



**Exclusive Property Inspection Report Prepared For  
Jonathan & Kristin Mead**

Property Address: 2113 Gates Ave. Redondo Beach CA.

Inspection Date: 3/9/2021

Inspector: Ron Schloderer

Office: 800-995-5948

[onsiteinspection@gmail.com](mailto:onsiteinspection@gmail.com)

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# On-Site Inspection Service Inc.

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## CALIFORNIA REAL ESTATE INSPECTION ASSOCIATION STANDARD RESIDENTIAL INSPECTION AGREEMENT (PLEASE READ CAREFULLY, THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT)

Client Name: Jonathan & Kristin Mead

Inspection Address: 2113 Gates Ave. Redondo Beach CA.

Inspection date: 3/9/2021

Inspection time: 10am

Report #:

**SCOPE OF THE INSPECTION:** A home inspection is a noninvasive, visual survey and basic operation of the accessible systems and components of a home, to identify conditions that have a significant negative effect on the value, desirability, habitability or safety of the building(s) and to identify issues that Client should further investigate prior to the release of any contingencies.

Inspector will prepare and provide Client a written report for the sole use and benefit of Client. Except as otherwise provided herein, the written report shall document any material defects discovered in the building's systems and components which, in the opinion of the Inspector, are safety hazards, are not functioning properly, or appear to be at the ends of their service lives.

The inspection shall be performed in accordance with the Standards of Practice of the California Real Estate Inspection Association (CREIA®), attached hereto and incorporated herein by reference, and is limited to those items specified herein.

**CLIENT'S DUTY:** Client understands and accepts that an inspection and report in accordance with this Agreement is intended to reduce, but cannot eliminate, the uncertainty regarding the condition of the property. Client is responsible to review the permit history and research any legal actions or insurance claims involving the property. Investigating the property, neighborhood and area are also recommended.

Client agrees to read the entire written report when it is received and promptly call Inspector with any questions or concerns regarding the inspection or the written report. The written report shall be the final and exclusive findings of Inspector.

Client acknowledges that Inspector is a generalist and that further investigation of a reported condition by an appropriate specialist may provide additional information which can affect Client's purchase decision. Client agrees to obtain further evaluation of reported conditions before removing any investigation contingency and prior to the close of the transaction.

In the event Client becomes aware of a reportable condition which was not reported by Inspector, Client agrees to promptly notify Inspector and allow Inspector and/or Inspector's designated representative(s) to inspect said condition(s) prior to making any repair, alteration, or replacement. Client agrees that any failure to so notify Inspector and allow inspection is a material breach of this Agreement.

**ENVIRONMENTAL CONDITIONS:** Client agrees what is being contracted for is a building inspection and not an environmental evaluation. The inspection is not intended to detect, identify, or disclose any health or environmental conditions regarding this building or property, including, but not limited to: the presence of asbestos, radon, lead, urea-formaldehyde, *wood destroying organisms*, fungi, molds, mildew, feces, urine, vermin, pests, or any animal or insect, "Chinese drywall", PCBs, or other toxic, reactive, combustible, or corrosive contaminants, materials, or substances in the water, air, soil, or building materials. The Inspector is not liable for injury, health risks, or damage caused or contributed to by these conditions.

**SEVERABILITY:** Should any provision of this Agreement be held by an arbitrator or court of competent jurisdiction to be either invalid or unenforceable, the remaining provisions of this Agreement shall remain in full force and effect, unimpaired by the court's holding.

**MEDIATION:** If a dispute arises out of or relates to this Agreement, or the alleged breach thereof, or any alleged torts, and if the dispute cannot be settled through negotiation, the parties agree to try in good faith to settle the dispute by mediation administered by a mutually agreed upon neutral, third-party mediator and according to the rules and procedures designated by the mediator, before resorting to further litigation.

**ARBITRATION OF DISPUTES:** Any dispute concerning the interpretation or enforcement of this Agreement, the inspection, the inspection report, or any other dispute arising out of this relationship, shall be resolved between the parties by **BINDING ARBITRATION** conducted by Construction Dispute Resolution Services LLC utilizing their Rules and Procedures, which can be viewed on its website. The parties hereto shall be entitled to all discovery rights and legal motions as provided in the California Code of Civil Procedure and serving discovery shall not be deemed a waiver of the right to compel arbitration. The decision of the Arbitrator shall be final and binding and judgment on the Award may be entered in any Court of competent jurisdiction. **The Parties understand and agree that they are waiving their right to a jury trial.**

Initiation of binding arbitration or court action, whether based in tort, contract or equity, must be made no more than one year from the date Client discovers, or through the exercise of reasonable diligence should have discovered, its claim(s) under this Agreement. In no event shall the time for commencement of arbitration or court action, exceed two years from the date of the subject inspection. **THIS TIME PERIOD IS SHORTER THAN OTHERWISE PROVIDED BY LAW.**

**LIMITATION ON LIABILITY:** THE PARTIES UNDERSTAND AND AGREE THAT INSPECTOR'S MAXIMUM CUMULATIVE LIABILITY FOR (A) ACTUAL AND ALLEGED ERRORS OR OMISSIONS IN THE INSPECTION OR THE INSPECTION REPORT, (B) ANY BREACH OF THIS AGREEMENT, AND (C) ALL OTHER LOSSES, CLAIMS, LIABILITIES OR CAUSES OF ACTION, WHETHER SOUNDING IN TORT OR CONTRACT WHICH ARISES FROM OR RELATES TO THIS AGREEMENT, IS LIMITED TO 3 TIMES THE INSPECTION FEE PAID. CLIENT SPECIFICALLY ACKNOWLEDGES THAT INSPECTOR IS NOT AN INSURER, AND IS NOT RESPONSIBLE FOR ANY REPAIRS, WHETHER DISCOVERED OR NOT, THAT MUST BE MADE. CLIENT ASSUMES THE RISK OF ALL LOSSES IN EXCESS OF THIS LIMITATION OF LIABILITY.

**GENERAL PROVISIONS:** The written report is not a substitute for any transferor's or agent's disclosure that may be required by law, or a substitute for Client's independent duty to reasonably evaluate the property prior to the close of the transaction. This inspection Agreement, the real estate inspection, and the written report do not constitute a home warranty, guarantee, or insurance policy of any kind whatsoever.

This Agreement shall be binding upon and inure to the benefit of the parties hereto and their heirs, successors, and assigns.

This Agreement, including the attached CREIA Standards of Practice, constitutes the entire integrated agreement between the parties hereto pertaining to the subject matter hereof and may be modified only by a written agreement signed by all of the parties hereto. No oral agreements, understandings, or representations shall change, modify, or amend any part of this Agreement.

Each party signing this Agreement warrants and represents that he/she has the full capacity and authority to execute this Agreement on behalf of the named party. If this Agreement is executed on behalf of Client by any third party, the person executing this Agreement expressly represents to Inspector that he/she has the full and complete authority to execute this Agreement on Client's behalf and to fully and completely bind Client to all of the terms, conditions, limitations, exceptions, and exclusions of this Agreement.

**Client acknowledges having read and understand all the terms, conditions, and limitations of this Agreement, and voluntarily agree to be bound thereby and to pay the fee listed herein.** I understand that the inspection fee stated is for the initial inspection and report. Client agrees to pay for the inspector's time for any re-inspection or meetings with third parties at the hourly rate of \$100.00 per hour, including travel time. Client also agrees to pay for the inspector's time to participate in any legal or administrative proceeding at the hourly rate of \$250.00 per hour. This includes time for depositions, research, and court or other appearances.

DocuSigned by:  
Jonathan Mead 3/8/2021  
AB299CBCE9444D8...

Ron Schloderer 3-8-2021  
Inspector for Company Date

\_\_\_\_\_  
Client (One signature binds all) Date

Total Fee \$ 1000.00 Paid by: Check # 1005

Payment acknowledged: \_\_\_\_\_

## CALIFORNIA REAL ESTATE INSPECTION ASSOCIATION Residential Standards of Practice

### Part I. Definitions and Scope

These Standards of Practice provide guidelines for a *home inspection* and define certain terms relating to these *inspections*. Italicized words in these Standards are defined in Part IV, Glossary of Terms.

- A. A *home inspection* is a noninvasive visual survey and basic *operation* of the systems and *components* of a home which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the *Inspector*. The purpose of the inspection is to provide the Client with information regarding the general *condition of the building(s)* to assist client in determining what further evaluation, inspection, and repair estimates Client should perform or obtain prior to the release of contingencies.
- B. A *home inspection* report provides written documentation of material defects discovered in the *inspected building's systems and components* which, in the opinion of the Inspector, are *safety hazards*, are not *functioning* properly, or appear to be at the ends of their service lives. The report may include the *Inspector's* recommendations for correction or further evaluation.
- C. All further evaluation, inspection, and repair work needs to be provided by competent and qualified professionals who are licensed and/or certified.
- D. Client should consider all available information when negotiating regarding the Property.
- E. *Inspections* performed in accordance with these Standards of Practice are not *technically exhaustive* and shall apply to the *primary building* and its associated *primary parking structure*.
- F. Cosmetic and aesthetic *conditions* shall not be considered

- 1. Determine size, spacing, location, or adequacy of foundation bolting/bracing *components* or reinforcing *systems*
- 2. Determine the composition or energy rating of insulation materials.

### SECTION 2 - Exterior

- A. Items to be *inspected*:
  - 1. Surface grade directly adjacent to the buildings
  - 2. Doors and windows
  - 3. Attached decks, porches, patios, balconies, stairways and their enclosures, handrails and guardrails
  - 4. Wall cladding and trim
  - 5. Portions of walkways and driveways that are adjacent to the buildings
  - 6. Pool or spa drowning prevention features, for the sole purpose of identifying which, if any, are present.
- B. The *Inspector* is not required to:
  - 1. Inspect door or window screens, shutters, awnings, or security bars
  - 2. Inspect fences or gates or *operate* automated door or gate openers or their safety devices
  - 3. Use a ladder to *inspect systems or components*
  - 4. Determine if ASTM standards are met or any drowning prevention feature of a pool or spa is installed properly or is adequate or effective.
  - 5. Test or *operate* any drowning prevention feature.

### Part II. Standards of Practice

A *home inspection* includes the *readily accessible systems and components* or a *representative number* of multiple similar *components* listed in Sections 1 through 9 subject to the limitations, exceptions, and exclusions in Part III.

