mounted Air Conditioning Observations

1.1. The wall mounted is not operational when tested in "cooling mode".

Unit 10 Interior

1. Entry Door(s)

1.1. The entry door is functional.

2. Interior Doors

2.1. The interior doors were functional with signs of moderate wear and tear common for the age of this structure. Such wear and tear may include, but not limited to discoloration, loose and missing hardware, repairs or patches, loose panels, holes/cracks in doors, difficulty latching and rubbing at the floor or frame.

3. Closet Observations

3.1. Visually, the closets appear to be in generally good condition. There were various closet interiors that were not accessible to inspect due to the occupant's belongings, which blocked the access.

4. Sliding Glass Doors

4.1. The sliding glass doors will need to be adjusted to align, engage the lock, or allow the door to roll more smoothly. This is typical of older metal sliding glass doors. In addition, many older sliding glass doors may not have tempered glass. In the event that the glass is not tempered, upgrading would be a prudent choice. This door was not marked with a label indicating that it is tempered.

4.2. The sliding glass door does not appear to include tempered glass. For safety reasons, many local jurisdictions require the moving portion to be safetyfilmed. However, if children occupy or visit the premises, you may wish to safetyfilm the stationary portion as well.

5. Windows

Type: The windows which were accessible and visible were sliding and are single pane.
Materials: The windows are constructed of aluminum or steel.

5.1. Some windows do not necessarily function smoothly. We suggest typical maintenance so the windows will move easier, whether it be in and out, up and down or side to side.

5.2. Security bars were observed on windows within this residence. These security bars were not accessible to test for proper operation due to the occupant's belongings. Egress is a serious concern and is not to be taken lightly. These windows are suggested to be tested for operation and verified that they are all in fact functional and provide necessary egress in accordance to building code.
R310.4 Bars, grilles, covers and screens. Bars, grilles, covers, screens or similar devices are permitted to be placed over emergency escape and rescue openings, bulkhead enclosures, or window wells that serve such openings, provided the minimum net clear opening size complies with Sections R310.1.1 to R310.1.3, and such devices shall be releasable or removable from the inside without the use of a key, tool, special knowledge or force greater than that which is required for normal operation of the escape and rescue opening. The release mechanism shall be maintained operable at all times. Such bars, grills, grates or any similar devices shall be equipped with an approved exterior release device for use by the fire department only when required by the authority having jurisdiction. Where security bars (burglar bars) are installed on emergency egress and rescue windows or doors, on or after July 1, 2000, such devices shall comply with California Building Standards Code, Part 12, Chapter 123 and other applicable provisions of this code. Also reference CALIFORNIA CODES HEALTH AND SAFETY CODE SECTION 1310013135

security bars need to be functional

6. Window Screens

6.1. Damaged and worn screens were noted.

7. Walls

The general condition of the walls was observed to be in fair condition with signs of what may be considered normal wear, for example: settlement cracking, chips and smudges in the drywall finish.

The interior walls were not completely visible for inspection due to the occupant's belongings blocking full view.

8. Ceiling

8.1. Textured or "popcorn" ceiling material was visible. If the buyer is concerned that the material may contain asbestos, it is recommended to contact a professional contractor familiar with the testing of this material. Detection or testing is beyond the scope of this inspection.

8.2. Evidence of prior repairs / patching was noted at the interior ceiling in the master bedroom.

8.3. Moisture staining was observed on th ceiling in the master bedroom closet, east common bedroom and kitchen at the time of the inspection.

Moisture staining was observed on th ceiling in the master bedroom closet, east common bedroom and kitchen at the time of the inspection.

9. Smoke Detectors

9.1. The smoke detectors (which were installed and tested) were found to be in operational condition when inspected.

10. Carbon Monoxide Detectors

10.1. The carbon monoxide detector was in operational condition when tested. We do not endorse the location of the carbon monoxide detector(s) as the location and height of installation is determined by the manufacturer's specifications.

Unit 10 Kitchen

1. Kitchen General Comments

1.1. The water treatment filter is not within the scope of the inspection and is not tested.

2. Counter Top

Materials: The kitchen counter top is tile.

2.1. The visible areas of the kitchen counters were observed to be in generally good condition.

3. Kitchen Cabinets

3.1. The kitchen cabinets show signs of moderate wear such as loose / missing drawers or doors, faded or loose facing material or cracking. Due to the age of the residence, this may be considered normal wear and tear. Adjustments may be necessary for easy operation of the cabinets and drawers.

4. Kitchen Sink

4.1. The kitchen sink is functional.

4.2. The kitchen sink shows signs of wear and is chipped at the time of the inspection.

5. Kitchen Faucet

5.1. The kitchen sink faucet is functional, unless otherwise stated.

6. Sink Trap and Drain

6.1. The trap and drain at the kitchen sink are functional, no leaking was detected from our vantage. In occupied residences and in some cases, the occupant's belongings may block the full view of the plumbing components.

7. Gas Cook Top

7.1. The gas cook top is functional.

8. Gas Oven

8.1. The oven was functional when tested.

9. Exhaust Fan or Down Draft

9.1. The kitchen exhaust and light were both functional.

9.2. The flue for the exhaust fan above the range needs to be sealed with tape onto the vent flue.

Unit 10 Bathroom A

1. Toilet

1.1. At the time of the inspection, the toilet was in operational condition. No visible leaks were detected. It should be noted that the toilet tank is not tested for connection to the base.

1.2. The toilet was loose at the floor.

2. Sink Faucet Plumbing

2.1. At the time of the inspection, the sink, faucet and plumbing tested were in operational condition. No visible leaks were detected.

3. Bathroom Ventilation

3.1. At the time of the inspection, the bathroom ventilation, exhaust fans and / or window tested were in operational condition.

3.2. The bathroom ventilation fan is recommended to be cleaned for adequate ventilation.

4. Shower

4.1. At the time of the inspection, the shower and faucet tested were in operational condition. No visible leaks were detected. The enclosure was observed to be in generally good condition with signs of normal wear. There are indications visible that the shower pan has been repaired or replaced. The shower pan is not tested for water tightness.

Unit 10 Bathroom B

1. Toilet

1.1. At the time of the inspection, the toilet was in operational condition. No visible leaks were detected. It should be noted that the toilet tank is not tested for connection to the base.

2. Sink Faucet Plumbing

2.1. At the time of the inspection, the sink, faucet and plumbing tested were in operational condition. No visible leaks were detected.

3. Bathroom Ventilation

3.1. At the time of the inspection, the bathroom ventilation, exhaust fans and / or window tested were in operational condition.

4. Bathtub

4.1. At the time of the inspection, the bathtub and faucet tested were in operational condition. No visible leaks were detected. The bathtub enclosure was observed to be in generally good condition with signs of normal wear.

Unit 10 Electrical Components

1. General Comments

1.1. A Federal Pacific Electric "StabLok" service panel is installed at this unit. This panel is a latent fire hazard: its circuit breakers may fail to trip in response to an overcurrent or a short circuit. Failure of a circuit breaker to trip can result in a fire, property damage, or personal injury. A circuit breaker that may not trip does not afford the protection that is intended and required. Simply replacing the circuit breakers is not a reliable repair. The panel should be replaced, and significant expense may be involved. It should be noted that we did not enter, remove, or inspect the service panel.

2. Interior Lighting

2.1. The lights which were accessible and tested were found to be functional (unless otherwise noted).

2.2. A light in the master bathroom did not respond when tested. As a result, the inspector cannot determine if the fixture is operational. In many cases the bulb is usually blown, however, it is recommended that each of the bulbs be replaced and the fixtures be once again checked for proper operation. Note: It is safe to assume that if a light was inoperable, then the switch or switches were also, not verified.

3. Interior Receptacles

3.1. All of the accessible receptacles (excluding receptacles found to have issues or which are inaccessible) that were tested were found to be in operational condition. The GFCI (ground fault circuit interrupter receptacles) if any, are recommended to be tested every six months.

3.2. The GFI receptacles which were present and tested were functional, unless otherwise noted. Note: All GFCI receptacles and breakers should be tested no less than every six months.

4. Ceiling Fans

4.1. The ceiling fan(s) (except noted otherwise) appeared to operate when tested by the use of normal controls. The inspector cannot determine how the units were installed.

Unit 10 Wall Heater

1. Wall Furnace Observations

1.1. The wall heater was not operational when tested by the use of normal controls / thermostat.

Unit 10 Wall A/C

1. Wall Mounted Air Conditioning Observations

1.1. The wall mounted A/C unit was operational when tested but did not operate properly.

Unit 12 Interior

1. Entry Door(s)

1.1. The entry door is functional.

2. Interior Doors

2.1. The interior doors were functional with signs of moderate wear and tear common for the age of this structure. Such wear and tear may include, but not limited to discoloration, loose and missing hardware, repairs or patches, loose panels, holes/cracks in doors, difficulty latching and rubbing at the floor or frame.

