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Property Inspection Report
By Chris Temple

Report Number: 000000-A
Property Address: SAMPLE REPORT – 10 Unit Apartment Building
Client: Owners
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Report Introduction

Inspection Information:

Report Number: 000000-A
Property Address: SAMPLE REPORT – 10 Unit Apartment Building
Client: Owners
Building Description: 10 Unit Apartment Building
Approximate Age: 50 Years (Inspector estimate)
Front of the Building Generally Faces: North
Inspection Date & Time: SAMPLE
Attendance: Inspector Only
State of Occupancy: Occupied
Weather Conditions: Partly Cloudy, 60 – 80 degrees
Inspector: Chris Temple

Reading Your Inspection Report:
It is important that you read this inspection report completely. This report not only contains conditions found by the inspector, but also provides a context for which the inspection was performed. The context of the inspection is important to understand because there are limits to what the inspector can inspect and determine.

We recommend that you promptly call Chris Temple / Temple Building Inspection with any questions or concerns regarding the inspection or the written report. The written report shall be the final and exclusive findings of the Inspector.

Recommendations:
We recommend that all Corrections, Repairs, Further Evaluations, and Improvements or Upgrades be performed by a licensed contractor or other appropriately qualified specialist.

We recommend that all conditions noted in this report be evaluated, corrected and/or repaired to the satisfaction of the client(s) promptly and prior to the close of the real estate transaction (if a transaction applies). This Inspector / Inspection Company cannot be held liable if our recommendations are not followed in a timely manner. We strongly suggest that cost estimates for repairs be obtained in writing. We recommend that client(s) obtain copies of receipts, work orders, and warranty information for work performed on the property.

Serviceable means that the component or system appears to be capable of performing its intended function and/or task. It does not imply that the component or system was in perfect or like-new condition or that it would meet every individual's interpretation of an acceptable state.

Building Permits, Age and Square Footage: We recommend clients check with the Building Department for verification of all necessary permits and final inspections, and to verify the age and square footage of the building(s).
Health & Safety Summary

The following are health and safety concerns. Recommend all evaluations and repairs / corrections be performed as needed by a licensed contractor or other appropriately qualified specialist.

**Kitchens:** Anti-tip braces were installed at the gas ranges in the apartments but were not functional.

**Laundry:** The clothes dryer is not connected to the clothes dryer vent pipe. This is a potential carbon monoxide hazard.

**Water Heater:**

- The water heater is not braced tight to the wall. Spacers or blocking are needed between the unit and the wall.

  - The seismic straps installed on the water heater may not be adequate to brace the 100 gallon water heater. Recommend a further evaluation be performed by a licensed plumbing contractor.

  - Minimal ventilation was noted in the laundry room to provide combustion-air to the water heater and makeup air for the clothes dryer. This is a potential carbon monoxide hazard.

  - The water heater TPR (Temperature Pressure Relief) drain pipe is too short and does not extend to the outside of the building.

**Electrical:**

- Abandoned overhead electrical service wires and exposed wire terminations were noted at the electrical mast on the roof.

- The main electrical panels were not opened by the Inspector. Due to faulty wiring conditions noted in apartment electrical subpanels and the age of the building and electrical equipment, an evaluation of the main electrical panels by a licensed electrician/electrical contractor is advised.

- Multiple wires are improperly connected to single circuit breaker terminals in the apartment electrical panels in Units 1 and 9. This condition is likely present in other apartment electrical subpanels. Recommend a further evaluation of all of the electrical subpanels be performed by a licensed electrical contractor.

- The individual circuits in the apartment electrical subpanels are not legibly labeled in Units: 1, 5, and 10.

- A tripped circuit breaker was noted in the apartment electrical subpanel in Unit 2. Cause undetermined.

- An Unused hole or opening was noted in the front of the apartment electrical subpanel in Unit 4. (Missing knockout/cover-plate)

- The apartment electrical subpanel is improperly painted in Unit 5.

- A damaged circuit breaker was noted in the apartment electrical subpanel in Unit 7.

- Missing dead-front cover screws were noted in the apartment electrical subpanel in Unit 9.

- Evidence of over-heating was noted at a feeder conductor in the apartment electrical subpanel in Unit 9.
**Electrical Continued:**

- Multiple wires are improperly connected to single circuit breaker terminals in the laundry room electrical subpanel.
- Improper long and pointed screws were noted securing the dead-front cover in the laundry room electrical subpanel.
- Unusual and exposed wire terminations and wiring boxes were noted in the laundry room above the door.

The receptacle outlets at the kitchen counters in Unit 2 did not operate at the time of the inspection. A tripped circuit breaker was noted in the apartment electrical subpanel. The cause of the tripped circuit breaker was not determined. Recommend a further evaluation be performed by a licensed electrical contractor.

There is a receptacle outlet improperly located on the wall directly above the kitchen range in Unit 3.

The receptacle outlets in the carport do not have proper weather-covers. The receptacle outlet at the east side of the carport does not have a cover-plate.

The flush-can light fixtures at the bathroom ceilings appear to be too close to or are directly above the shower stalls and are not proper water-resistive fixtures.

A damaged light fixture was noted at the backside exterior wall of the apartment building.

**Smoke and Carbon Monoxide Alarms:**

- Missing/uninstalled combination smoke and carbon monoxide alarms were noted in Units: 2 (living area and bedroom), 3 (living area) and 4 (living area and bedroom).
- The combination smoke and carbon monoxide alarms did not respond when tested in Units 6 (bedroom) and 9 (bedroom).