#### SECTION 1 - Foundation, Basement, and Under-floor Areas

- A. Items to be *inspected*:
  - 1. Foundation *system*
  - 2. Floor framing *system*
  - 3. Under-floor ventilation
  - 4. Foundation anchoring and cripple wall bracing
  - 5. Wood separation from soil
  - 6. Insulation
- B. The *Inspector* is not required to:

**SECTION 3 - Roof Covering**

- A. Items to be *inspected*:
  1. Covering
  2. Drainage
  3. Flashings
  4. Penetrations
  5. Skylights
- B. The *Inspector* is not required to:
  1. Walk on the roof surface if in the opinion of the *Inspector* there is risk of damage or a *hazard* to the *Inspector*
  2. Warrant or certify that roof *systems*, coverings, or *components* are free from leakage

**SECTION 4 - Attic Areas and Roof Framing**

- A. Items to be *inspected*:
  1. Framing
  2. Ventilation
  3. Insulation
- B. The *Inspector* is not required to:
  1. *Inspect* mechanical attic ventilation *systems* or *components*
  2. *Determine* the composition or energy rating of insulation materials

**SECTION 5 - Plumbing**

- A. Items to be *inspected*:
  1. Water supply piping
  2. Drain, waste, and vent piping
  3. Faucets, toilets, sinks, tubs, showers
  4. Fuel gas piping
  5. Water heaters
- B. The *Inspector* is not required to:
  1. Fill any *fixture* with water, inspect overflow drains or drain-stops, or evaluate backflow devices, waste ejectors, sump pumps, or drain line cleanouts
  2. *Inspect* or evaluate water temperature balancing *devices*, temperature fluctuation, time to obtain hot water, water circulation, or solar heating *systems* or *components*
  3. *Inspect* whirlpool baths, steam showers, or sauna *systems* or *components*
  4. *Inspect* fuel tanks or *determine* if the fuel gas system is free of leaks
  5. *Inspect* wells, private water supply or water treatment *systems*

**SECTION 6 - Electrical**

- A. Items to be *inspected*:
  1. Service equipment
  2. Electrical panels
  3. Circuit wiring
  4. Switches, receptacles, outlets, and lighting fixtures
- B. The *Inspector* is not required to:
  1. *Operate* circuit breakers or circuit interrupters
  2. Remove cover plates
  3. *Inspect* de-icing *systems* or *components*
  4. *Inspect* onsite electrical generation or storage or emergency electrical supply *systems* or *components*

**SECTION 7 - Heating and Cooling**

- A. Items to be *inspected*:
  1. Heating equipment
  2. Central cooling equipment
  3. Energy source and connections
  4. Combustion air and exhaust vent *systems*
  5. Condensate drainage
  6. Conditioned air distribution *systems*
- B. The *Inspector* is not required to:
  1. *Inspect* heat exchangers or electric heating elements
  2. *Inspect* non-central air conditioning units or evaporative coolers

3. *Inspect* radiant, solar, hydronic, or geothermal *systems* or *components*
4. *Determine* volume, uniformity, temperature, airflow, balance, or leakage of any air distribution *system*
5. *Inspect* electronic air filtering or humidity control *systems* or *components*

**SECTION 8 - Building Interior**

- A. Items to be *inspected*:
  1. Walls, ceilings, and floors
  2. Doors and windows
  3. Stairways, handrails, and guardrails
  4. *Permanently installed* cabinets
  5. *Permanently installed* cook-tops, mechanical range vents, ovens, dishwashers, and food waste disposals
  6. Absence of smoke and carbon monoxide alarms
  7. Vehicle doors and openers
- B. The *Inspector* is not required to:
  1. *Inspect* window, door, or floor coverings
  2. *Determine* whether a building is secure from unauthorized entry
  3. *Operate*, test or *determine* the type of smoke or carbon monoxide alarms or test vehicle door safety devices
  4. Use a ladder to *inspect* *systems* or *components*

**SECTION 9 - Fireplaces and Chimneys**

- A. Items to be *inspected*:
  1. Chimney exterior
  2. Spark arrestor
  3. Firebox
  4. Damper
  5. Hearth extension
- B. The *Inspector* is not required to:
  1. *Inspect* chimney interiors
  2. *Inspect* fireplace inserts, seals, or gaskets
  3. *Operate* any fireplace or *determine* if a fireplace can be safely used

**Part III. Limitations, Exceptions, and Exclusions**

- A. The following are *excluded* from a home *inspection*:
  - 1. *Systems or components* of a *building*, or portions thereof, which are not readily accessible, not *permanently installed*, or not inspected due to circumstances beyond the control of the *Inspector* or which the Client has agreed or specified are not to be *inspected*
  - 2. Site improvements or amenities, including, but not limited to; accessory buildings, fences, planters, landscaping, irrigation, swimming pools, spas, ponds, waterfalls, fountains or their components or accessories
  - 3. Auxiliary features of *appliances* beyond the *appliance's* basic *function*
  - 4. *Systems or components*, or portions thereof, which are under ground, under water, or where the *Inspector* must come into contact with water
  - 5. Common areas as defined in California Civil Code section 1351, et seq., and any dwelling unit *systems* or *components* located in common areas
  - 6. *Determining* compliance with manufacturers' installation guidelines or specifications, *building* codes, accessibility standards, conservation or energy standards, regulations, ordinances, easements, setbacks, covenants, or other restrictions
  - 7. Determining adequacy, efficiency, suitability, quality, age, or remaining life of any *building, system, or component*, or marketability or advisability of purchase
  - 8. Structural, architectural, geological, environmental, hydrological, land surveying, or soils-related examinations
  - 9. Acoustical or other nuisance characteristics of any *system* or *component* of a *building*, complex, adjoining property, or neighborhood
  - 10. Wood Destroying Organisms (WDO) including termites or any insect, as well as rot or any fungus, that damage wood. Under California law, only an inspector licensed by the Structural Pest Control Board is qualified or authorized to inspect for any rot or termite activity or damage. You are advised to obtain a current WDO report and must rely on that report for any potential rot or termite activity and recommendations for repair.
  - 11. Risks associated with events or *conditions* of nature including, but not limited to; geological, seismic, wildfire, and flood
  - 12. Water testing any *building, system, or component* or *determine* leakage in shower pans, pools, spas, or any body of water
  - 13. *Determining* the integrity of hermetic seals or reflective coatings at multi-pane glazing
  - 14. Differentiating between original construction or subsequent additions or modifications
  - 15. Reviewing or interpreting information or reports from any third-party, including but not limited to; permits, disclosures, product defects, construction documents, litigation concerning the Property, recalls, or similar notices
  - 16. Specifying repairs/replacement procedures or estimating cost to correct
  - 17. Communication, computer, security, or low-voltage systems and remote, timer, sensor, or similarly controlled *systems* or *components*
  - 18. Fire extinguishing and suppression *systems* and *components* or determining fire resistive qualities of materials or assemblies
  - 19. Elevators, lifts, and dumbwaiters
  - 20. Lighting pilot lights or activating or *operating* any *system, component, or appliance* that is *shut down*, unsafe to *operate*, or does not respond to *normal user controls*
  - 21. *Operating* shutoff valves or shutting down any *system* or *component*

22. Dismantling any *system, structure* or *component* or removing access panels other than those provided for homeowner maintenance

- B. The *Inspector* may, at his or her discretion:
  - 1. *Inspect* any *building, system, component, appliance, or improvement* not included or otherwise excluded by these Standards of Practice. Any such inspection shall comply with all other provisions of these Standards.
  - 2. Include photographs in the written report or take photographs for *Inspector's* reference without inclusion in the written report. Photographs may not be used in lieu of written documentation.

**IV. Glossary of Terms**

\*Note: All definitions apply to derivatives of these terms when italicized in the text.

**Appliance:** An item such as an oven, dishwasher, heater, etc. which performs a specific function

**Building:** The subject of the inspection and its primary parking structure

**Component:** A part of a system, appliance, fixture, or device

**Condition:** Conspicuous state of being

**Determine:** Arrive at an opinion or conclusion pursuant to a real estate inspection

**Device:** A component designed to perform a particular task or function

**Fixture:** A plumbing or electrical component with a fixed position and function

**Function:** The normal and characteristic purpose or action of a system, component, or device

**Home Inspection:** Refer to Part I, 'Definitions and Scope', Paragraph A

**Inspect:** Refer to Part I, 'Definition and Scope', Paragraph A

**Inspector:** One who performs a home inspection

**Normal User Control:** Switch or other device that activates a system or component and is provided for use by an occupant of a building

**Operate:** Cause a system, appliance, fixture, or device to function using normal user controls

**Permanently Installed:** Fixed in place, e.g. screwed, bolted, nailed, or glued

**Primary Building:** A building that an Inspector has agreed to inspect

**Primary Parking structure:** A building for the purpose of vehicle storage associated with the primary building

**Readily Accessible:** Can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may harm persons or property

**Representative Number:** Example, an average of one component per area for multiple similar components such as windows, doors, and electrical outlets

**Safety Hazard:** A condition that could result in significant physical injury

**Shut Down:** Disconnected or turned off in a way so as not to respond to normal user controls

**System:** An assemblage of various components designed to function as a whole

**Technically Exhaustive:** Examination beyond the scope of a home inspection, which may require disassembly, specialized knowledge, special equipment, measuring, calculating, quantifying, testing, exploratory probing, research, or analysis



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## **INTRODUCTION TO THE ON-SITE INSPECTION SERVICE INC. REPORTING SYSTEM**

### **PLEASE READ CAREFULLY**

**The On-Site Inspection Service Inc. Reporting System** lists the structures, systems and components inspected by our company. Structures, systems and components not found in this report are to be considered beyond the scope of this inspection and not inspected. Please read the entire Standard Residential Inspection Agreement and inspection report.

**When "Visually inspected" is noted**, it means that we inspected only the readily accessible portions of the structure, system or component per the Standard Residential Inspection Agreement. Any structure, system or component that is hidden from view is to be considered not inspected. If the building is furnished in any way, there may be areas that are not readily accessible preventing a full visual inspection. Full access and an opportunity for additional inspection may discover reportable conditions. Please call our office to arrange for inspection of the inaccessible areas after full access is provided. Additional fee will apply.

**Material defects** as defined in the Standard Residential Inspection Agreement, will be identified in the report as: Safety concerns, Damage, Defects, Outdated by today's standards.

**This inspection is not technically exhaustive.** The report is a summary of the inspection and is not a repair list. The inspector is a generalist and may make recommendations for corrections and / or further evaluation of reportable material defects. Any recommendation for correction and / or further evaluation should be performed by appropriate specialists who are competent and qualified as further evaluation may identify additional defects. Refer to your purchase agreement regarding any inspection contingencies.

**The inspection is not intended to detect, identify, or disclose any health or environmental conditions** regarding this building or property, including, but not limited to: the presence of asbestos, radon, lead, urea-formaldehyde, fungi, molds, mildew, PCBs, or other toxic, reactive, combustible, or corrosive contaminants, materials, or substances in the water, air, soil, or building materials.

**Re-inspection's of repairs are beyond the scope of this inspection.** Should repairs be necessary, we suggest they be performed by appropriate persons who are competent and qualified, and that work complies with applicable law, including governmental permit, inspection, and approval requirements. Buyer should obtain from seller receipts for repairs performed by others, a written statement indicating the date of repairs performed by seller and provide copies of receipts and statements of seller prior to final verification of condition. Refer to your purchase agreement for information regarding repairs.

**Any photographs** included in this report are for visual aide only and do not depict each and every instance of a noted condition, nor are they meant to increase or diminish the severity of a noted condition.