3. Closet Observations

3.1. Visually, the closets appear to be in generally good condition. There were various closet interiors that were not accessible to inspect due to the occupant's belongings, which blocked the access.

3.2. There were closet doors in the master bedroom which were off their track.

4. Sliding Glass Doors

4.1. The sliding glass doors are tempered and functional. The sliding screen door for the unit is damaged and worn.

5. Windows

Type: The windows which were accessible and visible were sliding and are single pane.
Materials: The windows are constructed of aluminum or steel.

5.1. Some windows do not necessarily function smoothly. We suggest typical maintenance so the windows will move easier, whether it be in and out, up and down or side to side.

6. Window Screens

6.1. Damaged and worn screens were noted.

7. Walls

The general condition of the walls was observed to be in fair condition with signs of what may be considered normal wear, for example: settlement cracking, chips and smudges in the drywall finish.

The interior walls were not completely visible for inspection due to the occupant's belongings blocking full view.

7.1. Cracks were noted at the interior walls. These cracks suggest that some type of movement within the structure has occurred. It is well beyond our scope as well as our expertise to attempt to draw a definitive conclusion as to the cause of these cracks without additional investigations which may include destructive testing.

7.2. Evidence of prior repairs / patching was observed at the interior walls.

8. Ceiling

8.1. Textured or "popcorn" ceiling material was visible. If the buyer is concerned that the material may contain asbestos, it is recommended to contact a professional contractor familiar with the testing of this material. Detection or testing is beyond the scope of this inspection.

8.2. Cracks were noted at the ceilings. This implies that structural movement, such as settlement, has occurred. The inspection did not find evidence of significant movement requiring immediate major repairs.

9. Floors

Materials: The floor covering material is carpet, tile and vinyl.
The interior floors were not completely visible for inspection due to the occupants belongings, blocking full view.

9.1. The interior flooring appeared to be in generally good condition with signs of typical wear.

9.2. There were cracked floor tile observed at the interior flooring (the common bathroom) at the time of the inspection. We cannot view under the tile and, as a result, we are unable to determine the reason for the cracking (e.g. cracked concrete slab).

9.3. Floor squeaks were heard when walking on the flooring at the time of the inspection.

10. Smoke Detectors

10.1. The smoke detector in the master bedroom was not operational when tested.

11. Carbon Monoxide Detectors

11.1. There were no carbon monoxide detectors present, or installed in accordance to building or manufacturer's standards.

Unit 12 Kitchen

1. Counter Top

Materials: The kitchen counter top is granite.

1.1. The visible areas of the kitchen counters were observed to be in generally good condition.

2. Kitchen Cabinets

2.1. The kitchen cabinets show signs of moderate wear such as loose / missing drawers or doors, faded or loose facing material or cracking. Due to the age of the residence, this may be considered normal wear and tear. Adjustments may be necessary for easy operation of the cabinets and drawers.

3. Kitchen Sink

3.1. The kitchen sink is functional.

4. Kitchen Faucet

4.1. The kitchen sink faucet is functional, unless otherwise stated.

5. Sink Trap and Drain

5.1. The trap and drain at the kitchen sink are functional, no leaking was detected from our vantage. In occupied residences and in some cases, the occupant's belongings may block the full view of the plumbing components.

6. Gas Cook Top

6.1. The gas cook top is functional.

7. Gas Oven

7.1. The oven was functional when tested.

8. Exhaust Fan or Down Draft

8.1. The kitchen exhaust and light were both functional.

Unit 12 Bathroom A

1. Toilet

1.1. At the time of the inspection, the toilet was in operational condition. No visible leaks were detected. It should be noted that the toilet tank is not tested for connection to the base.

1.2. The toilet was loose at the floor.

2. Sink Faucet Plumbing

2.1. At the time of the inspection, the sink, faucet and plumbing tested were in operational condition. No visible leaks were detected.

2.2. The view below the sink was restricted due to the occupant's belongings inspection is limited.

3. Bathroom Ventilation

3.1. At the time of the inspection, the bathroom ventilation, exhaust fans and / or window tested were in operational condition.

3.2. The heating unit in the bathroom was not operational when tested.

4. Bathtub

4.1. At the time of the inspection, the bathtub and faucet tested were in operational condition. No visible leaks were detected. The bathtub enclosure was observed to be in generally good condition with signs of normal wear.

5. Shower

5.1. At the time of the inspection, the shower and faucet tested were in operational condition. No visible leaks were detected. The enclosure was observed to be in generally good condition with signs of normal wear.

Unit 12 Bathroom B

1. Toilet

1.1. At the time of the inspection, the toilet was in operational condition. No visible leaks were detected. It should be noted that the toilet tank is not tested for connection to the base.

2. Sink Faucet Plumbing

2.1. At the time of the inspection, the sink, faucet and plumbing tested were in operational condition. No visible leaks were detected.

3. Bathroom Ventilation

3.1. At the time of the inspection, the bathroom ventilation, exhaust fans and / or window tested were in operational condition.

4. Shower

4.1. At the time of the inspection, the shower and faucet tested were in operational condition. No visible leaks were detected. The enclosure was observed to be in generally good condition with signs of normal wear. Variations in the color of tile were observed, which may indicate that the shower pan was repaired or replaced. The pan was not tested for water tightness.

Unit 12 Electrical Components

1. General Comments

1.1. A Federal Pacific Electric "StabLok" service panel is installed at this unit. This panel is a latent fire hazard: its circuit breakers may fail to trip in response to an overcurrent or a short circuit. Failure of a circuit breaker to trip can result in a fire, property damage, or personal injury. A circuit breaker that may not trip does not afford the protection that is intended and required. Simply replacing the circuit breakers is not a reliable repair. The panel should be replaced, and significant expense may be involved. It should be noted that we did not enter, remove, or inspect the service panel.

2. Interior Lighting

2.1. The lights which were accessible and tested were found to be functional (unless otherwise noted).

3. Interior Switches

3.1. The inspector was unable to determine the function of the light switch in th entry. Switches may energize either a ceiling light fixture, ceiling fan/light combination or a wall receptacle, typically known as "halfhot receptacles", however, we were unable to identify the operation of this specific light switch.

4. Interior Receptacles

4.1. All of the accessible receptacles (excluding receptacles found to have issues or which are inaccessible) that were tested were found to be in operational condition. The GFCI (ground fault circuit interrupter receptacles) if any, are recommended to be tested every six months.

4.2. The GFI receptacles which were present and tested were functional, unless otherwise noted. Note: All GFCI receptacles and breakers should be tested no less than every six months.

5. Ceiling Fans

5.1. The ceiling fan(s) (except noted otherwise) appeared to operate when tested by the use of normal controls. The inspector cannot determine how the units were installed.

Unit 12 Wall Heater

1. Wall Furnace Observations

1.1. The wall furnace was not operational by the use of normal controls. The operation of the thermostat is suspect.

Unit 12 Wall A/C

1. Wall Mounted Air Conditioning Observations

1.1. The wall mounted A/C unit was not tested as the unit was not plugged in at the time of the inspection.

Unit 13 Interior

1. Entry Door(s)

1.1. The entry door is functional.

2. Interior Doors

2.1. The interior doors were functional with signs of moderate wear and tear common for the age of this structure. Such wear and tear may include, but not limited to discoloration, loose and missing hardware, repairs or patches, loose panels, holes/cracks in doors, difficulty latching and rubbing at the floor or frame.

3. Closet Observations

3.1. Visually, the closets appear to be in generally good condition. There were various closet interiors that were not accessible to inspect due to the occupant's belongings, which blocked the access.

4. Windows

Type: The windows which were accessible and visible were sliding and are single pane.
Materials: The windows are constructed of aluminum or steel.

4.1. Some windows do not necessarily function smoothly. We suggest typical maintenance so the windows will move easier, whether it be in and out, up and down or side to side.

4.2. The seal for the window in the master bedroom is damaged.

5. Window Screens

5.1. Damaged and worn screens were noted.

6. Walls

The general condition of the walls was observed to be in fair condition with signs of what may be considered normal wear, for example: settlement cracking, chips and smudges in the drywall finish.

The interior walls were not completely visible for inspection due to the occupant's belongings blocking full view.

6.1. Cracks were noted at the interior walls. These cracks suggest that some type of movement within the structure has occurred. It is well beyond our scope as well as our expertise to attempt to draw a definitive conclusion as to the cause of these cracks without additional investigations which may include destructive testing.

6.2. Evidence of prior repairs / patching was observed at the interior walls. Further investigation may be desirable as to the reason for the patching / repairs.

7. Ceiling

7.1. Cracks were noted at the ceilings. This implies that structural movement, such as settlement, has occurred. The inspection did not find evidence of significant movement requiring immediate major repairs.