**Site/Grounds:**

- Uneven edges were noted at the downstairs concrete walk area. These are potential trip hazards.
- Lifted and displaced pavers were noted in the walk at the east side of the building. These are potential trip hazards.
- Damaged stair treads were noted at the stairways. These are potential trip hazards.
Defect / Malfunction Summary

The following are defective / functional concerns. Recommend all evaluations and repairs / corrections be performed as needed by a licensed contractor or other appropriately qualified specialist.

**Soil Grade and Drainage:** Poor drainage was noted in the asphalt parking lot area at the front of the carport. The asphalt slopes and drains toward the interior of the carport.

**Apartment Roof:** Water ponding was noted at several places on the apartment roof. This is an acceptable condition with some membrane roof installations. Recommend a further evaluation be performed by a licensed roofing contractor.

The membrane flashings at several of the vent pipe penetrations on the roof are excessively concaved and may be subject to premature deterioration and leakage. Recommend a further evaluation be performed by a licensed roofing contractor.

Damaged gutter downspouts were noted at the backside corners of the building.

**Carport Roof:** The roof lacks adequate slope for drainage in places. Evidence of water ponding was noted.

Areas of excessive deterioration of the rolled composition roofing material were noted. Typical wear and deterioration of the rolled composition roofing material was noted overall.

Moisture stains and evidence of roof leakage were noted in the storage enclosure at the southwest corner of the carport.

**Exterior Walls:** The electrical utility enclosure doors are substandard and do not provide an adequate weather seal to protect the interior of the enclosure from moisture intrusion.

Evidence of insect damage was noted at the electrical utility enclosure and enclosure doors at the back side of the building.

Delamination and evidence of moisture damage were noted on the laundry room door.

**Interiors:** Visible fogging/moisture was noted in the dual-paned window glass at Units 1 (living room) and 7 (living room and bedroom). This is evidence of failed dual-pane seals. Note: This condition is not always detectable. Other windows and doors may be affected.

**Kitchens:** The garbage disposal did not operate in Unit 2.

Air leaks were noted at the kitchen range vent hood in Unit 2.

The vent-hood exhaust fans are restricted, or are not properly configured to vent through the exhaust ducts in Units: 3, 4 and 9. (Air is discharging from the front grills of the vent-hoods rather than through the exhaust ducts.)

The vent-hood exhaust fan made unusual noise during operation in Unit 7.

**Laundry:** The laundry room door is poorly installed and rubs on the floor. There was no threshold installed at the laundry door.
PROPERTY INSPECTION REPORT
By Chris

Bathrooms:  The flashings at the bathroom windows are improperly installed and are visible on the inside of the windows in Units 4 and 9.

Cracked and broken tiles were noted on the bathroom wall opposite the toilet in Unit 6.

Low/reduced water flow was noted at the showers in Units 4 and 6.

The toilet is loose at the floor in Unit 7.

The floors in the shower stalls lack adequate slope for drainage in Units: 8, 9 and 10. Minimal slope for drainage was noted at the shower stall floors in the other apartments. Recommend monitoring.

Plumbing:  The handle at the water main shutoff valve was missing/uninstalled.

The water supply piping in the building was largely not visible for inspection. The water piping may be original and may be near or at the end of its serviceable life. Recommend a further evaluation be performed by a licensed plumbing contractor.

The hose faucets do not have anti-siphon valves installed. This could allow contaminated hose water to back-siphon into the building's water supply piping.

The older cast iron and galvanized drain, waste, and vent piping may have a limited life. Recommend a further evaluation of the building drain piping and sewer main from the building to the street be performed by video scope by a licensed plumbing contractor.

Water Heater:  Active leakage was noted at a water shutoff valve at the water heater.

There is a hot water circulating pump installed at the water heater. The hot water circulating pump was disconnected at the time of the inspection.

Heating:  There are small electric heaters in the living areas of the units. No other heating systems were found. Recommend a further evaluation be performed by a licensed warm-air heating, ventilating and air-conditioning contractor.

Carport:  A displaced roof support post and displaced/sagging roof support beams were noted at the front of the carport structure.

Peeling paint, chips, cracks, holes and patches were noted in the stucco at the backside exterior wall of the carport.

Evidence of insect and moisture damage were noted at the carport fascia. Earth-to-wood contact was noted at the carport roof support posts.
Site/Grounds: The drain-grate was missing/uninstalled at the surface drain at the downstairs walk area adjacent to Unit 3. Visible debris/restrictions were noted inside the drain.

The upstairs walkway deck surface appears to lack adequate slope for drainage. Evidence of water ponding was noted.

The balcony deck surface at Unit 10 lacks adequate slope for drainage. Open gaps were noted in the balcony waterproof deck surface at the guardrail support post penetrations at Unit 10. Chips were noted in the balcony deck surface at Unit 10.

Damaged chain link fencing was noted at the west side of the property.
Improvement Summary

The following suggested changes or new installations are considered upgrades or improvements because they were not required or available at the time of construction. We recommend that improvements and upgrades be performed or installed by a licensed contractor or other appropriately qualified specialist.

Interiors: The apartment bedroom windows in Units 1, 2, 4, 5, 6, 7, 9 and 10 do not meet current requirements for emergency escape and rescue. The windows are too small and/or too high above the floor. This is common in relatively older buildings. Improvements are recommended.

The glass in the fixed panel of the balcony sliding glass door does not appear to be safety type at Unit 10. (No apparent rating label) This is common in relatively older buildings. Improvements are recommended.

The older single pane windows in the apartments and the balcony sliding glass door in Unit 10 are older and may have a limited life. Upgrading may be desirable.

Some of the upper story apartment windows have low sills. Recommend installing barricades for child safety.

Water Heater: Recommend installing a catch-pan under the water heater with a drain pipe extending to the outside of the building.