**This report contains technical information.** If you were not present during this inspection please call our office to arrange for a verbal consultation with your inspector.

**Important notice to third parties:** The inspection report is for the sole benefit and reliance of Client named in the original inspection report and is nontransferable. The report is a summary of the inspection and all consultation between Inspector and Client and is issued subject to the terms, conditions and limitations under which the inspection was performed. The terms, conditions and limitations are a part of this report and are attached hereto and incorporated by reference herein. Inspector assumes no liability for third party interpretation or use of this report. **THIRD PARTIES ARE ENCOURAGED TO OBTAIN A HOME INSPECTION FROM A QUALIFIED INSPECTOR OF THEIR CHOICE.**

## CLIENT & SITE INFORMATION

### INSPECTION INFORMATION:

**1.1 Date of inspection:**

3/9/2021.

**1.2 Time of inspection:**

10am.

**1.3 Weather:**

Cloudy.

**1.4 Approximate outside temperature:**

60-70.

**1.5 Inspector:**

Ron Schloderer  
On-Site Inspection Service Inc.  
18627 Brookhurst St. #290, Fountain Valley CA. 92708  
Ph. 800 / 995-5948  
E-mail: [onsiteinspection@gmail.com](mailto:onsiteinspection@gmail.com)  
Certified Inspector: American Society of Home Inspectors (ASHI).  
Certified CREIA inspector: California Real Estate Inspection Association.

**1.6 People present during inspection:**

Clients, Clients real estate agent, Sewer line inspector, Tenants.

### CLIENT INFORMATION:

**1.7 Client:**

Jonathan & Kristin Mead.

### BUILDING INFORMATION:

**1.8 Property address:**

2113 Gates Ave. Redondo Beach CA.

**1.9 Building type:**

4 unit apartment building.

**1.10 Stories:**

2

**1.11 Approximate year built:**

1948.

**1.12 Property direction:**

For the ease of identifying certain locations on the building(s), we are facing the building from the street. Locations shall be listed as front; rear; right side; left side.

**1.13 Utility status:**



All utilities on.

**1.14 Occupancy status:**

Occupied. Furnished.

**Note:**

- If the building is furnished in any way, there may be areas that are not readily accessible preventing a full visual inspection. Full access and an opportunity for additional inspection may discover reportable conditions. Please call our office to arrange for inspection of the inaccessible areas after full access is provided. Additional fee will apply.

**1.15 Building modifications:****Note:**

- We do not differentiate between original construction and improvements or repairs.
- There is evidence of modifications to a number of the building's systems. Building permits are normally required from the local authority having jurisdiction when a structure and/or its systems is built, enlarged, altered, repaired, improved, removed, or converted. This includes, but is not limited to, adding, moving, modifying or replacing systems and their components related to: foundation / framing / plumbing / electrical / heating / air conditioning / roofing / windows / doors / security bars / stairs / garage door openers / built-in appliances / swimming pools / spas / fireplaces / chimneys / patio covers / attached or detached decks, etc.
- We recommend consulting with the seller to confirm the history of any work done requiring building permits, and that all required permits were procured, inspections were made, and a copy of the permit(s) and final sign-off of the work performed by the local building department be obtained and retained with all other permanent records of purchase. Refer to your purchase agreement, if applicable, for any requirements regarding repairs and permits.
- You can obtain and review zoning regulations, local ordinances and permit records for this property at the local Building and Safety Department. However, when inquiring for permit records, you could be liable to the seller. If work does not comply with current local codes and ordinances the enforcement agency may require removal or correction. If non-permitted work is in compliance with current codes and ordinances, obtaining a permit might be possible. To determine if non-permitted conditions are present, you can obtain further evaluation by a qualified code specialist. A code specialist may advise regarding non-permitted work and local codes.

## GROUNDS

Our visual inspection of the grounds is limited in scope per our inspection agreement and includes only the systems and components listed within the Residential Standards Of Practice - Four Or Fewer Units (under section 2-Exterior).

NOTICE: Client should obtain further evaluation of reported conditions prior to making their final buying decision and before removing any contractual investigation contingency and prior to the close of the transaction as further evaluation of a reported condition may provide additional information which can affect Client's purchase decision. Any recommendation of a reported condition should be performed by appropriate, qualified specialists.

### DRIVEWAY:

#### 2.1 Description:

Visually inspected.  
Surface material: Concrete.

#### 2.2 Surface material:

##### Safety concerns:

- Significant crack damage is visible at multiple locations which is causing the surface to be uneven. The condition poses a trip hazard. We recommend correction using appropriate methods.



#### 2.3 Drainage:

##### Note:

- A sub surface drainage system is installed. Determining the condition of the underground drains and location of the drain terminations is beyond the scope of this inspection, therefore not inspected. We recommend consulting with the seller to confirm the location of drain terminations and any history of drain stoppage.



### SIDEWALKS & WALKWAYS:

#### 2.4 Description:

Visually inspected.  
Surface material: Concrete.

#### 2.5 Surface material:

##### Damage:

- Randomly oriented cracks are visible at various locations. Determining the cause is beyond the scope of this inspection. Monitoring is recommended as future repair may be needed.

**Safety concerns:**

- Uneven surface joints are visible at the left rear walkway transition to the rear patio. The condition poses a trip hazard. We recommend correction using appropriate methods.



**Safety concerns:**

- The surface is cut out at the right side walkway. The condition poses a trip hazard. We recommend correction using appropriate methods.



**Safety concerns:**

- A ramp is installed in place of steps at the right side walkway. The condition poses a trip hazard. We recommend correction using appropriate methods.



## GRADING:

### 2.6 Description:

Visually inspected adjacent to the building only.  
Site type: Flat site.

### 2.7 Site drainage adjacent the building:

**Defects:**

- Insufficient slope for drainage is visible adjacent to the building. Soil should slope away from the building a minimum 1/4" per foot within 6ft. of the building. We recommend correction using appropriate methods.



### 2.8 Soil clearance adjacent the building:

**Defects:**

- A 2" air gap is not provided between the exterior wall and built up planter adjacent the front of the building. Moisture can become trapped between the wall and planter resulting in damage to the building. We recommend correction using appropriate methods. Determining if any damage exists within the walls is beyond the scope of this inspection due to inaccessibility.



## REAR PATIO:

### 2.9 Description:

Visually inspected.  
Surface material: Tile.

### 2.10 General observations / recommendations:

**Note:**

- There is an undetermined pipe protruding from the surface. We recommend inquiring with the seller to confirm what the pipe is used for.



### 2.11 Surface material:

**Safety concerns:**

- Loose tiles are visible at the rear edge of the patio. The condition poses a trip hazard. We recommend correction using appropriate methods.



## DECK:

### 2.12 Description:

Visually inspected.  
Type: Attached balcony.  
Surface material: Concrete.  
Railing material: Wood.

### 2.13 Ventilation:

**Defects:**

- The underside of the balcony decks are enclosed. A means to ventilate and / or drain the enclosed space is absent. Lack of ventilation can cause adverse moisture related conditions within the concealed space. Current construction standards require the enclosed areas to be ventilated both to prevent condensation and to allow any leakage to drain out. Determining the condition of the concealed areas is beyond the scope of this inspection due to inaccessibility. We recommend correction using appropriate methods. We also recommend further evaluation / cost estimate for corrections by a state licensed contractor qualified to perform work on these systems / components.



**2.14 Structural support:**

**Note:**

- The structural support of the cantilever is suspect. Structural engineering is beyond the scope of this inspection. We recommend further evaluation by a qualified state licensed structural engineer to determine if any adverse structural conditions exist.



**2.15 Guards & railings:**

**Outdated by today's standards / Safety concerns:**

- The guard railing system is outdated by today's standards as the height at the landing is lower than 42". Upgrading the guard railing to current construction standards should be considered and is recommended for safety enhancement.



**EXTERIOR STAIRS:**

**2.16 Description:**

Visually inspected.  
Structure type: Metal frame w/ cement steps.  
Railing type: Wrought iron.

**2.17 Railings:**

**Outdated by today's standards / Safety concerns:**

- The guard railing system is outdated by today's standards as the openings between the balusters are too wide (opening width should prevent a 4" sphere from passing through) and the height at the landings is lower than 42". Upgrading the guard railing to current construction standards should be considered and is recommended for safety enhancement.



## FENCES & GATES:

### 2.18 Description:

Visually inspected.  
Fence materials: Wood. Cement block.  
Gate materials: Wood.

#### Note:

- Determining property lines and fence ownership is beyond the scope of this inspection.

### 2.19 Wood fences & gates:

#### Damage:

- Damage is visible to the wood at multiple locations. The damage may possibly be pest related. We recommend further evaluation by a qualified state licensed Structural Pest Control Operator.



#### Damage:

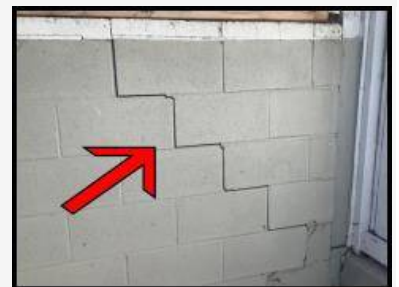
- Loose lattice is visible at the rear fence. We recommend correction using appropriate methods.



### 2.20 Block fences:

#### Damage:

- Stairstep crack damage is visible to the grout at multiple locations. The condition can cause the blocks to loosen. We recommend correction using appropriate methods.



## EXTERIOR WALLS & TRIM

Our visual inspection of the exterior walls and trim is limited to the readily accessible portions of the wall cladding, eave trim, wall trim, window trim only.

The following are beyond the scope of this inspection and excluded from this inspection report:

- Structural engineering / geo-technical engineering.
- Determining the installation and condition of any wall moisture barriers.
- Determining the installation and condition of any wall insulation.
- Determining the condition inside the walls.
- Determining the presence of ANY type of wood destroying organism, hazardous material, mold or fungus.
- Cost estimates, methods & extent of corrections.

NOTICE: Client should obtain further evaluation of reported conditions prior to making their final buying decision and before removing any contractual investigation contingency and prior to the close of the transaction as further evaluation of a reported condition may provide additional information which can affect Client's purchase decision. Any recommendation of a reported condition should be performed by appropriate, qualified specialists.

### EXTERIOR WALLS:

#### 3.1 Description:

Visually inspected.

Wall cladding materials: Stucco. Wood siding. Fiberboard siding.

#### 3.2 Stucco:

##### Note:

- The stucco extends to the grade, therefore proper site drainage adjacent the foundation should be maintained to reduce moisture related damage to the stucco due to capillary action. The building was constructed in an era when weep screed drainage flashings were not installed at the base of the walls to prevent such damage.