7.2. Evidence of prior repairs / patching was noted at the interior ceilings.

8. Floors

Materials: The floor covering material is carpet, wood and vinyl.

8.1. The interior flooring appeared to be in generally good condition with signs of typical wear.

8.2. In our opinion, the interior flooring appears to slope within the interior, observed when walking throughout. The degree of the slope cannot be determined by the inspector during this inspection and would require further specialized testing.

9. Smoke Detectors

9.1. The smoke detector in the hallway was not operational when tested.

10. Carbon Monoxide Detectors

10.1. The carbon monoxide detector was non operational when tested.

Unit 13 Kitchen

1. Counter Top

Materials: The kitchen counter top is granite.

1.1. The visible areas of the kitchen counters were observed to be in generally good condition.

2. Kitchen Cabinets

2.1. The kitchen cabinets show signs of moderate wear such as loose / missing drawers or doors, faded or loose facing material or cracking. Due to the age of the residence, this may be considered normal wear and tear. Adjustments may be necessary for easy operation of the cabinets and drawers.

3. Kitchen Sink

3.1. The kitchen sink is functional.

4. Kitchen Faucet

4.1. The kitchen sink faucet is functional, unless otherwise stated.

5. Sink Trap and Drain

5.1. The trap and drain at the kitchen sink are functional, no leaking was detected from our vantage. In occupied residences and in some cases, the occupant's belongings may block the full view of the plumbing components.

6. Gas Cook Top

6.1. The gas cook top is functional.

7. Gas Oven

7.1. The oven was functional when tested.

Unit 13 Bathroom A

1. Toilet

1.1. At the time of the inspection, the toilet was in operational condition. No visible leaks were detected. It should be noted that the toilet tank is not tested for connection to the base.

2. Sink Faucet Plumbing

2.1. At the time of the inspection, the sink, faucet and plumbing tested were in operational condition. No visible leaks were detected.

2.2. The view below the sink was restricted due to the occupant's belongings inspection is limited.

3. Bathroom Ventilation

3.1. At the time of the inspection, the bathroom ventilation, exhaust fans and / or window tested were in operational condition.

4. Bathtub

4.1. At the time of the inspection, the bathtub and faucet tested were in operational condition. No visible leaks were detected. The bathtub enclosure was observed to be in generally good condition with signs of normal wear.

Unit 13 Electrical Components

1. General Comments

1.1. A Federal Pacific Electric "StabLok" service panel is installed at this unit. This panel is a latent fire hazard: its circuit breakers may fail to trip in response to an overcurrent or a short circuit. Failure of a circuit breaker to trip can result in a fire, property damage, or personal injury. A circuit breaker that may not trip does not afford the protection that is intended and required. Simply replacing the circuit breakers is not a reliable repair. The panel should be replaced, and significant expense may be involved. It should be noted that we did not enter, remove, or inspect the service panel.

2. Interior Lighting

2.1. The lights which were accessible and tested were found to be functional (unless otherwise noted).

3. Interior Receptacles

3.1. All of the accessible receptacles (excluding receptacles found to have issues or which are inaccessible) that were tested were found to be in operational condition. The GFCI (ground fault circuit interrupter receptacles) if any, are recommended to be tested every six months.

3.2. A ground fault circuit interrupter (GFCI) outlet in the bathroom did not respond correctly when tested. This receptacle should be replaced as a safety precautionary measure

Unit 13 Wall Heater

1. Wall Furnace Observations

1.1. The wall mounted thermostat and heater were not accessible to test.

Unit 13 Wall A/C

1. Wall Mounted Air Conditioning Observations

1.1. There was no wall mounted A/C unit visible to test.

Unit 14 Interior

1. Entry Door(s)

1.1. The entry door is functional.

2. Interior Doors

2.1. The interior doors were functional with signs of moderate wear and tear common for the age of this structure. Such wear and tear may include, but not limited to discoloration, loose and missing hardware, repairs or patches, loose panels, holes/cracks in doors, difficulty latching and rubbing at the floor or frame.

2.2. There were interior door(s) which rubbed at the frame. This may be indicative of a door opening which is not square or in need of adjustment.

3. Closet Observations

3.1. Visually, the closets appear to be in generally good condition. There were various closet interiors that were not accessible to inspect due to the occupant's belongings, which blocked the access.

4. Sliding Glass Doors

4.1. The sliding glass doors / unit is damaged but functional.

4.2. The sliding glass doors will need to be adjusted to align, engage the lock, or allow the door to roll more smoothly. This is typical of older metal sliding glass doors. In addition, many older sliding glass doors may not have tempered glass. In the event that the glass is not tempered, upgrading would be a prudent choice. There were no markings to indicate that the glass is tempered.

5. Windows

Type: The windows which were accessible and visible were sliding and are single pane.
Materials: The windows are constructed of aluminum or steel.

5.1. Some windows do not necessarily function smoothly. We suggest typical maintenance so the windows will move easier, whether it be in and out, up and down or side to side. The latch is missing from the window in the master bedroom.

6. Window Screens

6.1. Damaged ans worn screens were noted.

7. Walls

The general condition of the walls was observed to be in fair condition with signs of what may be considered normal wear, for example: settlement cracking, chips and smudges in the drywall finish.

The interior walls were not completely visible for inspection due to the occupant's belongings blocking full view.

8. Ceiling

8.1. Textured or "popcorn" ceiling material was visible. If the buyer is concerned that the material may contain asbestos, it is recommended to contact a professional contractor familiar with the testing of this material. Detection or testing is beyond the scope of this inspection.

8.2. The general condition of the ceilings was observed to be in good condition (unless otherwise noted) with signs of normal wear at the time of the inspection.

8.3. Moisture staining was observed on the master bedroom ceiling at the time of the inspection.

9. Floors

Materials: The floor covering material is carpet and tile.
The interior floors were not completely visible for inspection due to the occupants belongings, blocking full view.

9.1. Interior flooring showed signs of excessive wear and tear, including chips / cracks or loose vinyl, wood or tile, loose, torn, damaged, missing and soiled carpet.

9.2. Floor squeaks were heard when walking on the flooring at the time of the inspection.

10. Smoke Detectors

10.1. The smoke detectors were not tested due to the sleeping occupant at the time of the inspection.

11. Carbon Monoxide Detectors

11.1. There were no carbon monoxide detectors present, or installed in accordance to building or manufacturer's standards.

12. General Observations

12.1. The common bedroom was not accessible as an occupant was sleeping at the time of the inspection.

Unit 14 Kitchen

1. Counter Top

Materials: The kitchen counter top is granite.

1.1. The visible areas of the kitchen counters were observed to be in generally good condition.

2. Kitchen Cabinets

2.1. The kitchen cabinets show signs of moderate wear such as loose / missing drawers or doors, faded or loose facing material or cracking. Due to the age of the residence, this may be considered normal wear and tear. Adjustments may be necessary for easy operation of the cabinets and drawers.

3. Kitchen Sink

3.1. The kitchen sink is functional.

4. Kitchen Faucet

4.1. The kitchen sink faucet is functional.

5. Sink Trap and Drain

5.1. The trap and drain at the kitchen sink are functional, no leaking was detected from our vantage. In occupied residences and in some cases, the occupant's belongings may block the full view of the plumbing components.

6. Gas Cook Top

6.1. The gas cook top is functional.

7. Gas Oven

7.1. The oven was not operational when tested by the use of normal controls.

8. Exhaust Fan or Down Draft

8.1. The kitchen exhaust and light were both functional.

8.2. The flue for the exhaust fan above the range needs to be sealed with tape onto the vent flue.

8.3. The vent cover is missing and suggested to be replaced.

vent cover missing

Unit 14 Bathroom A

1. Toilet

1.1. At the time of the inspection, the toilet was in operational condition. It should be noted that the toilet tank is not tested for connection to the base.

2. Sink Faucet Plumbing

2.1. At the time of the inspection, the sink, faucet and plumbing tested were in operational condition. No visible leaks were detected.

3. Bathroom Ventilation

3.1. At the time of the inspection, the bathroom ventilation, exhaust fans and / or window tested were in operational condition.

4. Bathtub

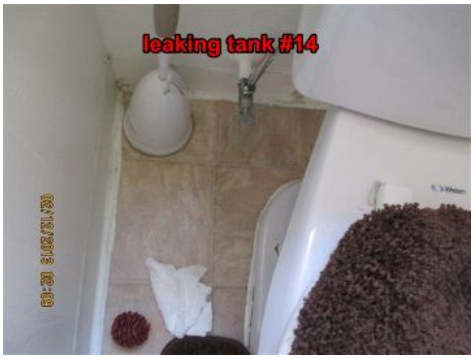
4.1. At the time of the inspection, the bathtub and faucet tested were in operational condition. No visible leaks were detected. The bathtub enclosure wall tile is cracked / damaged. Excessive caulking is visible in this area.