Electrical: The electrical subpanels in the apartments are located in the bedroom closets. This is not to current standards. Recommend improvements for safety.

Recommend replacing the receptacle outlets in the apartments with Tamper-Resistant outlets for child safety.

The receptacle outlets in the carport are not GFCI (Ground Fault Circuit Interrupter) protected. This is common in relatively older buildings. Recommend upgrading.

Site/Grounds: Recommend upgrading the size and spacing of the stair handrails to meet the current safety standard and provide a better graspable surface.

Recommend reducing the size of the spaces at the bottom edges of the stairway guardrails for child safety.
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By Chris

Needed Maintenance Summary

The following are needed maintenance concerns. These conditions can typically be remedied by a knowledgeable building owner, handyman, or specialty tradesperson.

**Carport Roof:** Recommend keeping foliage trimmed off of the roof. The roof was not fully visible for inspection due to foliage at the southeast corner of the carport.

**Exterior Walls:** A chip or dent (car damage) was noted in the stucco at the backside exterior wall adjacent to the southeast corner.

Some of the plumbing access covers on the east and west sides of the building were missing or damaged.

**Interiors:** Some of the window screens are damaged.

A missing/uninstalled screen door was noted at the balcony sliding glass door at Unit 10.

There were no doors installed at the bedroom closets in the building.

Loose hinges were noted at the bedroom door in Unit 9.

**Bathrooms:** Faulty bathroom sink drain stoppers were noted in Units 5 and 9.

The caulking/grout at the base of the toilet is deteriorated in Unit 6.

**Carport:** Some of the plywood on the carport interior walls is delaminated.

Oil stains were noted on the carport floor.

**Site/Grounds:** Recommend trimming the foliage away from the building to help prevent insect and moisture damage and to keep plants and trees from physically damaging the roof and wall coverings.
Soil Grade and Foundation

General Information:

This section of the report describes the general visible condition of the building foundation, substructure, and the surface grade of the soil adjacent to the inspected buildings. This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geotechnical engineer should be consulted. We note that all foundations and slabs experience a certain amount of cracking due to shrinkage during the curing process. A representative number of anchor bolts are spot checked only. Anchor bolts are not visible for inspection in buildings with slab foundations.

Areas of the surface grade, foundation, and substructure that are not accessible or are hidden from view cannot be judged and are not part of this inspection. Underground drainage systems, if present, are not visible and cannot be judged. Foundation moisture barriers are below grade and are not visible for inspection. Floor coverings prevent recognition of cracks or settlement in all but the most severe cases in slab foundations.

The soil grade should allow for ground surface and roof water to drain away from buildings. It is important to monitor the site during and after rains for areas of ponding and poor drainage. Re-grade as needed to maintain proper drainage of ground surface and roof water away from buildings (and toward the street or public drainage inlet if applicable).

Soil Grade and Drainage

<table>
<thead>
<tr>
<th>Soil Grade Description:</th>
<th>Near Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>Visible Condition:</td>
<td>Corrections / Repairs Recommended</td>
</tr>
</tbody>
</table>

Poor drainage was noted in the asphalt parking lot area at the front of the carport. The asphalt slopes and drains toward the interior of the carport.

Recommendation: Further evaluation and repairs/corrections be performed as needed by a licensed contractor.
Retaining Walls

**Retaining Wall Description:** Concrete Block at the Backside of the Property  
**Visible Condition:** Serviceable

**Disclaimer:** Inspection of retaining walls is limited to a visual observation for apparent cracks or displacement. Strength, adequacy and drainage of retaining walls cannot be evaluated in the course of this inspection and would require an evaluation by an engineer to determine. Further evaluation of retaining walls by a qualified engineer is advisable.

Foundation

**Foundation Description:** Concrete Slab  
**Anchor Bolts:** Foundation Anchor Bolts are Concealed and Not Visible for Inspection  
**Visible Condition:** Serviceable

The exterior edge of the perimeter foundation is not visible due to the stucco wall covering.
Roof and Attic

General Information:
This section of the report describes the general visible condition of the inspected building’s roof coverings and accessible attic spaces. Roof materials that are subject to physical damage are not walked on. In these cases the roof is viewed from the ground and/or ladder. Findings stated in this report do not constitute an opinion or warranty as to whether the roof may be subject to future leakage. We do not estimate the life expectancy of roofing materials.

Disclaimer: The only way to determine whether a roof is absolutely watertight is to observe it during a prolonged heavy rainfall. This situation is not present during most inspections. Also note that gutters are not probed for corrosion. Areas of the roof and attic space that are not accessible or are hidden from view cannot be judged and are not part of this inspection.

Apartment Building Roof

Roof Styles and Materials: Flat and Low Slope with Membrane Roofing Material
Hip with Asphalt Composition Shingles

Flashing: Membrane

Accessibility: The roof was walked and was fully accessible for inspection.

Visible Condition: Further Evaluation Recommended

Water ponding was noted at several places on the apartment roof. This is an acceptable condition with some membrane roof installations. Recommend a further evaluation be performed by a licensed roofing contractor.

The membrane flashings at several of the vent pipe penetrations on the roof are excessively concaved and may be subject to premature deterioration and leakage. Recommend a further evaluation be performed by a licensed roofing contractor.

Damaged gutter downspouts were noted at the backside corners of the building.
Carport Roof

**Roof Style and Material:** Flat and Low Slope with Rolled Asphalt Composition

**Flashing:** Metal

**Accessibility:** The roof was walked and was fully accessible for inspection.

**Visible Condition:** Corrections / Repairs Recommended

The roof lacks adequate slope for drainage in places. Evidence of water ponding was noted.