##### Damage:

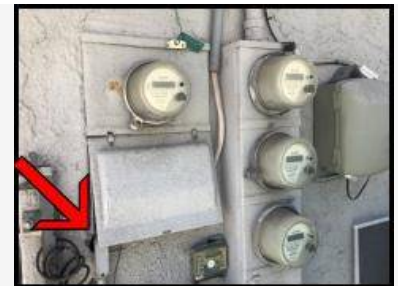
- Randomly oriented cracks are visible at various locations. Determining the cause is beyond the scope of this inspection. Monitoring is recommended as future repair may be needed.

##### Note:

- Patching is visible to the stucco at multiple locations. We recommend consulting with the seller to confirm the reason. Cracks may reappear at a later date.

##### Defects:

- Pipe / conduit / wire penetrations are not sealed to prevent moisture intrusion into the building. We recommend correction using appropriate methods.



#### 3.3 Wood siding:

**Damage:**

- Siding is broken out adjacent the rear garage. The condition is conducive to moisture intrusion and subsequent damage. We recommend correction using appropriate methods.

**Damage:**

- Moisture related damage is visible to the siding at the rear garage. The damage is likely caused by the siding resting on the walkway surface. We recommend correcting the cause of the damage and repairing the wood using appropriate methods. We also recommend further evaluation by a qualified state licensed Structural Pest Control Operator to determine if any wood destroying organism conditions exist.

**3.4 Fiberboard siding:****Damage:**

- Moisture related damage is visible to the siding at the rear laundry structure. The damage is likely caused by the siding resting on the patio surface. We recommend correcting the cause of the damage and repairing the wood using appropriate methods. We also recommend further evaluation by a qualified state licensed Structural Pest Control Operator to determine if any wood destroying organism conditions exist.

**EXTERIOR TRIM:****3.5 Description:**

Visually inspected.  
Trim material: Wood.

**3.6 Trim:****Damage:**

- Damage is visible to the wood at multiple locations. We recommend correction using appropriate methods. We also recommend further evaluation by a qualified state licensed Structural Pest Control Operator to determine if any wood destroying organism conditions exist.

**Defects:**

- Cap flashing is absent on the exposed beam ends that project past the roof line, therefore the wood is subject to moisture related damage. We recommend correction using appropriate methods.





## FIREPLACE(S)

Our visual inspection of the fireplace(s) is limited to the readily accessible portions of the chimney exterior, spark arrester, firebox, damper, hearth extension.

The following are beyond the scope of this inspection and excluded from this inspection report:

- Video scope inspection.
- Smoke testing.
- Seismic damage assessments to the fireplace(s) / chimney(s).
- Determining the thickness and heat transfer rating of the fireplace, hearth extension and chimney material.
- Determining whether any factory built fireplace and chimney are installed to the manufacturers specifications.
- Cost estimates, methods & extent of corrections.

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## FIREPLACE(S):

### 4.1 Description:

**Note:**

- Fireplaces are not provided.

## FOUNDATION

Our visual inspection of the foundation is limited to the readily accessible portions of the foundation system, floor framing system, underfloor ventilation, foundation anchoring and cripple wall bracing, wood separation from soil, insulation.

The following are beyond the scope of this inspection and excluded from this inspection report:

- Structural engineering / geo-technical engineering analysis of the structure.
- Determining the size, spacing and adequacy of foundation bolting / bracing components or reinforcing systems.
- Determining the size, spacing and adequacy of any ventilation system.
- Determining the presence of ANY type of wood destroying organism, hazardous material, mold or fungus or the damage or health risks arising there from.
- Determining the composition and energy rating of insulation materials.
- Determining water proofing of foundation / basement walls and slabs.
- Inspection of any system installed to control or remove suspected hazardous substances.
- Cost estimates, methods & extent of corrections.

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### RAISED FOUNDATION:

#### 5.1 Description:

Visually inspected.  
Footing stem wall material: Concrete.  
Floor framing type: Conventional wood framing.

#### 5.2 Accessibility:

##### Defects:

- There is no visible access opening to the sub area, therefore the foundation was inspected from the vent openings only. Due to the restricted access, there are portions of the system that are not readily accessible for visual inspection. Installation of an appropriate access opening and further evaluation of the foundation system is recommended.

#### 5.3 Anchor bolting:

##### Note:

- The installation of an anchor bolting system is not determined due inaccessibility.

#### 5.4 Insulation:

##### Note:

- Floor insulation is absent. Installation of an appropriate insulation system should be considered to help control thermal loss from the interior living space.

### SLAB FOUNDATION:

#### 5.5 Description:

Visually inspected at the perimeter only.

#### 5.6 General observations / recommendations:

##### Note:

- Due to the floor coverings, the surface of the slab is not readily accessible for a visual inspection, therefore NOT INSPECTED. The condition is NOT determined. Determining the presence of anchor bolting in slab type foundations is beyond the scope of this inspection due to inaccessibility. Removal of the floor coverings and further evaluation of the slab should be considered.



## ROOF & ATTIC

Our visual inspection of the roof system is limited to the readily accessible portions of the Roof covering; Drainage; Flashings; Penetrations; Skylights.

The following are beyond the scope of this inspection and excluded from this inspection report:

- Determining if the roof systems, coverings, components are free from leakage.
- Testing roofs, skylights, flashings and gutters for leaks or drainage.
- Determining the installation or current condition of any underlayment, moisture proof membranes or number of plies (layers) installed.
- Cost estimates, methods & extent of corrections.

NOTICE: Client should obtain further evaluation of reported conditions prior to making their final buying decision and before removing any contractual investigation contingency and prior to the close of the transaction as further evaluation of a reported condition may provide additional information which can affect Client's purchase decision. Any recommendation of a reported condition should be performed by appropriate, qualified specialists.

### ROOF:

#### 6.1 Description:

Visually inspected.  
 Accessed by walking on the roof.  
 Roofing material: Composition shingle.  
 Exposed flashing material: Metal.

#### 6.2 General observations / recommendations:

**Note:**

- Multiple material defects exist including but not limited to the components referenced in the following sub sections. We recommend further evaluation of this system / cost estimate for corrections by a qualified state licensed roofing contractor.

#### 6.3 Shingle roofing:

**Defects:**

- There are at least 3 layers of roofing material which is more than today's construction standards allow. The condition is conducive to roof sag from excessive weight. We recommend correction using appropriate methods. Replacement of the roof material would be needed for correction.

**Defects:**

- A satellite dish mount is bolted through the roof material. The condition is conducive to roof leakage and subsequent damage. We recommend correction using appropriate methods.



**Defects:**

- Fasteners are lifting through shingles at multiple locations. The condition is conducive to moisture intrusion and subsequent damage. We recommend correction using appropriate methods.

**6.4 Flashings:****Defects:**

- The existing flashings were not reinstalled to the last layer of the multi layer roof, therefore do not lap correctly with the top layer of shingles. The condition is conducive to moisture intrusion and subsequent damage. Flashings and underlayment should be reinstalled to prevent moisture intrusion when a new roof material is installed over an existing roof material. We recommend correction using appropriate methods.

**Defects:**

- Step & counter flashing is absent at the rear laundry structure roof to wall interface. The condition is conducive to moisture intrusion and subsequent damage. We recommend correction using appropriate methods.

**Defects:**

- Storm collars are absent where the furnace and water heater vent pipes transition through their flashings. The condition is conducive to moisture intrusion and subsequent damage. We recommend correction using appropriate methods.

**GUTTERS & DOWNSPOUTS:****6.5 Description:****Note:**

- Not provided.

**6.6 General observations / recommendations:****Note:**

- Installation of gutters and downspouts should be considered to help with site drainage and to help protect the exterior wall cladding from moisture related damage.

## ATTIC AREAS & ROOF FRAMING:

### 6.7 Description:

Visually inspected.  
Access location: Front unit bedroom closet.  
Framing type: Conventional wood framing.  
Ventilation type: Gable end wall.

#### Note:

- Due to restricted access, there are portions of the system that are not readily accessible for visual inspection. For the safety of the inspector the attic was viewed from the access only.

### 6.8 Framing:

#### Note:

- Moisture related stains are visible at multiple locations. The condition indicates a history of roof leakage. Determining if active roof leakage exists is beyond the scope of this inspection. Further evaluation by a qualified state licensed roofing contractor is recommended.

### 6.9 Ventilation:

#### Damage:

- Damaged screens are visible at multiple vent openings. The condition is conducive to insect / bird / vermin intrusion into the building. Repair / replacement of any damaged screens with an appropriate screen material is recommended.

### 6.10 Insulation:

#### Note:

- Insulation is absent. Installation of an appropriate insulation system should be considered to help control thermal loss from the interior living space.

## PLUMBING

Our visual inspection of the plumbing system is limited to the readily accessible portions of the water supply piping; Drain, waste, and vent piping; Faucets and fixtures; Fuel gas piping; Water heaters; Functional flow and functional drainage.

The following are beyond the scope of this inspection and excluded from this inspection report:

- Filling any fixture with water to inspect overflow drains or drain stops, or evaluate backflow devices, waste ejectors, sump pumps, or drain line cleanouts.
- Inspection or evaluation of water temperature balancing devices, temperature fluctuation, time to obtain hot water, water circulation, or solar heating systems or components.
- Inspection of whirlpool baths, steam showers, or sauna systems or components.
- Inspection of fuel tanks or determining if the fuel gas system is free of leaks.
- Inspection of wells or water treatment systems.
- Determining the water quality and condition or testing for hazardous substances.
- Determining the condition of any buried piping or piping concealed in walls or floors.
- Testing water supply shut off valves.
- Pipe sizing.
- Inspection of recirculation pumps, water filter or treatment systems, water conditioning systems.
- Cost estimates, methods & extent of corrections.

NOTICE: Client should obtain further evaluation of reported conditions prior to making their final buying decision and before removing any contractual investigation contingency and prior to the close of the transaction as further evaluation of a reported condition may provide additional information which can affect Client's purchase decision. Any recommendation of a reported condition should be performed by appropriate, qualified specialists.

### WATER SUPPLY SYSTEM:

#### 7.1 Description:

Visually inspected.

Meter location: Front parkway vault.

Main shut off valve location: Right side exterior wall (testing is beyond the scope of this inspection).

Main line piping material: Copper where readily accessible. Determining the material type of buried piping is beyond the scope of this inspection.

Branch piping material: Copper and galvanized where readily accessible.

#### 7.2 Pressure regulator:

**Note:**

- A pressure regulator is not installed on the main line. Installation of an appropriate pressure regulator should be considered to prevent any adverse overpressure conditions.

#### 7.3 Functional flow at fixtures:

**Note:**

- The functional flow was tested at the furthest bathroom away from the main supply shut off. There was little flow restriction while using multiple fixtures in the bathroom.

#### 7.4 Main shut off valve:

**Defects:**

- The handle is absent from the main shut off valve. Replacement is recommended.



**7.5 Main line:**

**Defects:**

- Exposed piping subject to damage is visible at the front unit rear patio. We recommend correction using appropriate methods.



**7.6 Branch supply piping:**

**Damage:**

- Midline corrosion caused by pinhole leakage is visible on galvanized piping at the front unit. Replacement of any damaged piping is recommended.