Unit 14 Bathroom B

1. Toilet

1.1. At the time of the inspection, the toilet was in operational condition. It should be noted that the toilet tank is not tested for connection to the base.

1.2. The toilet was loose and leaking.



leaking toilet tank

2. Sink Faucet Plumbing

2.1. At the time of the inspection, the sink, faucet and plumbing tested were in operational condition. No visible leaks were detected.

3. Bathroom Ventilation

3.1. At the time of the inspection, the bathroom ventilation, exhaust fans and / or window tested were in operational condition.

3.2. The heating unit in the bathroom was operational when tested.

4. Shower

4.1. At the time of the inspection, the shower and faucet tested were in operational condition. No visible leaks were detected. The enclosure was observed to be in generally good condition with signs of normal wear. The pan was not tested for water tightness.

Unit 14 Electrical Components

1. General Comments

1.1. A Federal Pacific Electric "StabLok" service panel is installed at this unit. This panel is a latent fire hazard: its circuit breakers may fail to trip in response to an overcurrent or a short circuit. Failure of a circuit breaker to trip can result in a fire, property damage, or personal injury. A circuit breaker that may not trip does not afford the protection that is intended and required. Simply replacing the circuit breakers is not a reliable repair. The panel should be replaced, and significant expense may be involved. It should be noted that we did not enter, remove, or inspect the service panel.

2. Interior Lighting

2.1. The lights which were accessible and tested were found to be functional (unless otherwise noted).

2.2. A light was observed too close the sink in the master bathroom. Moving the outlet is suggested for safety.

3. Interior Receptacles

3.1. All of the accessible receptacles (excluding receptacles found to have issues or which are inaccessible) that were tested were found to be in operational condition. The GFCI (ground fault circuit interrupter receptacles) if any, are recommended to be tested every six months.

3.2. The GFI receptacles which were present and tested were functional, unless otherwise noted. Note: All GFCI receptacles and breakers should be tested no less than every six months.

Unit 14 Wall Heater

1. Wall Furnace Observations

1.1. The wall furnace is functional. The wall furnace was only tested by use of the wall mounted thermostat. There were no other tests performed. The heater is located close to combustible materials (the occupant's belongings). These items should be relocated to avoid potential fire hazard.

Unit 14 Wall A/C

1. Wall Mounted Air Conditioning Observations

1.1. The wall mounted A/C unit was blocked and not tested for operation.

wall AC blocked

Unit 15 Interior

1. Entry Door(s)

1.1. The entry door and door frame are damaged but functional.

2. Interior Doors

2.1. The interior doors are in acceptable condition. Other individual conditions may exists in various doors and noted herein.

2.2. The door in the master bedroom is damaged and in need of repair.

3. Closet Observations

3.1. There were various closet interiors that were not accessible to inspect due to the occupant's belongings, which blocked the access.

3.2. The closet doors were damaged and missing hardware in the master bedroom.

3.3. There were closet doors in the common bedroom which were off their track.

4. Sliding Glass Doors

4.1. The sliding glass doors are tempered and functional.

5. Windows

Type: The windows which were accessible and visible were sliding and are single pane.
Materials: The windows are constructed of aluminum or steel.

5.1. Some windows do not necessarily function smoothly. We suggest typical maintenance so the windows will move easier, whether it be in and out, up and down or side to side.

6. Window Screens

6.1. Damaged and worn screens were noted.

7. Walls

The general condition of the walls was observed to be in fair condition with signs of what may be considered normal wear, for example: settlement cracking, chips and smudges in the drywall finish.

The interior walls were not completely visible for inspection due to the occupant's belongings blocking full view.

7.1. Cracks were noted at the interior walls. These cracks suggest that some type of movement within the structure has occurred. It is well beyond our scope as well as our expertise to attempt to draw a definitive conclusion as to the cause of these cracks without additional investigations which may include destructive testing.

7.2. Evidence of prior repairs / patching was observed at the interior walls.

7.3. Staining / discoloration was observed on wall in the master bedroom near the doorway.

8. Ceiling

8.1. Textured or "popcorn" ceiling material was visible. If the buyer is concerned that the material may contain asbestos, it is recommended to contact a professional contractor familiar with the testing of this material. Detection or testing is beyond the scope of this inspection.

8.2. Cracks were noted at the ceilings. This implies that structural movement, such as settlement, has occurred. The inspection did not find evidence of significant movement requiring immediate major repairs.

8.3. Evidence of prior repairs / patching was noted at the interior ceilings.

8.4. Moisture staining was observed on the master bedroom ceiling at the time of the inspection.

9. Floors

Materials: The floor covering material is carpet, wood and vinyl.
9.1. The interior flooring appeared to be in generally good condition with signs of typical wear.

9.2. There was loose carpet observed within the interior flooring. The loose carpet is suggested to be restretched to eliminate a potential tripping hazard.

10. Smoke Detectors

10.1. The smoke detectors (which were installed and tested) were found to be in operational condition when inspected.

11. Carbon Monoxide Detectors

11.1. The carbon monoxide detector was in operational condition when tested. We do not endorse the location of the carbon monoxide detector(s) as the location and height of installation is determined by the manufacturer's specifications.

Unit 15 Kitchen

1. Counter Top

Materials: The kitchen counter top is tile.

1.1. Cracked / chipped / missing tiles were noted at the kitchen counter.

2. Kitchen Cabinets

2.1. The kitchen cabinets will need typical service to work well, such as replacing or adjusting drawer glides, pull latches, hinges, catches, and etcetera mostly due to age and normal wear and tear.

3. Kitchen Sink

3.1. The kitchen sink is functional.

3.2. The kitchen sink shows signs of heavy wear, is chipped and cracked. The sink leaks. Possible mold at the backsplash as evidenced by a musty odor in this area.

3.3. The sink is recommended to be sealed to the counter.

4. Kitchen Faucet

4.1. The kitchen sink faucet is functional.

4.2. The kitchen faucet was leaking at the time of the inspection.

5. Gas Cook Top

5.1. The gas cook top is functional.

6. Gas Oven

6.1. The oven was not operational when tested by the use of normal controls.

7. Exhaust Fan or Down Draft

7.1. The kitchen exhaust and light were both functional.

Unit 15 Bathroom A

1. Toilet

1.1. At the time of the inspection, the toilet was in operational condition. No visible leaks were detected. It should be noted that the toilet tank is not tested for connection to the base.

2. Sink Faucet Plumbing

2.1. At the time of the inspection, the sink, faucet and plumbing tested were in operational condition. No visible leaks were detected.

2.2. The sink appeared to drain slowly when tested.

3. Bathroom Ventilation

3.1. At the time of the inspection, the bathroom ventilation, exhaust fans and / or window tested were in operational condition.

4. Bathtub

4.1. At the time of the inspection, the bathtub and faucet tested were in operational condition. No visible leaks were detected. The bathtub enclosure was observed to be in generally good condition with signs of normal wear.

4.2. The drain stopper was missing.

Unit 15 Bathroom B

1. Toilet

1.1. At the time of the inspection, the toilet was in operational condition. No visible leaks were detected. It should be noted that the toilet tank is not tested for connection to the base.

2. Sink Faucet Plumbing

2.1. At the time of the inspection, the sink, faucet and plumbing tested were in operational condition. No visible leaks were detected.

3. Bathroom Ventilation

3.1. At the time of the inspection, the bathroom ventilation, exhaust fans and / or window tested were in operational condition.

4. Shower

4.1. At the time of the inspection, the shower and faucet tested were in operational condition. The shower pan shows indications that the tiles have been repaired or replaced. The pan is not tested for water tightness.

Unit 15 Electrical Components

1. General Comments

1.1. A Federal Pacific Electric "StabLok" service panel is installed at this unit. This panel is a latent fire hazard: its circuit breakers may fail to trip in response to an overcurrent or a short circuit. Failure of a circuit breaker to trip can result in a fire, property damage, or personal injury. A circuit breaker that may not trip does not afford the protection that is intended and required. Simply replacing the circuit breakers is not a reliable repair. The panel should be replaced, and significant expense may be involved. It should be noted that we did not enter, remove, or inspect the service panel.

2. Interior Lighting

2.1. The lights which were accessible and tested were found to be functional (unless otherwise noted).

2.2. The light globe is missing from the hallway.

2.3. A light in the common bathroom did not respond when tested. As a result, the inspector cannot determine if the fixture is operational. In many cases the bulb is usually blown, however, it is recommended that each of the bulbs be replaced and the fixtures be once again checked for proper operation prior to the close of escrow. Note: It is safe to assume that if a light was inoperable, then the switch or switches were also, not verified. All of which are suggested to be tested and verified prior to the close of this escrow.