Areas of excessive deterioration of the rolled composition roofing material were noted. Typical wear and deterioration of the rolled composition roofing material was noted overall.

Moisture stains and evidence of roof leakage were noted in the storage enclosure at the southwest corner of the carport.

Recommend keeping foliage trimmed off of the roof. The roof was not fully visible for inspection due to foliage at the southeast corner of the carport.

**Recommendation:** Further evaluation and repairs/corrections be performed as needed by a licensed roofing contractor.
### Attic

<table>
<thead>
<tr>
<th>Description</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Attic Access Location:</td>
<td>N/A</td>
</tr>
<tr>
<td>Roof and Ceiling Construction:</td>
<td>Undetermined</td>
</tr>
<tr>
<td>Insulation:</td>
<td>Undetermined</td>
</tr>
<tr>
<td>Ventilation:</td>
<td>Undetermined</td>
</tr>
<tr>
<td>Accessibility:</td>
<td>N/A</td>
</tr>
<tr>
<td>Visible Condition:</td>
<td>No accessible attic space, not inspected</td>
</tr>
</tbody>
</table>
Exterior Walls

**General Information:**
This section of the report describes the general visible condition of the building’s exterior wall cladding, veneers, roof eaves, and support columns. Normal weathering, deteriorated paint, and cracks, gaps and holes are typically noted as part of routine maintenance. We note that all stucco wall-covering experiences a certain amount of cracking due to shrinkage during the curing process. Areas of the exterior that are not accessible or are hidden from view cannot be judged and are not part of this inspection. Exterior wall moisture barriers and flashings are not visible and cannot be judged.

**Exterior Walls**

<table>
<thead>
<tr>
<th>Wall Construction:</th>
<th>Standard Light Frame Construction</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wall Coverings:</td>
<td>Stucco</td>
</tr>
<tr>
<td>Roof Eaves and Fascia:</td>
<td>N/A</td>
</tr>
<tr>
<td>Visible Condition:</td>
<td>Corrections / Repairs Recommended</td>
</tr>
</tbody>
</table>

The electrical utility enclosure doors are substandard and do not provide an adequate weather seal to protect the interior of the enclosure from moisture intrusion.

**Recommendation:** Further evaluation and repairs/corrections be performed as needed by a licensed general contractor or other appropriately qualified specialist.

Evidence of insect damage was noted at the electrical utility enclosure and enclosure doors at the back side of the building.

Delamination and evidence of moisture damage were noted on the laundry room door.

**Recommendation:** Evidence of moisture, insect/pest, and earth-to-wood contact conditions be evaluated by an appropriately qualified pest control inspector. (Or review the recent pest inspection report if one is available).
Exterior Walls

A chip or dent (car damage) was noted in the stucco at the backside exterior wall adjacent to the southeast corner.

Some of the plumbing access covers on the east and west sides of the building were missing or damaged.

Evidence of the various patches and repairs were noted in the exterior stucco.
General Information:

This section of the report describes the general visible condition of the interior floors, walls, ceilings, doors, and windows. Note that in occupied buildings many areas of the interior are not accessible or visible due to the occupant’s furnishings and belongings. We do not move the occupant’s items during the inspection. The conditions of floors underlying floor coverings are not inspected. Areas that are hidden from view or are not accessible cannot be judged and are not part of this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining odors or like conditions is not part of this inspection.

Interior

<table>
<thead>
<tr>
<th>Flooring</th>
<th>Ceramic/Hard Tile</th>
</tr>
</thead>
<tbody>
<tr>
<td>Walls</td>
<td>Drywall</td>
</tr>
<tr>
<td>Ceilings</td>
<td>Drywall</td>
</tr>
<tr>
<td>Doors</td>
<td>Various Types</td>
</tr>
<tr>
<td>Windows</td>
<td>Aluminum Frame with Single-Pane Glass and Dual-Pane Glass</td>
</tr>
</tbody>
</table>

Visible fogging/moisture was noted in the dual-paned window glass at Units 1 (living room) and 7 (living room and bedroom). This is evidence of failed dual-pane seals. Note: This condition is not always detectable. Other windows and doors may be affected.

The apartment bedroom windows in Units 1, 2, 4, 5, 6, 7, 9 and 10 do not meet current requirements for emergency escape and rescue. The windows are too small and/or too high above the floor. This is common in relatively older buildings. Improvements are recommended.

The glass in the fixed panel of the balcony sliding glass door does not appear to be safety type at Unit 10. (No apparent rating label) This is common in relatively older buildings. Improvements are recommended.

The older single pane windows in the apartments and the balcony sliding glass door in Unit 10 are older and may have a limited life. Upgrading may be desirable.

Some of the upper story apartment windows have low sills. Recommend installing barricades for child safety.

Some of the window screens are damaged.

A missing/uninstalled screen door was noted at the balcony sliding glass door at Unit 10.

**Recommendation:** A further evaluation and repairs / corrections be performed as needed by a licensed glazing contractor.
There were no doors installed at the bedroom closets in the building.

Loose hinges were noted at the bedroom door in Unit 9.

Occupant’s belongings and furnishings prevented a full inspection of the building's interiors. The interior of Unit 6 was largely uninspectable due to heavy storage/occupant’s belongings.

Fresh paint may obscure or conceal wall and ceiling defects.
**Kitchen**

**General Information:**
This section of the report describes the general visible condition of the kitchen counters, cabinetry, plumbing fixtures, and certain kitchen appliances. Kitchen appliances not within the scope of this inspection include, but are not limited to, refrigerators, freezers, drinking water systems, instant hot water devices, portable dishwashers, and built-in countertop blenders. Oven self/continuous cleaning operations, timers, lights and clocks are not tested or evaluated. The functional adequacy of the appliances is not determined in the course of this inspection. Kitchen areas that are hidden from view or are not accessible cannot be judged and are not part of this inspection.