**Damage:**

- Corrosion related damage caused by leakage is visible to multiple angle stop valves which are located below the sinks. We recommend replacing any damaged angle stop valves.



**Defects:**

- Exposed piping at the exterior is not insulated for protection against freezing. We recommend correction using appropriate methods.





**Defects:**

- Exposed piping subject to damage is visible at unit B laundry area. We recommend correction using appropriate methods.

**7.7 Exterior hose faucets:****Safety concerns:**

- Backflow prevention devices are not installed on the hose faucets. The function of a backflow prevention device is to prevent contamination of the potable water system from a cross connection. We recommend correction using appropriate methods.

**DRAIN, WASTE & VENT SYSTEM:****7.8 Description:**

Visually inspected.

Pipe material: Cast iron, galvanized, and ABS (plastic), where readily accessible.

**7.9 General observations / recommendations:****Note:**

- Sewer laterals and underground piping are beyond the scope of this inspection, therefore not inspected. We recommend retaining a qualified specialist to perform a camera inspection.

**Note:**

- Multiple material defects exist including but not limited to the components referenced in the following sub sections. We recommend further evaluation of this system / cost estimate for corrections by a qualified state licensed plumbing contractor.

**7.10 Functional drainage at fixtures:****Note:**

- Functional drainage at the fixtures was operational at the time of the inspection. Determining future drainage performance is beyond the scope of this inspection.

**7.11 Piping:****Note:**

- The piping under the slab foundation and within the walls is not readily accessible for visual inspection. The condition is not determined. However, any original piping may be nearing the end of its service life due to the age of the building and evidence of prior repairs. Determining the remaining service life is beyond the scope of this inspection.

**Defects:**

- A vent pipe is absent from the rear patio laundry drain piping. Lack of a vent pipe can cause water to siphon from the trap seal as a result of negative pressure in the trap arm, therefore allowing hazardous sewer gases to seep into the building from the drain opening. Proper venting provides the air needed for the drain to flow freely without creating pressure differences. We recommend correction using appropriate methods.

**Defects:**

- A sanitary tee fitting is used in place of an appropriate fitting on the rear patio laundry piping. The condition is an improper installation conducive to poor drainage. Replacement with an appropriate installation is recommended.

**Defects:**

- Exposed piping subject to damage is visible at the rear patio laundry. We recommend correction using appropriate methods.

**Damage:**

- Significant corrosion damage caused by leakage is visible on portions of the piping at the rear units where exposed in the garages. Replacement of any damaged piping is recommended.



## WATER HEATER #1:

### 7.12 Description:

Visually inspected.  
 Location: Front unit garage interior.  
 Fuel type: Natural gas.  
 Tank size: 40 gallons.  
 Water shut off valve: Installed (testing is beyond the scope of this inspection).  
 Temperature & pressure relief valve: Installed (testing is beyond the scope of this inspection).  
 Gas shut off valve: Installed (testing is beyond the scope of this inspection).  
 Air for combustion & ventilation: Provided.  
 Vent piping: Installed.  
 Seismic strapping: Installed.

### 7.13 Temperature & pressure relief valve:

**Safety concerns:**

- There is no drain pipe to direct discharge water to an appropriate safe location. The condition poses a scalding hazard and the surrounding area is subject to moisture related damage in the event of water discharge from the valve. We recommend correction using appropriate methods.

**7.14 Vent piping:****Safety concerns:**

- Single wall vent piping is located outside the enclosure which is an improper installation. The vent pipe may not heat fast enough to establish a draft resulting in spillage of hazardous exhaust gases. A carbon monoxide poisoning hazard exists as a result. Replacement with an appropriate installation is recommended.

**Safety concerns:**

- The vent pipe terminates too close to an exterior wall, therefore the vent system may not function as intended. There should be a minimum 8ft. clearance or the pipe should terminate at an appropriate height above the adjacent roof. A vent system that does not function properly can cause spillage of hazardous exhaust gases resulting in a carbon monoxide poisoning hazard. Replacement with an appropriate installation is recommended.

**Safety concerns:**

- Insufficient slope is visible on the vent connector pipe. The vent connector should rise a minimum of 1/4" per foot. The length of the vent connector pipe is also greater than the length of the vertical vent pipe which is improper. These conditions could cause spillage of hazardous exhaust gases, therefore a carbon monoxide poisoning hazard exists. We recommend correction using appropriate methods.

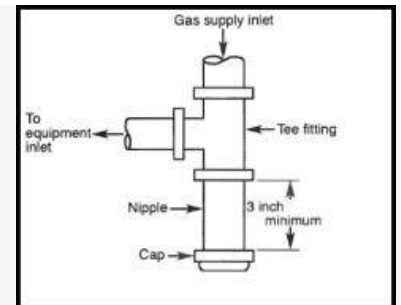
**7.15 Earthquake bracing:****Safety concerns:**

- The lower strap is located too close to the gas control (within 4") which is improper. Potential damage to the control and subsequent gas leakage can occur in the event of an earthquake. We recommend correction using appropriate methods.

**7.16 Fuel gas shut off valve & connector piping:**

**Safety concerns:**

- There is no sediment trap at the gas line supplying the water heater. The purpose of a sediment trap is to catch potential debris that could clog and block an automatic gas valve in the open position, preventing the appliance from shutting off. A gas valve blocked in the open position poses a fire ignition hazard. We recommend correction using appropriate methods. Refer to the water heater manufacturers installation manual for gas piping installation instructions.

**7.17 Catch pan & drain:****Defects:**

- A catch pan & drain system is absent. Lack of an appropriate catch pan system can cause damage to the platform and surrounding area in the event of leakage. Installation of an appropriate catch pan & drain system is recommended.

**WATER HEATER #2:****7.18 Description:**

Visually inspected.  
 Location: Unit B kitchen.  
 Fuel type: Natural gas.  
 Tank size: 40 gallons.  
 Water shut off valve: Installed (testing is beyond the scope of this inspection).  
 Temperature & pressure relief valve: Installed (testing is beyond the scope of this inspection).  
 Gas shut off valve: Installed (testing is beyond the scope of this inspection).  
 Air for combustion & ventilation: Provided.  
 Vent piping: Installed. Not readily accessible for a full visual inspection.  
 Seismic strapping: Installed.  
 Drain pan: Installed (testing is beyond the scope of this inspection).

**7.19 Tank:****Note:**

- The manufacturing year is 2004, therefore the tank may be nearing the end of its service life. Determining the remaining service life is beyond the scope of this inspection.

**7.20 Temperature & pressure relief valve:**

**Defects:**

- The drain pipe terminates within the building which is an improper installation. Damage to the surrounding area can occur in the event of water discharge. We recommend terminating the drain pipe to an appropriate exterior location.



**7.21 Vent piping:**

**Safety concerns:**

- A transition collar is absent where the vent connector attaches to the vent pipe. Spillage of hazardous exhaust gases can occur as a result, therefore a carbon monoxide poisoning hazard exists. We recommend correction using appropriate methods.



**Safety concerns:**

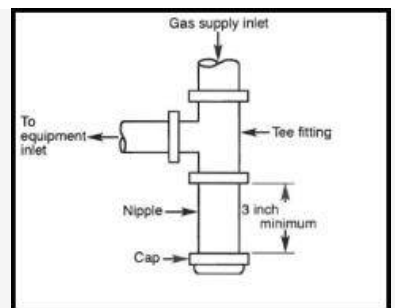
- The vent connector is not effectively joined to the draft hood and other joints with screws to prevent separation. A separated vent connector or pipe joint can cause spillage of hazardous exhaust gases resulting in a carbon monoxide poisoning hazard. We recommend correction using appropriate methods.



**7.22 Fuel gas shut off valve & connector piping:**

**Safety concerns:**

- There is no sediment trap at the gas line supplying the water heater. The purpose of a sediment trap is to catch potential debris that could clog and block an automatic gas valve in the open position, preventing the appliance from shutting off. A gas valve blocked in the open position poses a fire ignition hazard. We recommend correction using appropriate methods. Refer to the water heater manufacturers installation manual for gas piping installation instructions.



**7.23 Catch pan & drain:****Defects:**

- There is no drain pipe from the catch pan to an appropriate location. Damage to the platform and surrounding area can occur in the event of leakage. We recommend correction using appropriate methods.

**WATER HEATER #3:****7.24 Description:**

Visually inspected.

Location: Exterior enclosure at the rear of the building.

Fuel type: Natural gas.

Tank size: 40 gallons.

Water shut off valve: Installed (testing is beyond the scope of this inspection).

Temperature & pressure relief valve: Installed (testing is beyond the scope of this inspection).

Gas shut off valve: Installed (testing is beyond the scope of this inspection).

Air for combustion & ventilation: Provided.

Vent piping: Installed.

Seismic strapping: Installed.

**7.25 Temperature & pressure relief valve:****Safety concerns:**

- There is no drain pipe to direct discharge water to an appropriate safe location. The condition poses a scalding hazard and the surrounding area is subject to moisture related damage in the event of water discharge from the valve. We recommend correction using appropriate methods.

**7.26 Vent piping:****Safety concerns:**

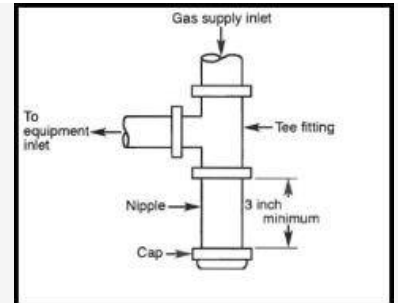
- A hole is visible in the vent connector pipe. The condition can cause spillage of hazardous exhaust gases, therefore a carbon monoxide poisoning hazard exists. Replacement of any damaged vent piping is recommended.

**7.27 Earthquake bracing:****Safety concerns:**

- The tank moves laterally, therefore the strapping does not function as intended. We recommend correction using appropriate methods.

**7.28 Fuel gas shut off valve & connector piping:****Safety concerns:**

- There is no sediment trap at the gas line supplying the water heater. The purpose of a sediment trap is to catch potential debris that could clog and block an automatic gas valve in the open position, preventing the appliance from shutting off. A gas valve blocked in the open position poses a fire ignition hazard. We recommend correction using appropriate methods. Refer to the water heater manufacturers installation manual for gas piping installation instructions.

**Safety concerns:**

- The tank touches the gas piping. The condition is conducive to pipe damage and subsequent gas leakage. We recommend correction using appropriate methods.

**WATER HEATER #4:****7.29 Description:**

Visually inspected.  
 Location: Exterior enclosure at the rear of the building adjacent the laundry structure.  
 Fuel type: Natural gas.  
 Tank size: 38 Gallons.  
 Water shut off valve: Installed (testing is beyond the scope of this inspection).  
 Temperature & pressure relief valve: Installed (testing is beyond the scope of this inspection).  
 Gas shut off valve: Installed (testing is beyond the scope of this inspection).  
 Air for combustion & ventilation: Provided.  
 Vent piping: Installed.  
 Seismic strapping: Installed.