3. Interior Switches

3.1. Cover plates for various switches are missing. Replacement is recommended for safety.

4. Interior Receptacles

4.1. All of the accessible receptacles (excluding receptacles found to have issues or which are inaccessible) that were tested were found to be in operational condition. The GFCI (ground fault circuit interrupter receptacles) if any, are recommended to be tested every six months.

4.2. The GFI receptacles which were present and tested were functional, unless otherwise noted. Note: All GFCI receptacles and breakers should be tested no less than every six months.

4.3. There were light switch and / or receptacle cover plates that were damaged or missing. Replacement of the cover plates is suggested to reduce the potential of shock.

4.4. There was tape on a receptacle located in the common bathroom which was therefore, not tested.

5. Ceiling Fans

5.1. The ceiling fan(s) (except noted otherwise) appeared to operate when tested by the use of normal controls. The inspector cannot determine how the units were installed.

5.2. The ceiling fan lights were not operational when tested by the use of the switch provided.

Unit 15 Wall Heater

1. Wall Furnace Observations

1.1. The wall mounted heater in the family room was not operational when tested. The unit is too close to combustible materials (occupant's belongings couch). Removing the combustible items is recommended to prevent a potential fire hazard.

Unit 15 Wall A/C

1. Wall Mounted Air Conditioning Observations

1.1. The wall mounted A/C unit was unplugged at the time of the inspection and not tested for operation.

Unit 19 Interior

1. Entry Door(s)

1.1. The entry door is functional. The door is damaged (hole).

2. Interior Doors

2.1. The interior doors were functional with signs of moderate wear and tear common for the age of this structure. Such wear and tear may include, but not limited to discoloration, loose and missing hardware, repairs or patches, loose panels, holes/cracks in doors, difficulty latching and rubbing at the floor or frame.

3. Closet Observations

3.1. Visually, the closets appear to be in generally good condition. There were various closet interiors that were not accessible to inspect due to the occupant's belongings, which blocked the access.

4. Sliding Glass Doors

4.1. The sliding glass doors will need to be adjusted to align, engage the lock, or allow the door to roll more smoothly. This is typical of older metal sliding glass doors. In addition, many older sliding glass doors may not have tempered glass. In the event that the glass is not tempered, upgrading would be a prudent choice. There were no indications or markings on the glass indicating that it is tempered.

4.2. The sliding glass door does not appear to include tempered glass. For safety reasons, many local jurisdictions require the moving portion to be safetyfilmed. However, if children occupy or visit the premises, you may wish to safetyfilm the stationary portion as well.

5. Windows

Type: The windows which were accessible and visible were sliding and are single pane.
Materials: The windows are constructed of aluminum or steel.

5.1. Some windows do not necessarily function smoothly. We suggest typical maintenance so the windows will move easier, whether it be in and out, up and down or side to side.

5.2. There were multiple interior windows which were not tested due to the occupant's personal belongings, which blocked the access to the windows at the time of the inspection.

6. Window Screens

6.1. Damaged and worn screens were noted.

7. Walls

The general condition of the walls was observed to be in fair condition with signs of what may be considered normal wear, for example: settlement cracking, chips and smudges in the drywall finish.

The interior walls were not completely visible for inspection due to the occupant's belongings blocking full view.

7.1. Cracks were noted at the interior walls. These cracks suggest that some type of movement within the structure has occurred. It is well beyond our scope as well as our expertise to attempt to draw a definitive conclusion as to the cause of these cracks without additional investigations which may include destructive testing.

7.2. Damaged drywall was noted in the north bedroom.

7.3. Moisture damage was observed in the the common bathroom at the time of the inspection.

unusual discoloration in the north bedroom north wall

moisture damaged wall board

8. Ceiling

8.1. Textured or "popcorn" ceiling material was visible. If the buyer is concerned that the material may contain asbestos, it is recommended to contact a professional contractor familiar with the testing of this material. Detection or testing is beyond the scope of this inspection.

8.2. Cracks were noted at the ceilings. This implies that structural movement, such as settlement, has occurred. The inspection did not find evidence of significant movement requiring immediate major repairs.

8.3. Moisture staining was observed on ceiling in the north bedroom, kitchen and living room at the time of the inspection.

8.4. Insect infestation was observed within residence 19. In accordance to 2012 IPMC section 309.1, all structures shall be kept free of insect or rodent infestation.

insect infestation

9. Floors

Materials: The floor covering material is carpet and vinyl.

9.1. Interior flooring showed signs of excessive wear and tear, including chips / cracks or loose vinyl, wood or tile, loose, torn, damaged, missing and soiled carpet.

10. Smoke Detectors

10.1. The smoke detectors (which were installed and tested) were found to be in operational condition when inspected, unless otherwise noted.

11. Carbon Monoxide Detectors

11.1. The carbon monoxide detector was in operational condition when tested. We do not endorse the location of the carbon monoxide detector(s) as the location and height of installation is determined by the manufacturer's specifications.

Unit 19 Kitchen

1. Counter Top

Materials: The kitchen counter top is granite.

1.1. The visible areas of the kitchen counters were observed to be in generally good condition.

2. Kitchen Cabinets

2.1. The visible areas of the kitchen cabinets were observed to be in generally good condition with signs of normal to moderate wear and tear for the age of the structure.

3. Kitchen Sink

3.1. The kitchen sink is functional.

4. Kitchen Faucet

4.1. The kitchen sink faucet is functional, unless otherwise stated.

4.2. The kitchen faucet was leaking at the time of the inspection.

5. Sink Trap and Drain

5.1. The trap and drain at the kitchen sink are functional, no leaking was detected from our vantage. In occupied residences, and in some cases, the occupant's belongings may block the full view of the plumbing components.

6. Gas Cook Top

6.1. The cook top has one or more burners (front right and rear lef) that were not operational when tested.

7. Gas Oven

7.1. The oven was functional when tested.

8. Exhaust Fan or Down Draft

8.1. The light above the range was functional when tested.

8.2. The vent above the range in the kitchen was not operational when tested.

8.3. The flue for the exhaust fan above the range needs to be sealed with tape onto the vent flue.

Unit 19 Bathroom A

1. Toilet

1.1. At the time of the inspection, the toilet was in operational condition. No visible leaks were detected. It should be noted that the toilet tank is not tested for connection to the base.

2. Sink Faucet Plumbing

2.1. At the time of the inspection, the sink, faucet and plumbing tested were in operational condition. No visible leaks were detected.

3. Bathroom Ventilation

3.1. At the time of the inspection, the bathroom ventilation, exhaust fans and / or window tested were in operational condition.

4. Bathtub

4.1. At the time of the inspection, the bathtub and faucet tested were in operational condition. No visible leaks were detected. The bathtub enclosure was observed to be in generally good condition with signs of normal wear.

5. Shower

5.1. At the time of the inspection, the shower and faucet tested were in operational condition.

Unit 19 Electrical Components

1. General Comments

1.1. A Federal Pacific Electric "StabLok" service panel is installed at this unit. This panel is a latent fire hazard: its circuit breakers may fail to trip in response to an overcurrent or a short circuit. Failure of a circuit breaker to trip can result in a fire, property damage, or personal injury. A circuit breaker that may not trip does not afford the protection that is intended and required. Simply replacing the circuit breakers is not a reliable repair. The panel should be replaced, and significant expense may be involved. It should be noted that we did not enter, remove, or inspect the service panel.

2. Interior Lighting

2.1. The lights which were accessible and tested were found to be functional (unless otherwise noted).

2.2. A light in the kitchen did not respond when tested. As a result, the inspector cannot determine if the fixture is operational. In many cases the bulb is usually blown, however, it is recommended that each of the bulbs be replaced and the fixtures be once again checked for proper operation prior to the close of escrow. Note: It is safe to assume that if a light was inoperable, then the switch or switches were also, not verified. All of which are suggested to be tested and verified prior to the close of this escrow.

3. Interior Receptacles

3.1. All of the accessible receptacles (excluding receptacles found to have issues or which are inaccessible) that were tested were found to be in operational condition. The GFCI (ground fault circuit interrupter receptacles) if any, are recommended to be tested every six months.

3.2. A ground fault circuit interrupter (GFCI) outlet in the common bathroom did not respond correctly when tested. This receptacle should be replaced as a safety precautionary measure.

4. Ceiling Fans

4.1. The ceiling fan(s) (except noted otherwise) appeared to operate when tested by the use of normal controls. The inspector cannot determine how the units were installed.

4.2. Ceiling fan in the kitchen wobbled when tested. Added support, or having the fans balanced is suggested for best performance.