**Counters, Cabinets and Sinks**

**Counters and Cabinets Description:** Solid Surface Countertops and Wood/Laminate Cabinetry  
**Visible Condition:** Serviceable

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**Inspected Kitchen Appliances**

**Appliances:** Garbage Disposal and Gas Range  
**Visible Condition:** Corrections / Repairs Recommended

Anti-tip braces were installed at the gas ranges in the apartments but were not functional.

The garbage disposal did not operate in Unit 2.

Air leaks were noted at the kitchen range vent hood in Unit 2.

The vent-hood exhaust fans are restricted, or are not properly configured to vent through the exhaust ducts in Units: 3, 4 and 9. (Air is discharging from the front grills of the vent-hoods rather than through the exhaust ducts.)

The vent-hood exhaust fan made unusual noise during operation in Unit 7.

**Recommendation:** Further evaluation and repairs/corrections be performed by an appropriately qualified appliance technician.
Laundry

General Information:
This section of the report describes the general visible condition of the clothes washer and dryer hook-ups and laundry sinks. Clothes washers and dryers are not within the scope of this inspection and are not tested or evaluated. Areas that are hidden from view or are not accessible cannot be judged and are not part of this inspection. 220 volt receptacle outlets for clothes dryers are not tested. Water supply valves are prone to leakage and are not operated. Clothes dryer booster fans are not operated. Washer drain pipes are not tested and should be capped or otherwise sealed if not used. The presence of floor overflow drains cannot always be verified and are not tested.

Dryer vent pipes need periodic cleaning, especially in cases where the vent pipe is long and/or installed vertically. Clothes washer hoses should be inspected regularly for evidence of deterioration and leakage.

Laundry

<table>
<thead>
<tr>
<th>Laundry location:</th>
<th>Laundry Room</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clothes Dryer Connections:</td>
<td>Gas</td>
</tr>
<tr>
<td>Visible Condition:</td>
<td>Corrections / Repairs Recommended</td>
</tr>
</tbody>
</table>

The clothes dryer is not connected to the clothes dryer vent pipe. This is a potential carbon monoxide hazard.

The laundry room door is poorly installed and rubs on the floor. There was no threshold installed at the laundry door.

Recommendation: Further evaluation and repairs/corrections be performed as needed by a licensed contractor or other appropriately qualified specialist.
General Information:
This section of the report describes the general visible condition of bathroom counters and cabinetry, plumbing fixtures, bathtubs and showers. Bathtub and shower pans are not filled or tested for leakage. Water shut-off valves for sinks and toilets are prone to leakage and are not operated. Overflow drains are not tested. We note that bathrooms typically require a significant amount of routine maintenance and that it is important to maintain all bathroom caulking and grouting.

Re-caulking is part of routine maintenance at bathroom fixtures. Caulking should be maintained at countertop edges, tub/shower water fixtures, wall and floor edges of tubs, showers and enclosures, and toilet bases.

Bathrooms

Description: Toilet, Sink and Stall Shower
Visible Condition: Corrections / Repairs Recommended

The flashings at the bathroom windows are improperly installed and are visible on the inside of the windows in Units 4 and 9.

Cracked and broken tiles were noted on the bathroom wall opposite the toilet in Unit 6.
Bathrooms

Low/reduced water flow was noted at the showers in Units 4 and 6.

The toilet is loose at the floor in Unit 7.

The floors in the shower stalls lack adequate slope for drainage in Units: 8, 9 and 10. Minimal slope for drainage was noted at the shower stall floors in the other apartments. Recommend monitoring.

**Recommendation:** Further evaluation and repairs/corrections be performed as needed by a licensed contractor or other appropriately qualified specialist.

Faulty bathroom sink drain stoppers were noted in Units 5 and 9.

The caulking/grout at the base of the toilet is deteriorated in Unit 6.
**General Information:**

This section of the report describes the general visible condition of the water supply piping, drain, waste and vent piping, and certain plumbing fixtures. Concealed piping is not visible or accessible and therefore is excluded from this inspection. Pipe descriptions included in this report are based on visible portions of piping. Future drainage performance cannot be predicted. The main water supply valve and the individual fixture shut-off valves are subject to leakage and are not operated.

Components of the plumbing system that are hidden from view or are not accessible cannot be judged and are not part of this inspection. Plumbing components and systems that are not within the scope of this inspection include, but are not limited to, private wells and water tanks, fire sprinkler systems, water filter and softener systems, instant hot water appliances, thermal expansion tanks, public sewer lines, septic systems, and gray water systems. The lead content of plumbing components is not determined.

Testing for water quality and hazardous materials is not within the scope of this inspection. For information concerning water quality an appropriately qualified person should be consulted.

Water pressure regulators and thermal expansion tanks require regular servicing.

### Water Main Shut-Off

- **Main Water Shut-off Location:** Front Northeast Corner of the Building
- **Water Main Size and Type:** 1 ¼" Copper
- **Visible Condition:** Corrections / Repairs Recommended

The handle at the water main shutoff valve was missing/uninstalled.

**Recommendation:** Further evaluation and repairs/corrections be performed as needed by a licensed plumbing contractor.

### Water Supply Piping

- **Type of Pipe:** Copper Pipe and Galvanized Pipe
- **Water Pressure:** 60 PSI, tested at 11:10 AM at the backside hose faucet.
- **Visible Condition:** Further Evaluation Recommended

The water supply piping in the building was largely not visible for inspection. The water piping may be original and may be near or at the end of its serviceable life. Recommend a further evaluation be performed by a licensed plumbing contractor.