**7.30 Tank:**

**Safety concerns:**

- Vermin droppings are visible on top of the tank. The condition poses an adverse health hazard from contamination. Remediation is recommended. Determining active infestation is beyond the scope of this inspection. We recommend further evaluation by a qualified state licensed Pest Control Operator.

**Safety concerns:**

- The base of the tank rests on a loose bricks which is an improper installation. The condition makes the tank support unstable. We recommend correction using appropriate methods.

**7.31 Temperature & pressure relief valve:****Safety concerns:**

- There is no drain pipe to direct discharge water to an appropriate safe location. The condition poses a scalding hazard and the surrounding area is subject to moisture related damage in the event of water discharge from the valve. We recommend correction using appropriate methods.

**7.32 Vent piping:****Safety concerns:**

- The vent connector is separated from the vent pipe, therefore exhausts within the enclosure. A carbon monoxide poisoning hazard exists as a result. We recommend correction using appropriate methods.

**7.33 Earthquake bracing:****Safety concerns:**

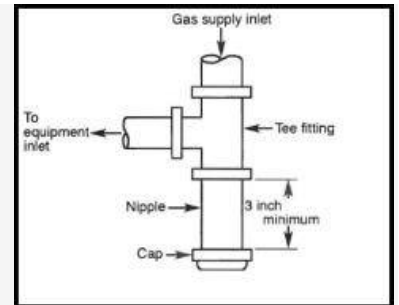
- The lower strap is located too close to the gas control (within 4") which is improper. Potential damage to the control and subsequent gas leakage can occur in the event of an earthquake. We recommend correction using appropriate methods.





**7.34 Fuel gas shut off valve & connector piping:****Safety concerns:**

- There is no sediment trap at the gas line supplying the water heater. The purpose of a sediment trap is to catch potential debris that could clog and block an automatic gas valve in the open position, preventing the appliance from shutting off. A gas valve blocked in the open position poses a fire ignition hazard. We recommend correction using appropriate methods. Refer to the water heater manufacturers installation manual for gas piping installation instructions.

**7.35 Enclosure:****Damage:**

- The door is bent and does not stay attached to the enclosure. We recommend correction using appropriate methods.

**Defects:**

- Openings around pipes are visible in the enclosure walls. The condition is conducive to moisture intrusion and subsequent damage. We recommend correction using appropriate methods.

**FUEL GAS SYSTEM:****7.36 Description:**

Visually inspected.

Gas meter location: Front of the building for the front unit. Left side of the building for the rear units. Separate meters are installed for each unit.

Main service shut off valve locations: Meters (testing is beyond the scope of this inspection).

**7.37 General observations / recommendations:****Note:**

- Gas leak testing is beyond the scope of this inspection. We recommend contacting the gas utility provider to service the meter and all of the gas appliances, perform leak detection service, and provide written documentation of the service.

**7.38 Automatic seismic shut off valve:****Note:**

- Not provided. Installation of an approved automatic seismic shutoff valve at each meter should be considered for safety enhancement.

**7.39 Branch supply piping:****Safety concerns:**

- Exposed piping subject to damage is visible at multiple locations along the front, left side, rear, and right side exterior walls. We recommend correction using appropriate methods.

**Safety concerns:**

- Piping is installed at grade level, therefore subject to damage at the right side walkway. We recommend correction using appropriate methods.



## HEATING - COOLING

Our visual inspection of the heating and cooling system is limited to the readily accessible portions of the Heating equipment; Central cooling equipment; Energy source and connections; Combustion air and exhaust vent systems; Condensate drainage; Conditioned air distribution systems.

The following are beyond the scope of this inspection and excluded from this inspection report:

- Thermostats are not evaluated for calibration or timed functions.
- Inspection of heat exchangers or electric heating elements.
- Inspection of non-central air conditioning units or evaporative coolers.
- Inspection of radiant, solar, hydronic, or geothermal systems or components.
- Determining volume, uniformity, temperature, airflow, balance, or leakage of any air distribution system.
- Inspection of electronic air filtering or humidity control systems or components.
- Testing high efficiency vent or central air conditioning condensate pumps.
- Pressure testing or determining if air conditioning refrigerant lines are free of leaks.
- Heating and cooling system capacity calculations.
- Cost estimates, methods & extent of corrections.

NOTICE: Client should obtain further evaluation of reported conditions prior to making their final buying decision and before removing any contractual investigation contingency and prior to the close of the transaction as further evaluation of a reported condition may provide additional information which can affect Client's purchase decision. Any recommendation of a reported condition should be performed by appropriate, qualified specialists.

### FRONT UNIT HEATING:

#### 8.1 Description:

Visually inspected.

Location: Living room.

Equipment type: Gravity vented natural gas wall heater.

Fuel type: Natural gas.

Gas shut off valve: Installed (testing is beyond the scope of this inspection).

Air for combustion & ventilation: Provided.

Vent piping: Installed. Not readily accessible for a full visual inspection.

#### 8.2 General observations / recommendations:

**Note:**

- The system appears to be aging, therefore may be nearing the end of its service life. The manufacturing year is not determined. Determining the remaining service life is beyond the scope of this inspection.

**Note:**

- Normal service and maintenance is recommended on a yearly basis by a qualified state licensed Warm-Air Heating, Ventilating and Air-Conditioning contractor. We recommend servicing the system at this time.

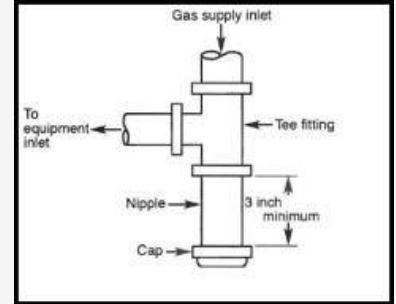
**Note:**

- The gas pilot was shut down at the time of inspection, therefore the heater could not be tested. Lighting gas pilots is beyond the scope of this inspection. We recommend contacting the gas utility co. to service the system and provide written documentation of the service performed.

#### 8.3 Fuel gas shut off valve & connector piping:

**Safety concerns:**

- There is no sediment trap at the gas line supplying the heater. The purpose of a sediment trap is to catch potential debris that could clog and block an automatic gas valve in the open position, preventing the appliance from shutting off. A gas valve blocked in the open position poses a fire ignition hazard. We recommend correction using appropriate methods. Refer to the heater manufacturers installation manual for gas piping installation instructions.

**FRONT UNIT HEATING:****8.4 Description:**

Visually inspected.

Location: Between the master bedroom and left rear bedroom.

Equipment type: Gravity vented natural gas wall heater.

Fuel type: Natural gas.

Gas shut off valve: Installed (testing is beyond the scope of this inspection).

Air for combustion & ventilation: Provided.

Vent piping: Installed. Not readily accessible for a full visual inspection.

**8.5 General observations / recommendations:****Note:**

- The system appears to be aging, therefore may be nearing the end of its service life. The manufacturing year is not determined. Determining the remaining service life is beyond the scope of this inspection.

**Note:**

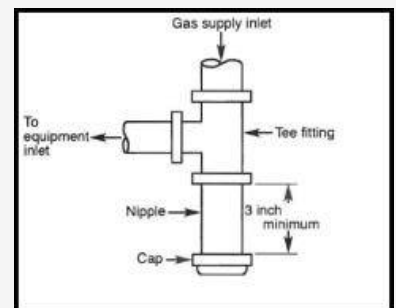
- Normal service and maintenance is recommended on a yearly basis by a qualified state licensed Warm-Air Heating, Ventilating and Air-Conditioning contractor. We recommend servicing the system at this time.

**Note:**

- The gas pilot was shut down at the time of inspection, therefore the heater could not be tested. Lighting gas pilots is beyond the scope of this inspection. We recommend contacting the gas utility co. to service the system and provide written documentation of the service performed.

**8.6 Fuel gas shut off valve & connector piping:****Safety concerns:**

- There is no sediment trap at the gas line supplying the heater. The purpose of a sediment trap is to catch potential debris that could clog and block an automatic gas valve in the open position, preventing the appliance from shutting off. A gas valve blocked in the open position poses a fire ignition hazard. We recommend correction using appropriate methods. Refer to the heater manufacturers installation manual for gas piping installation instructions.

**UNIT A HEATING:****8.7 Description:**

Visually inspected.

Location: Living room.

Equipment type: Gravity vented natural gas wall heater.

Gas shut off valve: Installed (testing is beyond the scope of this inspection).

Air for combustion & ventilation: Provided.

Vent piping: Installed. Not readily accessible for a full visual inspection.

### 8.8 General observations / recommendations:

**Note:**

- Normal service and maintenance is recommended on a yearly basis by a qualified state licensed Warm-Air Heating, Ventilating and Air-Conditioning contractor. We recommend servicing the system at this time.

### 8.9 Normal user controls:

**Note:**

- The heating system responded to the normal user controls. User control was operated by increasing and decreasing the temperature setting only. All other control features such as clocks, timers, phone apps, etc. are beyond the scope of this inspection, therefore not tested.

**Defects:**

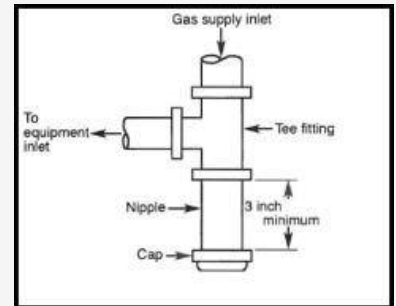
- Exposed thermostat wires subject to damage are visible on the interior wall. We recommend correction using appropriate methods.



### 8.10 Fuel gas shut off valve & connector piping:

**Safety concerns:**

- There is no sediment trap at the gas line supplying the heater. The purpose of a sediment trap is to catch potential debris that could clog and block an automatic gas valve in the open position, preventing the appliance from shutting off. A gas valve blocked in the open position poses a fire ignition hazard. We recommend correction using appropriate methods. Refer to the heater manufacturers installation manual for gas piping installation instructions.



## UNIT B HEATING:

### 8.11 Description:

Visually inspected.

Location: Living room.

Equipment type: Gravity vented natural gas wall heater.

Gas shut off valve: Installed (testing is beyond the scope of this inspection).

Air for combustion & ventilation: Provided.

Vent piping: Installed. Not readily accessible for a full visual inspection.

### 8.12 General observations / recommendations:

**Note:**

- Normal service and maintenance is recommended on a yearly basis by a qualified state licensed Warm-Air Heating, Ventilating and Air-Conditioning contractor. We recommend servicing the system at this time.

### 8.13 Normal user controls:

**Note:**

- The heating system responded to the normal user controls. User control was operated by increasing and decreasing the

temperature setting only. All other control features such as clocks, timers, phone apps, etc. are beyond the scope of this inspection, therefore not tested.