Unit 19 Wall Heater

1. Wall Furnace Observations

1.1. The wall mounted heater was not operational when tested by use of normal controls. The vents are blocked.

occupants belongings present a hazard

Unit 19 Wall A/C

1. Wall Mounted Air Conditioning Observations

1.1. The wall mounted A/C unit was operational when tested.

Unit 20 Interior

1. Entry Door(s)

1.1. The entry door is functional.

2. Interior Doors

2.1. The interior doors were functional with signs of moderate wear and tear common for the age of this structure. Such wear and tear may include, but not limited to discoloration, loose and missing hardware, repairs or patches, loose panels, holes/cracks in doors, difficulty latching and rubbing at the floor or frame.

3. Closet Observations

3.1. Visually, the closets appear to be in generally good condition. There were various closet interiors that were not accessible to inspect due to the occupant's belongings, which blocked the access.

4. Sliding Glass Doors

4.1. The sliding glass doors are tempered and functional.

4.2. The screen doors for sliding glass doors is damaged.

5. Windows

Type: The windows which were accessible and visible were sliding and are single pane.
Materials: The windows are constructed of aluminum or steel.

5.1. Some windows do not necessarily function smoothly. We suggest typical maintenance so the windows will move easier, whether it be in and out, up and down or side to side.

6. Window Screens

6.1. Damaged and worn screens were noted.

7. Walls

The general condition of the walls was observed to be in fair condition with signs of what may be considered normal wear, for example: settlement cracking, chips and smudges in the drywall finish.

The interior walls were not completely visible for inspection due to the occupant's belongings blocking full view.

7.1. Cracks were noted at the interior walls. These cracks suggest that some type of movement within the structure has occurred. It is well beyond our scope as well as our expertise to attempt to draw a definitive conclusion as to the cause of these cracks without additional investigations which may include destructive testing.

7.2. Evidence of prior repairs / patching was observed at the interior walls.

8. Ceiling

8.1. Textured or "popcorn" ceiling material was visible. If the buyer is concerned that the material may contain asbestos, it is recommended to contact a professional contractor familiar with the testing of this material. Detection or testing is beyond the scope of this inspection.

8.2. Cracks were noted at the ceilings. This implies that structural movement, such as settlement, has occurred. The inspection did not find evidence of significant movement requiring immediate major repairs.

8.3. Evidence of prior repairs / patching was noted at the interior ceilings.

9. Floors

Materials: The floor covering material is carpet and vinyl.

9.1. The interior flooring showed signs of moderate wear and tear, including but not limited to chips, stained and loose vinyl, wood or tile.

9.2. Loose / missing carpet noted in the common bedroom.

10. Smoke Detectors

10.1. The smoke detector in the master bedroom was not operational when tested.

11. Carbon Monoxide Detectors

11.1. The carbon monoxide detector was in operational condition when tested. We do not endorse the location of the carbon monoxide detector(s) as the location and height of installation is determined by the manufacturer's specifications.

Unit 20 Kitchen

1. Counter Top

Materials: The kitchen counter top is granite.

1.1. The visible areas of the kitchen counters were observed to be in generally good condition.

2. Kitchen Cabinets

2.1. The kitchen cabinets show signs of moderate wear such as loose / missing drawers or doors, faded or loose facing material or cracking. Due to the age of the residence, this may be considered normal wear and tear. Adjustments may be necessary for easy operation of the cabinets and drawers.

3. Kitchen Sink

3.1. The kitchen sink is functional.

4. Kitchen Faucet

4.1. The kitchen sink faucet is functional.

5. Sink Trap and Drain

5.1. The trap and drain at the kitchen sink are functional, no leaking was detected from our vantage. In occupied residences and in some cases, the occupant's belongings may block the full view of the plumbing components.

5.2. The view below the sink was restricted due to the occupant's personal belongings blocking view. As a result, the plumbing connections, pipes, etcetera were not completely accessible to inspect.

6. Gas Cook Top

6.1. The gas cook top is functional.

7. Gas Oven

7.1. The oven was functional when tested.

8. Exhaust Fan or Down Draft

8.1. The kitchen exhaust and light were both functional.

Unit 20 Bathroom A

1. Toilet

1.1. At the time of the inspection, the toilet was in operational condition. No visible leaks were detected. It should be noted that the toilet tank is not tested for connection to the base.

1.2. The toilet was loose at the floor.

2. Sink Faucet Plumbing

2.1. At the time of the inspection, the sink, faucet and plumbing tested were in operational condition. No visible leaks were detected.

2.2. The view below the sink was restricted due to the occupant's belongings inspection is limited.

3. Bathroom Ventilation

3.1. At the time of the inspection, the bathroom ventilation, exhaust fans and / or window tested were in operational condition.

4. Bathtub

4.1. At the time of the inspection, the bathtub and faucet tested were in operational condition. No visible leaks were detected. The bathtub enclosure was observed to be in generally good condition with signs of normal wear.

Unit 20 Bathroom B

1. Toilet

1.1. At the time of the inspection, the toilet was in operational condition. No visible leaks were detected. It should be noted that the toilet tank is not tested for connection to the base.

2. Sink Faucet Plumbing

2.1. At the time of the inspection, the sink, faucet and plumbing tested were in operational condition. No visible leaks were detected. Other specific conditions may also be commented on.

2.2. There is low water volume observed at the sink faucet.

3. Bathroom Ventilation

3.1. At the time of the inspection, the bathroom ventilation, exhaust fans and / or window tested were in operational condition.

4. Shower

4.1. At the time of the inspection, the shower and faucet tested were in operational condition. No visible leaks were detected. The enclosure was observed to be in generally good condition with signs of normal wear. There are indications that the tile in the shower has been repaired or replaced. The pan is not tested for water tightness.

Unit 20 Electrical Components

1. General Comments

1.1. A Federal Pacific Electric "StabLok" service panel is installed at this unit. This panel is a latent fire hazard: its circuit breakers may fail to trip in response to an overcurrent or a short circuit. Failure of a circuit breaker to trip can result in a fire, property damage, or personal injury. A circuit breaker that may not trip does not afford the protection that is intended and required. Simply replacing the circuit breakers is not a reliable repair. The panel should be replaced, and significant expense may be involved. It should be noted that we did not enter, remove, or inspect the service panel.

2. Interior Lighting

2.1. The lights which were accessible and tested were found to be functional.

3. Interior Receptacles

3.1. All of the accessible receptacles (excluding receptacles found to have issues or which are inaccessible) that were tested were found to be in operational condition. The GFCI (ground fault circuit interrupter receptacles) if any, are recommended to be tested every six months.

3.2. The GFI receptacles which were present and tested were functional, unless otherwise noted. Note: All GFCI receptacles and breakers should be tested no less than every six months.

Unit 20 Wall Heater

1. Wall Furnace Observations

1.1. The wall mounted heater was not operational when tested by the use of normal controls / thermostat.

Unit 20 Wall A/C

1. Wall Mounted Air Conditioning Observations

1.1. The wall mounted A/C unit was unplugged at the time of the inspection and not tested for operation.

Unit 23 Interior

1. Entry Door(s)

1.1. The entry door is functional.

2. Interior Doors

2.1. The interior doors were functional with signs of moderate wear and tear common for the age of this structure. Such wear and tear may include, but not limited to discoloration, loose and missing hardware, repairs or patches, loose panels, holes/cracks in doors, difficulty latching and rubbing at the floor or frame.

3. Closet Observations

3.1. The interior closet doors are damaged in both bedrooms.

3.2. There were closet doors in the bedrooms were off their track.

4. Sliding Glass Doors

4.1. The sliding glass doors are tempered and functional.

4.2. The screen door for sliding glass doors was damaged and off the track.

5. Windows

Type: The windows which were accessible and visible were sliding and are single pane.
Materials: The windows are constructed of aluminum or steel.

5.1. Some windows do not necessarily function smoothly. We suggest typical maintenance so the windows will move easier, whether it be in and out, up and down or side to side.

5.2. There were multiple interior windows which were not tested due to the occupant's personal belongings, which blocked the access to the windows at the time of the inspection.

6. Window Screens

6.1. The screens were missing from the windows.

7. Walls

The general condition of the walls was observed to be in fair condition with signs of what may be considered normal wear, for example: settlement cracking, chips and smudges in the drywall finish.

7.1. Cracks were noted at the interior walls. These cracks suggest that some type of movement within the structure has occurred. It is well beyond our scope as well as our expertise to attempt to draw a definitive conclusion as to the cause of these cracks without additional investigations which may include destructive testing.

7.2. Evidence of prior repairs / patching was observed at the interior walls. Further investigation may be desirable as to the reason for the patching / repairs.

7.3. The heating unit in the common bedroom was in contact with the wood bed frame. This is a potential fire hazard.

8. Ceiling

8.1. Textured or "popcorn" ceiling material was visible. If the buyer is concerned that the material may contain asbestos, it is recommended to contact a professional contractor familiar with the testing of this material. Detection or testing is beyond the scope of this inspection.