The hose faucets do not have anti-siphon valves installed. This could allow contaminated hose water to back-siphon into the building's water supply piping.
Drain, Waste and Vent Piping

**Type of Pipe:** Cast Iron and Galvanized Pipe  
**Visible Condition:** Further Evaluation Recommended

The older cast iron and galvanized drain, waste, and vent piping may have a limited life. Recommend a further evaluation of the building drain piping and sewer main from the building to the street be performed by video scope by a licensed plumbing contractor.
Water Heating

General Information:
This section of the report describes the general visible condition of the water heating equipment. We note that California Law requires that all water heaters be braced, anchored or strapped to resist falling or horizontal displacement due to earthquake forces. We recommend that the temperature setting of the water heater be checked regularly and that it be set at less than 120 degrees.

The remaining useful life of water heaters cannot be predicted. Solar water heating systems are not within the scope of this inspection. Components of the water heating system that are hidden from view or are not accessible cannot be judged and are not part of this inspection.

Water Heater

<table>
<thead>
<tr>
<th>Water Heater Location:</th>
<th>Laundry Room</th>
</tr>
</thead>
<tbody>
<tr>
<td>Size and Fuel Type:</td>
<td>100 Gallon, Natural Gas</td>
</tr>
<tr>
<td>Approximate Age:</td>
<td>8 Years</td>
</tr>
<tr>
<td>Visible Condition:</td>
<td>Corrections / Repairs Recommended</td>
</tr>
</tbody>
</table>

The water heater is not braced tight to the wall. Spacers or blocking are needed between the unit and the wall.

The seismic straps installed on the water heater may not be adequate to brace the 100 gallon water heater. Recommend a further evaluation be performed by a licensed plumbing contractor.

Minimal ventilation was noted in the laundry room to provide combustion-air to the water heater and makeup air for the clothes dryer. This is a potential carbon monoxide hazard.

The water heater TPR (Temperature Pressure Relief) drain pipe is too short and does not extend to the outside of the building.

Active leakage was noted at a water shutoff valve at the water heater.

There is a hot water circulating pump installed at the water heater. The hot water circulating pump was disconnected at the time of the inspection.

Recommend installing a catch-pan under the water heater with a drain pipe extending to the outside of the building.

Recommendation: Further evaluation and repairs/corrections be performed as needed by a licensed contractor or other appropriately qualified specialist.
Heating and Cooling

General Information:

This section of the report describes the general visible condition of the built-in heating and cooling equipment. Manufacturers of heating and cooling equipment recommend in their Installation and Operating Instruction Manual that service inspections of the equipment be performed annually. We recommend that buyers inquire with the property sellers for information concerning the past service history of the heating and cooling equipment. It is also important to note that there have been recent changes to the energy-efficiency standards which may require that the heating/cooling system be upgraded if certain components should need to be replaced.

Equipment is not dismantled in the course of this inspection. It is not possible to fully inspect heat exchangers for cracks or damage. Primary condensate pans for air conditioning systems are not visible for inspection. The inspector cannot light pilots. Heating and cooling components and systems that are not within the scope of this inspection include, but are not limited to, window- and wall-mount units, humidifiers and dehumidifiers, and electronic air filters. Adequacy and efficiency of heating and cooling equipment is not determined. Components of heating and cooling systems that are hidden from view or are not accessible cannot be judged and are not part of this inspection.

Heating / Cooling System

<table>
<thead>
<tr>
<th>Heater Locations:</th>
<th>Apartment Living Areas</th>
</tr>
</thead>
<tbody>
<tr>
<td>Heater Fuel and Type:</td>
<td>Electric Wall Heaters</td>
</tr>
<tr>
<td>Air Conditioner Location:</td>
<td>N/A, No Air Conditioning Installed</td>
</tr>
<tr>
<td>Visible Condition:</td>
<td>Further Evaluation Recommended</td>
</tr>
</tbody>
</table>

There are small electric heaters in the living areas of the units. No other heating systems were found. Recommend a further evaluation be performed by a licensed warm-air heating, ventilating and air-conditioning contractor.

The electric wall heater was blocked by furnishings/belongings and was not accessible for operation in Unit 5. The electric wall heaters were unplugged and were not operated Units: 7, 9, and 10
General Information:

This section of the report describes the general visible condition of the inspected building’s electrical components. Due to the potential shock and fire hazard posed by electrical miswiring and damage, we consider all substandard electrical conditions to be a health and safety concern. We advise against any unqualified or non-licensed person performing electrical repairs or upgrades.

Components of the electrical system that are hidden from view or are not accessible cannot be judged and are not part of this inspection. It is not possible in the course of this inspection to verify the function of the system ground. We do not move occupant’s belongings or replace burned-out or missing lightbulbs. 220 volt receptacle outlets are not tested. Electrical components and systems that are not within the scope of this inspection include, but are not limited to, low voltage wiring (less than typical 120 volt), antennas, security systems, TV cable and satellite, telephone, remote controls, timers, intercoms, and light fixtures operated by motion or light detection.

Electrical Service

<table>
<thead>
<tr>
<th>Service Entrance Wiring:</th>
<th>Underground</th>
</tr>
</thead>
<tbody>
<tr>
<td>Service Voltage and Amperage:</td>
<td>110/220 Volt - 200 Amp Service</td>
</tr>
<tr>
<td></td>
<td>110/220 Volt - 50 Amp at Each Unit</td>
</tr>
<tr>
<td>Grounding:</td>
<td>Present</td>
</tr>
<tr>
<td>Electrical Main Shut-off Location:</td>
<td>Main Service Panel</td>
</tr>
<tr>
<td>Visible Condition:</td>
<td>Corrections / Repairs Recommended</td>
</tr>
</tbody>
</table>

Abandoned overhead electrical service wires and exposed wire terminations were noted at the electrical mast on the roof.