**Defects:**

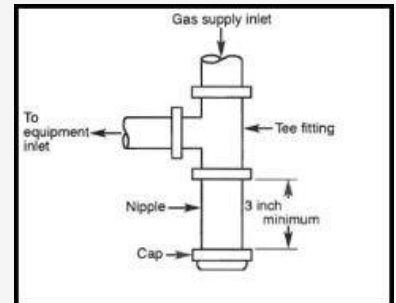
- Exposed thermostat wires subject to damage are visible on the interior wall. We recommend correction using appropriate methods.



**8.14 Fuel gas shut off valve & connector piping:**

**Safety concerns:**

- There is no sediment trap at the gas line supplying the heater. The purpose of a sediment trap is to catch potential debris that could clog and block an automatic gas valve in the open position, preventing the appliance from shutting off. A gas valve blocked in the open position poses a fire ignition hazard. We recommend correction using appropriate methods. Refer to the heater manufacturers installation manual for gas piping installation instructions.



**8.15 Vent piping:**

**Safety concerns:**

- Soot is visible on the wall cladding adjacent the makeup air vent. The condition may be an indication that spillage of hazardous exhaust gases occurs, therefore a carbon monoxide poisoning hazard exists. Further evaluation by a qualified state licensed Warm-Air Heating, Ventilating and Air-Conditioning contractor is recommended.



**UNIT C HEATING:**

**8.16 Description:**

Visually inspected.

Location: Living room.

Equipment type: Gravity vented natural gas wall heater.

Gas shut off valve: Installed (testing is beyond the scope of this inspection).

Air for combustion & ventilation: Provided.

Vent piping: Installed. Not readily accessible for a full visual inspection.

**8.17 General observations / recommendations:**

**Note:**

- The heater is covered over with a box, therefore not readily accessible for visual inspection. The condition is not determined. Further evaluation by a qualified state licensed Warm-Air Heating, Ventilating and Air-Conditioning contractor is recommended.



## COOLING:

### 8.18 Description:

**Note:**

- A central cooling system is not provided.

## ELECTRICAL

Our visual inspection of the electrical system is limited to the readily accessible portions of the Service equipment; Electrical panels; Circuit wiring; Switches; Receptacle outlets; Lighting fixtures.

The following are beyond the scope of this inspection and excluded from this inspection report:

- Operating circuit breakers or circuit interrupters.
- Removing cover plates.
- Inspection of de-icing systems or components.
- Inspection of private or emergency electrical supply systems or components.
- Wattage calculations of the electrical system.
- Performance testing on any circuit wiring.
- Inspection of low voltage systems.
- Determining the condition of any conductor insulation.
- Cost estimates, methods & extent of corrections.

NOTICE: Client should obtain further evaluation of reported conditions prior to making their final buying decision and before removing any contractual investigation contingency and prior to the close of the transaction as further evaluation of a reported condition may provide additional information which can affect Client's purchase decision. Any recommendation of a reported condition should be performed by appropriate, qualified specialists.

### SERVICE:

#### 9.1 Description:

Visually inspected.  
Service type: Overhead 120/240 volt.  
Grounding electrode type: Water supply pipe.

#### 9.2 Grounding electrode system:

##### Safety concerns:

- The use of water piping as the sole grounding electrode is prohibited by today's construction standards. Installation of an appropriate grounding electrode system is recommended. The purpose of grounding is for the safety of buildings and to protect people from electrical shock hazards.

##### Safety concerns:

- There is no visible bonding of the fuel gas piping to the grounding electrode to protect people from electrical shock hazards in the event the pipes become energized. We recommend correction using appropriate methods.

##### Safety concerns:

- A bonding jumper to interconnect the cold water pipe, hot water pipe, and fuel gas pipe is absent at each water heater. The water heaters could block the continuity of any installed bonding system, therefore an electrical shock hazard exists in the event the pipes become energized. We recommend correction using appropriate methods.

### BRANCH CIRCUIT WIRING TYPE:

#### 9.3 Description:

Branch conductor type: Copper, as viewed from the main and sub panels.  
Wiring method: Non-metallic sheathed cable, armored cable, and conduit where readily accessible.

#### 9.4 General observations / recommendations:

##### Outdated by today's standards / Safety concerns:

- 2 wire branch circuits exist. 2 wire circuits do not have equipment grounding conductors to protect people from electrical shock hazards. Upgrading the wiring to current construction standards should be considered for safety enhancement. We recommend further evaluation / cost estimate for corrections by a qualified state licensed electrical contractor.



## FRONT UNIT MAIN SERVICE PANEL:

### 9.5 Description:

Visually inspected.  
 Location: Meter.  
 Right side exterior wall.  
 Overcurrent protection device type: Circuit breakers.  
 Service disconnect amperage: 100 Amp.  
 Panel rating: the listing tag has been removed.

### 9.6 Panel components:

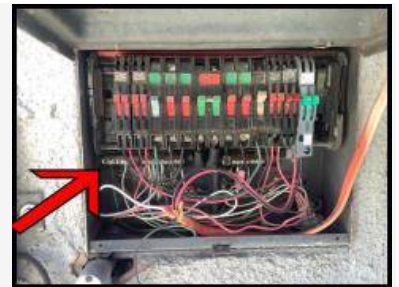
#### Safety concerns:

- The panel is manufactured by Zinsco. The clip to bus style of circuit breaker is conducive to failure at the point of contact. Hazards may be present in the electrical panel which could result in overheating, fire, or inability to turn off the electrical power in the home. The inspector does not remove the circuit breakers and does not perform any other disassembly of the electrical panel components, therefore visual inspection may not identify significant damage or other failures that may be present. Also, the panel components may be near / at the end of their service life due to age. Replacement with a panel meeting current construction standards should be considered for safety enhancement. We recommend further evaluation of this system / cost estimate for corrections by a qualified state licensed electrical contractor.



#### Safety concerns:

- The dead front cover is absent. The condition exposes energized components within the panel, therefore an electrical shock hazard exists. We recommend correction using appropriate methods.



#### Safety concerns:

- There is a 40 amp single pole circuit breaker with amperage too large for the gauge of the wire attached. Overheating of the wiring can occur as a result, therefore a fire ignition hazard exists. We recommend correction using appropriate methods.



## REAR UNITS MAIN SERVICE PANEL:

### 9.7 Description:

Visually inspected.  
 Location: Meter. Right side exterior wall.  
 Overcurrent protection device type: Circuit breakers.  
 Service disconnect amperage: 40 Amp for each unit.  
 Panel rating: 200 Amp. total. 70 Amp for each unit.

### 9.8 Panel components:

**Outdated by today's standards / Safety concerns:**

- The amperage of the service disconnects is less than 100 amp which is outdated by today's construction standards. Circuit overload can occur as a result. Upgrading the electrical system to current construction standards should be considered for safety enhancement. We recommend further evaluation of this system / cost estimate for corrections by a qualified state licensed electrical contractor.

**UNIT A SUB PANEL:****9.9 Description:**

Visually inspected.  
 Location: Bedroom,  
 Overcurrent protection device type: Circuit breakers.  
 Line amperage: 40 Amp.  
 Panel rating: 125 Amp.

**9.10 Panel components:****Safety concerns:**

- The panel is manufactured by Zinsco. The clip to bus style of circuit breaker is conducive to failure at the point of contact. Hazards may be present in the electrical panel which could result in overheating, fire, or inability to turn off the electrical power in the home. The inspector does not remove the circuit breakers and does not perform any other disassembly of the electrical panel components, therefore visual inspection may not identify significant damage or other failures that may be present. Also, the panel components may be near / at the end of their service life due to age. Replacement with a panel meeting current construction standards should be considered for safety enhancement. We recommend further evaluation of this system / cost estimate for corrections by a qualified state licensed electrical contractor.

**Defects:**

- The dead front cover is bonded to the interior wall with paint. For the safety of the inspector and to prevent damaging the interior wall, the inspector did not remove the dead front cover. The components within the panel were not inspected. Further evaluation by a qualified state licensed electrical contractor is recommended.

**UNIT B SUB PANEL:****9.11 Description:**

Visually inspected.  
 Location: Bedroom.  
 Line amperage: 40 Amp.  
 Overcurrent protection device type: Circuit breakers.  
 Panel rating: 125 Amp.

**9.12 Panel components:**

**Safety concerns:**

- The panel is manufactured by Zinsco. The clip to bus style of circuit breaker is conducive to failure at the point of contact. Hazards may be present in the electrical panel which could result in overheating, fire, or inability to turn off the electrical power in the home. The inspector does not remove the circuit breakers and does not perform any other disassembly of the electrical panel components, therefore visual inspection may not identify significant damage or other failures that may be present. Also, the panel components may be near / at the end of their service life due to age. Replacement with a panel meeting current construction standards should be considered for safety enhancement. We recommend further evaluation of this system / cost estimate for corrections by a qualified state licensed electrical contractor.

**Safety concerns:**

- The circuit breakers lack complete location labeling. We recommend that each breaker be properly labeled to allow persons to identify them for safe operation when and if necessary. We recommend correction using appropriate methods.

**Safety concerns:**

- Wall texture has been sprayed onto the components within the panel. The condition could cause failure of the components from contamination, therefore replacement of the panel may be necessary. We recommend further evaluation of this system / cost estimate for corrections by a qualified state licensed electrical contractor.

**Safety concerns:**

- Handle ties are absent from the 240v. circuit breakers. The function of a handle tie is to ensure that the circuit breakers will simultaneously disconnect all ungrounded conductors on the circuit to prevent electrical shock and fire ignition hazards. We recommend correction using appropriate methods.

**UNIT C SUB PANEL:****9.13 Description:**

Visually inspected.  
 Location: Bedroom.  
 Overcurrent protection device type: Circuit breakers.  
 Line amperage: 40 Amp.  
 Panel rating: 125 Amp.

**9.14 Panel components:**

**Safety concerns:**

- The circuit breakers lack complete location labeling. We recommend that each breaker be properly labeled to allow persons to identify them for safe operation when and if necessary. We recommend correction using appropriate methods.

**Safety concerns:**

- The circuit breakers are not listed for use in the panel per the listing attached to the panel. Incompatible breakers do not offer safe overcurrent protection, therefore an electrical shock and fire ignition hazard exists. We recommend correction using appropriate methods. Determining the compatibility of the circuit breakers beyond what is listed on the panel is beyond the scope of this inspection. We recommend further evaluation of this system / cost estimate for corrections by a qualified state licensed electrical contractor.

**Safety concerns:**

- The equipment grounding conductors terminate on the neutral terminal bar which is an improper installation. The neutral bar places continuous voltage on the equipment grounding conductors as a result, therefore an electrical shock hazard exists. Equipment grounding conductors at sub panels should terminate on a separate ground terminal bar to provide a safe grounding path. We recommend correction using appropriate methods.

**Safety concerns:**

- The panel bond strap terminates on the neutral terminal bar which is an improper installation. The equipment grounding conductors can become energized as a result, therefore an electrical shock hazard exists. Equipment grounding conductors at sub panels should terminate on a separate ground terminal bar to provide a safe grounding path. We recommend correction using appropriate methods.