8.2. Areas of the ceiling had the acoustic removed.

8.3. Cracks were noted at the ceilings. This implies that structural movement, such as settlement, has occurred. The inspection did not find evidence of significant movement requiring immediate major repairs.

8.4. Evidence of prior repairs / patching was noted at the interior ceilings.

9. Floors

Materials: The floor covering material is carpet, tile and vinyl.

The interior floors were not completely visible for inspection due to the occupant's belongings, blocking full view. A careful inspection is recommended prior to the close of escrow.

9.1. The interior flooring showed signs of moderate wear and tear, including but not limited to chips, stained and loose vinyl, wood or tile. Loose, torn damaged missing, soiled carpet.

9.2. There were cracked floor tile observed at the interior flooring in the common west bathroom at the time of the inspection. We cannot view under the tile and, as a result, we are unable to determine the reason for the cracking (e.g. cracked concrete slab).

10. Smoke Detectors

10.1. The smoke detectors (which were installed and tested) were found to be in operational condition when inspected, unless otherwise noted.

10.2. The smoke detector in common southwest bedroom was defective, replacement is suggested.

11. Carbon Monoxide Detectors

11.1. The carbon monoxide detector was in operational condition when tested. We do not endorse the location of the carbon monoxide detector(s) as the location and height of installation is determined by the manufacturer's specifications.

Unit 23 Kitchen

1. Counter Top

Materials: The kitchen counter top is granite.

1.1. The visible areas of the kitchen counters were observed to be in generally good condition.

2. Kitchen Cabinets

2.1. The kitchen cabinets show signs of moderate wear such as loose / missing drawers or doors, faded or loose facing material or cracking. Due to the age of the residence, this may be considered normal wear and tear. Adjustments may be necessary for easy operation of the cabinets and drawers.

3. Kitchen Sink

3.1. The kitchen sink is functional.

4. Kitchen Faucet

4.1. The kitchen sink faucet is functional, unless otherwise stated.

5. Sink Trap and Drain

5.1. The trap and drain at the kitchen sink are functional, no leaking was detected from our vantage. In occupied residences and in some cases, the occupant's belongings may block the full view of the plumbing components.

6. Gas Cook Top

6.1. The gas cook top is functional.

7. Gas Oven

7.1. The oven was functional when tested.

8. Exhaust Fan or Down Draft

8.1. The kitchen exhaust and light were both functional.

Unit 23 Bathroom A

1. Toilet

1.1. At the time of the inspection, the toilet was in operational condition. No visible leaks were detected. It should be noted that the toilet tank is not tested for connection to the base.

2. Sink Faucet Plumbing

2.1. At the time of the inspection, the sink, faucet and plumbing tested were in operational condition. No visible leaks were detected.

3. Bathroom Ventilation

3.1. At the time of the inspection, the bathroom ventilation, exhaust fans and / or window tested were in operational condition.

3.2. The heating unit in the bathroom was not operational when tested.

4. Bathtub

4.1. At the time of the inspection, the bathtub and faucet tested were in operational condition. No visible leaks were detected. The bathtub enclosure was observed to be in generally good condition with signs of normal wear.

Unit 23 Bathroom B

1. Toilet

1.1. At the time of the inspection, the toilet was in operational condition. No visible leaks were detected. It should be noted that the toilet tank is not tested for connection to the base.

2. Sink Faucet Plumbing

2.1. At the time of the inspection, the sink, faucet and plumbing tested were in operational condition. No visible leaks were detected.

2.2. There is low water volume observed at the sink faucet.

3. Bathroom Ventilation

3.1. At the time of the inspection, the bathroom ventilation, exhaust fans and / or window tested were in operational condition.

3.2. The heating unit in the bathroom was not operational when tested.

4. Shower

4.1. At the time of the inspection, the shower and faucet tested were in operational condition. The enclosure was observed to be in generally good condition with signs of normal wear.
There are indications that the tile in the shower has been repaired or replaced. The pan is not tested for water tightness.

Unit 23 Electrical Components

1. General Comments

1.1. A Federal Pacific Electric "StabLok" service panel is installed at this unit. This panel is a latent fire hazard: its circuit breakers may fail to trip in response to an overcurrent or a short circuit. Failure of a circuit breaker to trip can result in a fire, property damage, or personal injury. A circuit breaker that may not trip does not afford the protection that is intended and required. Simply replacing the circuit breakers is not a reliable repair. The panel should be replaced, and significant expense may be involved. It should be noted that we did not enter, remove, or inspect the service panel.

2. Interior Lighting

2.1. The lights which were accessible and tested were found to be functional.

3. Interior Receptacles

3.1. All of the accessible receptacles (excluding receptacles found to have issues or which are inaccessible) that were tested were found to be in operational condition. The GFCI (ground fault circuit interrupter receptacles) if any, are recommended to be tested every six months.

3.2. The GFI receptacles which were present and tested were functional, unless otherwise noted.
Note: All GFCI receptacles and breakers should be tested no less than every six months.

Unit 23 Wall Heater

1. Wall Furnace Observations

1.1. The wall mounted heater was not operational when tested using normal controls / thermostat.

1.2. The thermador unit in the north common bedroom is not operational.

Unit 23 Wall A/C

1. Wall Mounted Air Conditioning Observations

1.1. The wall mounted A/C unit was not operational when tested by the use of normal controls.

Unit 25 Interior

1. Entry Door(s)

1.1. The entry door is functional.

2. Interior Doors

2.1. The interior doors were functional with signs of moderate wear and tear common for the age of this structure. Such wear and tear may include, but not limited to discoloration, loose and missing hardware, repairs or patches, loose panels, holes/cracks in doors, difficulty latching and rubbing at the floor or frame.

3. Closet Observations

3.1. There were interior closets which were full with the occupant's belongings at the time of the inspection. The walls, ceilings and floors were not completely visible as a result the inspection is limited at these areas.

4. Sliding Glass Doors

4.1. The sliding glass door was not functional and the hardware is damaged. Repairs are necessary for proper operation. There were no indications or markings that the glass is tempered.

4.2. The sliding glass door does not appear to include tempered glass. For safety reasons, many local jurisdictions require the moving portion to be safetyfilmed. However, if children occupy or visit the premises, you may wish to safetyfilm the stationary portion as well.

5. Windows

Type: The windows which were accessible and visible were sliding and are single pane.
Materials: The windows are constructed of aluminum or steel.

5.1. Some windows do not necessarily function smoothly. We suggest typical maintenance so the windows will move easier, whether it be in and out, up and down or side to side.

5.2. There were multiple interior windows which were not tested due to the occupant's personal belongings, which blocked the access to the windows at the time of the inspection.

6. Window Screens

6.1. Damaged and worn screens were noted.

7. Walls

The general condition of the walls was observed to be in fair condition with signs of what may be considered normal wear, for example: settlement cracking, chips and smudges in the drywall finish.

The interior walls were not completely visible for inspection due to the occupant's belongings blocking full view.

7.1. Cracks were noted at the interior walls. These cracks suggest that some type of movement within the structure has occurred. It is well beyond our scope as well as our expertise to attempt to draw a definitive conclusion as to the cause of these cracks without additional investigations which may include destructive testing.

7.2. A hole was observed in the wall under the kitchen sink.
7.3. Evidence of prior repairs / patching was observed at the interior walls. Further investigation may be desirable as to the reason for the patching / repairs.

8. Ceiling

8.1. Textured or "popcorn" ceiling material was visible. If the buyer is concerned that the material may contain asbestos, it is recommended to contact a professional contractor familiar with the testing of this material. Detection or testing is beyond the scope of this inspection.

8.2. Cracks were noted at the ceilings. This implies that structural movement, such as settlement, has occurred. The inspection did not find evidence of significant movement requiring immediate major repairs.

9. Floors

Materials: The floor covering material is carpet and vinyl.

9.1. The interior flooring appeared to be in generally good condition with signs of typical wear.

9.2. In our opinion, the interior flooring appears to slope within the interior, observed when walking throughout. The degree of the slope cannot be determined by the inspector during this inspection and would require further specialized testing.

10. Smoke Detectors

10.1. The smoke detectors (which were installed and tested) were found to be in operational condition when inspected.

11. Carbon Monoxide Detectors

11.1. The carbon monoxide detector was in operational condition when tested. We do not endorse the location of the carbon monoxide detector(s) as the location and height of installation is determined by the manufacturer's specifications.

Unit 25 Kitchen

1. Counter Top

Materials: The kitchen counter top is granite.

1.1. The visible areas of the kitchen counters were observed to be in generally good condition.

2. Kitchen Cabinets

2.1. The visible areas of the kitchen cabinets were observed to be in generally good condition with signs of normal to moderate wear and tear for the age of the structure.