Recommendation: Further evaluation and repairs/corrections be performed as needed by a licensed electrical contractor.
## Main Electrical Service Panel

<table>
<thead>
<tr>
<th>Main Service Panels Location:</th>
<th>Backside of the Building</th>
</tr>
</thead>
<tbody>
<tr>
<td>Type of Over-Current Protection:</td>
<td>Main: Cartridge Fuses</td>
</tr>
<tr>
<td></td>
<td>Apartments: Circuit Breakers</td>
</tr>
<tr>
<td>Visible Condition:</td>
<td>Further Evaluation Recommended</td>
</tr>
</tbody>
</table>

The main electrical panels were not opened by the Inspector. Due to faulty wiring conditions noted in the apartment electrical subpanels and the age of the building and electrical equipment, an evaluation of the main electrical panels by a licensed electrician/electrical contractor is advised.
Apartment Electrical Subpanels

<table>
<thead>
<tr>
<th>Subpanel Location:</th>
<th>Apartment Closets</th>
</tr>
</thead>
<tbody>
<tr>
<td>Type of Over-Current Protection:</td>
<td>Circuit Breakers</td>
</tr>
<tr>
<td>Visible Condition:</td>
<td>Corrections / Repairs Recommended</td>
</tr>
</tbody>
</table>

The electrical subpanels in the apartments are located in the bedroom closets. This is not to current standards. Recommend improvements for safety.

Multiple wires are improperly connected to single circuit breaker terminals in the apartment electrical panels in Units 1 and 9. This condition is likely present in other apartment electrical subpanels. Recommend a further evaluation of all of the electrical subpanels be performed by a licensed electrical contractor.

The individual circuits in the apartment electrical subpanels are not legibly labeled in Units: 1, 5, and 10.

A tripped circuit breaker was noted in the apartment electrical subpanel in Unit 2. Cause undetermined.

An Unused hole or opening was noted in the front of the apartment electrical subpanel in Unit 4. (Missing knockout/cover-plate)

The apartment electrical subpanel is improperly painted in Unit 5.
**Apartment Electrical Subpanels**

A damaged circuit breaker was noted in the apartment electrical subpanel in Unit 7.

Missing dead-front cover screws were noted in the apartment electrical subpanel in Unit 9.

Evidence of over-heating was noted at a feeder conductor in the apartment electrical subpanel in Unit 9.

The dead-front covers on the apartment electrical subpanels were sealed to the walls with paint/caulking or were blocked by shelving and storage and were not opened by the Inspector in Units: 2, 4, 6, 7, 8 and 10

**Recommendation:** Further evaluation and repairs/corrections be performed as needed by a licensed electrical contractor.
Laundry Room Electrical Subpanel

Subpanel Location: Laundry Room
Type of Over-Current Protection: Circuit Breakers
Visible Condition: Corrections / Repairs Recommended

Multiple wires are improperly connected to single circuit breaker terminals in the laundry room electrical subpanel.

Improper long and pointed screws were noted securing the dead-front cover in the laundry room electrical subpanel.

Recommendation: Further evaluation and repairs/corrections be performed as needed by a licensed electrical contractor.
Wiring

**Wiring Type:** Copper Wire in Nonmetallic-sheathed Cable (Romex) and/or Armored Cable (BX)

**Visible Condition:** Corrections / Repairs Recommended

Unusual and exposed wire terminations and wiring boxes were noted in the laundry room above the door.

**Recommendation:** Further evaluation and repairs/corrections be performed as needed by a licensed electrical contractor.

The wiring in the building is not readily accessible for inspection. The inspection was limited.
Receptacle Outlets

Visible Condition:  Corrections / Repairs Recommended

The receptacle outlets at the kitchen counters in Unit 2 did not operate at the time of the inspection. A tripped circuit breaker was noted in the apartment electrical subpanel. The cause of the tripped circuit breaker was not determined. Recommend a further evaluation be performed by a licensed electrical contractor.

There is a receptacle outlet improperly located on the wall directly above the kitchen range in Unit 3.

The receptacle outlets in the carport do not have proper weather-covers. The receptacle outlet at the east side of the carport does not have a cover-plate.

Recommend replacing the receptacle outlets in the apartments with Tamper-Resistant outlets for child safety.

The receptacle outlets in the carport are not GFCI (Ground Fault Circuit Interrupter) protected. This is common in relatively older buildings. Recommend upgrading.

Recommendation: Further evaluation and repairs/corrections be performed as needed by a licensed electrical contractor.

The occupant’s belongings and furnishings prevented inspection of many of the receptacle outlets.
Light Fixtures and Ceiling Fans

**Visible Condition:** Corrections / Repairs Recommended

The flush-can light fixtures at the bathroom ceilings appear to be too close to or are directly above the shower stalls and are not proper water-resistive fixtures.

A damaged light fixture was noted at the backside exterior wall of the apartment building.

A missing light fixture cover was noted at the balcony ceiling at Unit 10.

**Recommendation:** Further evaluation and repairs/corrections be performed as needed by a licensed electrical contractor.