3. Kitchen Sink

3.1. The kitchen sink is functional.

4. Kitchen Faucet

4.1. The kitchen sink faucet is functional, unless otherwise stated.

5. Sink Trap and Drain

5.1. The trap and drain at the kitchen sink are functional, no leaking was detected from our vantage. In occupied residences and in some cases, the occupant's belongings may block the full view of the plumbing components.

6. Gas Cook Top

6.1. The gas cook top is functional.

7. Gas Oven

7.1. The oven was functional when tested.

8. Exhaust Fan or Down Draft

8.1. The kitchen exhaust and light were both functional.

Unit 25 Bathroom A

1. Toilet

1.1. At the time of the inspection, the toilet was in operational condition. No visible leaks were detected. It should be noted that the toilet tank is not tested for connection to the base.

2. Sink Faucet Plumbing

2.1. At the time of the inspection, the sink, faucet and plumbing tested were in operational condition. No visible leaks were detected.

3. Bathroom Ventilation

3.1. At the time of the inspection, the bathroom ventilation, exhaust fans and / or window tested were in operational condition.

3.2. The heating unit the bathroom was operational when tested.

4. Bathtub

4.1. At the time of the inspection, the bathtub and faucet tested were in operational condition. No visible leaks were detected. The bathtub enclosure was observed to be in generally good condition with signs of normal wear.

4.2. The spout for the bathtub is missing.

5. Shower

5.1. At the time of the inspection, the shower and faucet tested were in operational condition. No visible leaks were detected. The enclosure was observed to be in generally good condition with signs of normal wear.

Unit 25 Bathroom B

1. Toilet

1.1. At the time of the inspection, the toilet was in operational condition. No visible leaks were detected. It should be noted that the toilet tank is not tested for connection to the base.

2. Sink Faucet Plumbing

2.1. At the time of the inspection, the sink, faucet and plumbing tested were in operational condition. No visible leaks were detected.

3. Bathroom Ventilation

3.1. At the time of the inspection, the bathroom ventilation, exhaust fans and / or window tested were in operational condition.

4. Shower

4.1. At the time of the inspection, the shower and faucet tested were in operational condition. The enclosure appears suspect or has been repaired / altered.

shower pan appears to be suspect

Unit 25 Electrical Components

1. General Comments

1.1. A Federal Pacific Electric "StabLok" service panel is installed at this unit. This panel is a latent fire hazard: its circuit breakers may fail to trip in response to an overcurrent or a short circuit. Failure of a circuit breaker to trip can result in a fire, property damage, or personal injury. A circuit breaker that may not trip does not afford the protection that is intended and required. Simply replacing the circuit breakers is not a reliable repair. The panel should be replaced, and significant expense may be involved. It should be noted that we did not enter, remove, or inspect the service panel.

2. Interior Lighting

2.1. The lights which were accessible and tested were found to be functional (unless otherwise noted).

2.2. The light globe is missing from the kitchen.

3. Interior Receptacles

3.1. All of the accessible receptacles (excluding receptacles found to have issues or which are inaccessible) that were tested were found to be in operational condition. The GFCI (ground fault circuit interrupter receptacles) if any, are recommended to be tested every six months.

3.2. A ground fault circuit interrupter (GFCI) outlet in the common bathroom did not respond correctly when tested. This receptacle should be replaced as a safety precautionary measure.

Unit 25 Wall Heater

1. Wall Furnace Observations

1.1. The wall mounted heater was not operational when tested with the use of normal controls / thermostat.

Unit 25 Wall A/C

1. Wall Mounted Air Conditioning Observations

1.1. The wall mounted A/C unit was not operational when tested with the use of normal controls.

Environmental

Most homes built after 1978, are generally assumed to be free of asbestos and many other common environmental contaminants. However, as a courtesy to our clients, we are including some well documented, and therefore public, information about several environmental contaminants that could be of concern to you and your family, all of which we do not have the expertise or the authority to evaluate, such as asbestos, radon, methane, formaldehyde, termites and other wooddestroying organisms, pests and rodents, molds, microbes, bacterial organisms, and electromagnetic radiation, to name some of the more commonplace ones. Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, health and safety, and environmental hygiene are deeply personal responsibilities, and you should make sure that you are familiar with any contaminant that could affect your home environment. You can learn more about contaminants that can affect you home from a booklet published by The environmental Protection Agency, which you can read online at www.epa.gov/iaq/pubs/insidest.htm.

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Mold is one such contaminant. It is a microorganism that has tiny seeds, or spores, that are spread on the air then land and feed on organic matter. It has been in existence throughout human history, and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigens that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat, but they should be removed. However, some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxigenic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with unvented bathroom exhaust fans, and return air compartments that draw outside air, all of which are areas that we inspect very conscientiously. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly those areas that we identified. Naturally, it is equally important to maintain clean airsupply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some moldlike substances may be visually identified, the specific identification of molds can only be determined by specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," by visiting their web site at: http://www.epa.gov/iaq/molds/moldguide.html/, from which it can be downloaded.

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Asbestos is a notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by the Greek and Romans in the first century, and

it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or whiteasbestos group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer, and is therefore a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or nonfriable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, we are not specialists and, regardless of the condition of any real or suspected asbestos containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

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Radon is a gas that results from the natural decay of radioactive materials within the soil, and is purported to be the second leading cause of lung cancer in the United States. The gas is able to enter homes through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and be dispersed into the atmosphere. However, it cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis, which is completely beyond the scope of our service. However, you can learn more about radon and other environmental contaminants and their affects on health, by contacting the Environmental Protection Agency (EPA), at www. epa.gov/radon/images/hmbuygud.pdf, and it would be prudent for you to enquire about any high radon readings that might be prevalent in the general area surrounding your home.

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Lead poses an equally serious health threat. In the 1920's, it was commonly found in many plumbing systems. In fact, the word "plumbing" is derived from the Latin word "plumbum," which means lead. When in use as a component of a waste system, it is not an immediate health threat, but as a component of potable water pipes it is a definite healthhazard. Although rarely found in modern use, lead could be present in any home build as recently as the nineteen forties. For instance, lead was an active ingredient in many household paints, which can be released in the process of sanding, and even be ingested by small children and animals chewing on painted surfaces. Fortunately, the lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments, but testing for it is not cheap. There are other environmental contaminants, some of which we have already mentioned, and others that may be relatively benign. However, we are not environmental hygienists, and as we stated earlier we disclaim any responsibility for testing or establishing the presence of any environmental contaminant, and recommend that you schedule whatever specialist inspections that may deem prudent within the contingency period. If this residence, or portions of it were constructed prior to 1978, in which case, there may be lead based paint on painted surfaces such as wall and ceilings. We do not test for the presence of lead based paint during our inspection, and specifically disclaim it in our preinspection agreement. On April 22, 2008, EPA issued a rule requiring the use of leadsafe work practices aimed at preventing lead poisoning in children. On April 22, 2010, the rule became effective and firms performing renovation, repair and painting projects that disturb lead based paint in homes built before 1978 must be certified. Individual renovators must be trained by an EPAaccredited training provider, and the firms and renovators must follow specific work practices to prevent lead contamination. Violators of this law may be subject to fines up to $37,500 per day. Leadbased paint affects more than one million children today. Adverse health effects include learning disabilities, behavioral problems, and speech delays. If not done in a leadsafe manner, renovations and repair activities that disturb leadbased paint can expose children, as well as adults, to harmful levels of lead dust. More information about lead poisoning, and how this law may affect you as a home owner can be found at http://www.epa.gov/lead

Conclusion

Inasmuch as we never know who will be occupying or visiting a property, whether it be children or the elderly, we ask you to consider following these general safety recommendations: install smoke and carbon monoxide detectors; identifying all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems by at least adding groundfault outlets; never service any electrical equipment without first disconnecting its power source; safetyfilm all nontempered glass; ensure that every elevated window and the railings of stairs, landings, balconies, and decks are childsafe, meaning that barriers are in place or that the distance between the rails is not wider than three inches; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a safety device, particularly if they are the heavy wooden type; remove any doublecylinder deadbolts from exterior doors; and consider installing childsafe locks or alarms on the exterior doors of all pool or spa properties.

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We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. Also because we are not specialists or because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a property owner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and pool components and systems will fail without warning. For these reasons, you should take into consideration the age of the structure and pool and its components and keep a comprehensive insurance policy current. Certain insurance policies may only cover insignificant costs, such as that of rooter service, and the representatives of some insurance companies may deny coverage on the grounds that a given condition was preexisting or not covered because of a code violation or manufacturer's defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need.

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Thank you for taking the time to read this report, and call us at 186699MAZZA or email marc@mazzainspections.com if you have any questions or observations whatsoever. We are always attempting to improve the quality of our service and our report, and we will continue to adhere to the highest standards of the industry and to treat everyone with kindness, courtesy, and respect.

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