Some light bulbs were missing or did not operate and may have been burned-out at the time of the inspection.
**Fuel System**

**General Information:**
This section of the report describes the general visible condition of the gas fuel piping system. Concealed piping is not visible or accessible and therefore is excluded from this inspection. Pipe descriptions included in this report are based on visible portions of piping. Components of the fuel system that are hidden from view or are not accessible cannot be judged and are not part of this inspection. The inspector cannot light pilot lights or operate shut-off valves in the course of this inspection.

| Fuel Type: | Natural Gas |
| Gas Main Shut-offs Location: | East Side of the Building |
| Fuel Piping: | Steel/Wrought Iron |
| Visible Condition: | Serviceable |
Smoke and Carbon Monoxide Alarms

General Information:
This section of the report describes the general visible condition of the installed smoke and carbon monoxide alarms or lack thereof. Alarms are only tested by means of the test button on the detector. Alarms are not smoke-tested. Recommend retesting all alarms upon moving in. Alarms that are not within reach due to height or occupant's belongings are not tested. Alarm batteries are not checked.

Alarm batteries should be replaced at least twice annually. An intermittently beeping alarm may indicate a low battery.

Smoke and Carbon Monoxide Alarms

Visible Condition: Corrections / Repairs Recommended

Missing/uninstalled combination smoke and carbon monoxide alarms were noted in Units: 2 (living area and bedroom), 3 (living area) and 4 (living area and bedroom).

The combination smoke and carbon monoxide alarms did not respond when tested in Units 6 (bedroom) and 9 (bedroom).
PROPERTY INSPECTION REPORT
By Chris

Parking Structure

General Information:
This section of the report describes the general visible condition of the primary parking structure. Additional garages and/or carports are only inspected at the special request of the client. (An additional fee may apply). Areas of the parking structure’s interior and exterior that are not accessible or are hidden from view cannot be judged and are not part of this inspection.

It is important that overhead garage door safety devices be tested, serviced and adjusted frequently by a qualified person to ensure proper and safe operation.

Parking Structure

<table>
<thead>
<tr>
<th>Description</th>
<th>Detached Carport</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vehicle Doors</td>
<td>N/A</td>
</tr>
<tr>
<td>Visible Condition</td>
<td>Corrections / Repairs Recommended</td>
</tr>
</tbody>
</table>

A displaced roof support post and displaced/sagging roof support beams were noted at the front of the carport structure.

Peeling paint, chips, cracks, holes and patches were noted in the stucco at the backside exterior wall of the carport.

Recommendation: Further evaluation and repairs/corrections be performed as needed by a licensed contractor.
Parking Structure

Evidence of insect and moisture damage were noted at the carport fascia.

Earth-to-wood contact was noted at the carport roof support posts.

**Recommendation:** Evidence of moisture, insect/pest, and earth-to-wood contact conditions be evaluated by an appropriately qualified pest control inspector. (Or review the recent pest inspection report if one is available).

Some of the plywood on the carport interior walls is delaminated.

Oil stains were noted on the carport floor.

Various concrete floor cracks were noted in the carport.

Parked vehicles and storage prevented a full inspection of the carport. The east side exterior wall of the carport was covered with foliage and was not visible for inspection.
PROPERTY INSPECTION REPORT  
By Chris

Site and Grounds

General Information:  
This section of the report describes the general visible condition of the property hardscaping, attached porches, decks and balconies, attached patio covers, and yard fencing. Landscaping is only inspected as to its effects on the inspected building(s). Site area components that are not within the scope of this inspection include, but are not limited to, pools, spas and related equipment, sprinklers and sprinkler systems, sheds, outbuildings, barns, corrals, fencing on acreage, power gate openers, fountains, ponds and barbecue equipment. Areas that are not accessible or are hidden from view cannot be judged and are not part of this inspection.

Site and Grounds

Parking Lot:  Asphalt
Porches, Walks, and Stairs:  Concrete Downstairs Walkway and Porches
                                           Painted Upstairs Walkway and Porch Deck Surface
                                           Paver Walks
                                           Metal and Concrete Stairways with Metal Guardrails
Balcony:  (Unit 10 Only) Painted Waterproof Balcony Deck Surface
Fencing:  Chain Link
Visible Condition:  Corrections / Repairs Recommended

Uneven edges were noted at the downstairs concrete walk area. These are potential trip hazards.

Lifted and displaced pavers were noted in the walk at the east side of the building. These are potential trip hazards.
Site and Grounds

Damaged stair treads were noted at the stairways. These are potential trip hazards.

Recommend upgrading the size and spacing of the stair handrails to meet the current safety standard and provide a better graspable surface.

Recommend reducing the size of the spaces at the bottom edges of the stairway guardrails for child safety.

The drain-grate was missing/uninstalled at the surface drain at the downstairs walk area adjacent to Unit 3. Visible debris/restrictions were noted inside the drain.

The upstairs walkway deck surface appears to lack adequate slope for drainage. Evidence of water ponding was noted.
Site and Grounds

The balcony deck surface at Unit 10 lacks adequate slope for drainage.

Open gaps were noted in the balcony waterproof deck surface at the guardrail support post penetrations at Unit 10.

Chips were noted in the balcony deck surface at Unit 10.

Damaged chain link fencing was noted at the west side of the property.

**Recommendation:** Further evaluation and repairs/corrections be performed as needed by a licensed contractor.

Recommend trimming the foliage away from the building to help prevent insect and moisture damage and to keep plants and trees from physically damaging the roof and wall coverings.

Common concrete pavement cracks were noted. A patch/repair was noted at the concrete walk area adjacent to Unit 3.
General Comments

General Information:

Some relatively older building products may contain asbestos. Recommend a further evaluation by a Certified Asbestos Consultant prior to repairs, modifications, and renovations.

Some relatively older building products may contain lead. Recommend a further evaluation by an appropriately qualified specialist prior to repairs, modifications, and renovations.