## BRANCH CIRCUIT COMPONENTS:

### 9.15 General observations / recommendations:

**Note:**

- Multiple material defects exist including but not limited to the components referenced in the following sub sections. We recommend further evaluation of this system / cost estimate for corrections by a qualified state licensed electrical contractor.

### 9.16 Arc fault circuit interrupter (AFCI) protection:

**Outdated by today's standards / Safety concerns:**

- Arc Fault Circuit Interrupter (AFCI) protection is not provided on the branch circuits that serve the kitchen, laundry, and living area rooms at each unit. Arc Fault Circuit Interrupter (AFCI) protection detects electrical arcs on the circuits and shuts off power to the circuits before the arcing leads to a fire. Upgrades to current construction standards should be considered for safety enhancement.

### 9.17 Receptacle outlets:

**Note:**

- Furnishings & stored items prevents full access to the receptacle outlets. Any attached electrical cords were not removed to test the receptacles. A representative number of the receptacles were tested with a polarity tester to give the inspector a general opinion as to whether they are functional. This type of testing is not technically exhaustive and does not identify

false grounds.

**Safety concerns:**

- Receptacles are not protected by a Ground Fault Circuit Interrupter (GFCI) at the laundry areas, bathrooms, dishwashers, and multiple at the kitchen counters. The function of a Ground Fault Circuit Interrupter is to protect people from electrical shock hazards. We recommend correction using appropriate methods.

**Safety concerns:**

- Multiple receptacles did not test as being grounded to protect people from electrical shock hazards. We recommend correction using appropriate methods.

**Defects:**

- A switched receptacle outlet is not functional at unit B. We recommend correction using appropriate methods.

**Safety concerns:**

- The Ground Fault Circuit Interrupter (GFCI) protection is not functional on receptacles at the front unit kitchen counter. The condition poses an electrical shock hazard. We recommend correction using appropriate methods.



**Defects:**

- A dedicated circuit is not installed for the receptacle outlet at the wall mount air conditioner at unit A. Circuit overload can occur as a result. We recommend correction using appropriate methods.



**Safety concerns:**

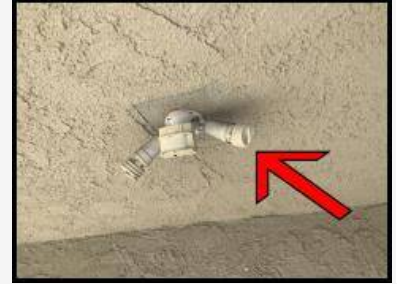
- The reset button was found tripped on a GFCI receptacle at the right side walkway. The button does not reset which may be an indication of a ground fault. We recommend correction using appropriate methods.



## 9.18 Lighting:

**Safety concerns:**

- CFL bulbs are installed in multiple exterior fixtures. The bulbs are an improper type for the location. The condition poses a risk of fire hazard per the warning label on the bulbs. Replacement with appropriate bulbs rated for the location is recommended.



**Safety concerns:**

- Switches at the exterior walls are not wet location type. The condition poses an electrical shock hazard. Replacement with appropriate switches is recommended.



**Defects:**

- The protection lid is absent from the rear laundry exterior fixture. We recommend correction using appropriate methods.



**Damage:**

- Damage is visible to multiple bulbs at the exterior fixtures. Replacement is recommended.



**9.19 Junction boxes:**

**Safety concerns:**

- Protection covers are absent from multiple junction boxes in the attic. The condition poses an electrical shock hazard due to exposure of the wiring within. We recommend correction using appropriate methods. Calculating the wire fill in the boxes is beyond the scope of this inspection.



**9.20 Non metallic sheathed cable:**

**Safety concerns:**

- Exposed wiring subject to damage is visible within the front unit master bathroom sink base cabinet. We recommend correction using appropriate methods.



**Safety concerns:**

- Exposed wiring subject to damage is visible at the front unit laundry area. We recommend correction using appropriate methods.



**Safety concerns:**

- Exposed wiring subject to damage is visible at unit A exterior. We recommend correction using appropriate methods.



**Safety concerns:**

- Exposed wiring subject to damage is visible at the front unit roof eaves. We recommend correction using appropriate methods.



## INTERIOR

Our visual inspection of the building interior is limited to the readily accessible portions of the walls, ceilings, and floors; doors and windows; stairways, handrails and guardrails; permanently installed cabinets; absence of smoke alarms; vehicle doors and openers.

### NOTICE:

- If the building is furnished in any way, there may be areas that are not readily accessible preventing a full visual inspection. Full access and an opportunity for additional inspection may discover reportable conditions. Please call our office to arrange for inspection of the inaccessible areas after full access is provided. Additional fee will apply.

The following are beyond the scope of this inspection and excluded from this inspection report:

- Inspection of window, door, or floor coverings.
- Determining whether a building is secure from unauthorized entry.
- Operation or testing of Smoke alarms; Fire alarms; Carbon monoxide detectors; Fire or heat detectors.
- Inspection of Security systems; Intercom systems; Fire sprinkler systems; Central vacuum systems; Pool alarms, Built in entertainment systems or components; Elevators; Dumbwaiters.
- Using a ladder to inspect systems or components.
- Cost estimates, methods & extent of corrections.

NOTICE: Client should obtain further evaluation of reported conditions prior to making their final buying decision and before removing any contractual investigation contingency and prior to the close of the transaction as further evaluation of a reported condition may provide additional information which can affect Client's purchase decision. Any recommendation of a reported condition should be performed by appropriate, qualified specialists.

## FRONT UNIT MAIN ENTRY DOOR:

### 10.1 Description:

Visually inspected.  
Weatherstrip: Installed.  
Screen door: Installed.

### 10.2 Primary door:

Open & closing function tested as operational.

### Damage:

- Crack damage is visible to the jamb. We recommend correction using appropriate methods.





**Defects:**

- Insufficient slope for drainage is visible on the wood threshold. We recommend correction using appropriate methods.



**10.3 Screen door:**

Open & closing function tested as operational.

**10.4 Doorbell:**

**Note:**

- The existing video doorbell system is beyond the scope of this inspection, therefore not inspected. We recommend consulting with the seller to demonstrate how the system operates.

**UNIT A MAIN ENTRY DOOR:**

**10.5 Description:**

Visually inspected.  
Weatherstrip: Installed.  
Screen door: Installed.

**10.6 Primary door:**

Open & closing function tested as operational.

**10.7 Screen door:**

Open & closing function tested as operational.

**10.8 Doorbell:**

**Note:**

- Not provided.

**UNIT B MAIN ENTRY DOOR:**

**10.9 Description:**

Visually inspected.  
Weatherstrip: Installed.  
Screen door: Installed.

**10.10 Primary door:**

Open & closing function tested as operational.

**Safety concerns:**

- The existing double keyed deadbolt is an improper installation that could prevent fire egress. Egress door locks should be keyless from the interior. Replacement with an appropriate deadbolt is recommended.



**Damage:**

- Damage is visible to the rubber on the threshold. We recommend correction using appropriate methods.



**Damage:**

- Damage is visible to the wood threshold. The damage may be pest related. We recommend further evaluation by a qualified state licensed Structural Pest Control Operator to determine if any wood destroying organism conditions exist.



**10.11 Screen door:**

Open & closing function tested as operational.

**UNIT C MAIN ENTRY DOOR:**

**10.12 Description:**

Visually inspected.  
Screen door: Installed.

**10.13 Primary door:**

Open & closing function tested as operational.

**Note:**

- Weatherstripping is absent. Installation is recommended.

**10.14 Screen door:**

Open & closing function tested as operational.

**10.15 Doorbell:**

**Note:**

- Not provided.

## FRONT UNIT EXTERIOR DOOR:

### 10.16 Description:

Visually inspected.  
Location: Kitchen.  
Type: Vinyl dual pane sliding.  
Screen door: Installed.

### 10.17 Primary door:

#### Defects:

- The latch is not functional as there is no receiver. We recommend correction using appropriate methods.



## UNIT C EXTERIOR DOOR:

### 10.18 Description:

Visually inspected.  
Location: Master bedroom.  
Type: Vinyl dual pane sliding.  
Screen door: Installed.

### 10.19 Primary door:

Open & closing function tested as operational.

### 10.20 Screen door:

#### Damage:

- The screen is torn. Replacement of any torn screens is recommended.



## FRONT UNIT INTERIOR DOORS:

### 10.21 Description:

Visually inspected.

### 10.22 Doors:

**Safety concerns:**

- The frame is separated from the glass at the master bedroom closet door. We recommend correction using appropriate methods.



**Safety concerns:**

- Cracked glass is visible at the left rear bedroom closet door. Replacement of any cracked glass is recommended.



**Damage:**

- Hinges are loose at the left rear bedroom closet doors. We recommend correction using appropriate methods.



**Safety concerns:**

- Low head height (less than 6'-8") is visible at the left rear bedroom / bathroom door. We recommend correction using appropriate methods.



## UNIT A INTERIOR DOORS:

**10.23 Description:**

Visually inspected.

**10.24 Doors:**

Open & closing function tested as operational.

## UNIT B INTERIOR DOORS:

**10.25 Description:**

Visually inspected.

**10.26 Doors:**

Open & closing function tested as operational.

**UNIT C INTERIOR DOORS:**

**10.27 Description:**

Visually inspected.

**10.28 Doors:**

Open & closing function tested as operational.

**FRONT UNIT WINDOWS:**

**10.29 Description:**

Visually inspected.  
Types: Vinyl dual pane sliding. Wood single pane fixed.

**10.30 Windows:**

**Note:**

- A representative number of the windows were tested. All of the windows tested opened and closed.

**Outdated by today's standards / Safety concerns:**

- The bedroom windows do not meet today's construction standards for emergency escape & rescue as the sills are not located within 44" from the floor and the diameter of the openings are too small. Upgrades to current construction standards should be considered for safety enhancement.



**Safety concerns:**

- Cracked glass is visible in the fixed window adjacent the main entry door. Replacement of any cracked glass is recommended.



**UNIT A WINDOWS:**

**10.31 Description:**

Visually inspected.  
Types: Vinyl dual pane sliding. Vinyl dual pane single hung.

**10.32 Windows:**

**Note:**

- A representative number of the windows were tested. All of the windows tested opened and closed.

**Outdated by today's standards / Safety concerns:**

- The bedroom windows do not meet today's construction standards for emergency escape & rescue as the sills are not located within 44" from the floor and the diameter of the openings are too small. Upgrades to current construction standards should be considered for safety enhancement.



## UNIT B WINDOWS:

### 10.33 Description:

Visually inspected.  
Type: Vinyl dual pane sliding.

### 10.34 Windows:

Open & closing function tested as operational.

**Outdated by today's standards / Safety concerns:**

- Windows at the bedrooms do not meet today's construction standards for fire egress as the height of the sills are greater than 44" from the floor. Upgrades to current construction standards should be considered for safety enhancement.



## UNIT C WINDOWS

### 10.35 Description:

Visually inspected.  
Type: Vinyl dual pane sliding.

### 10.36 Windows:

**Note:**

- A representative number of the windows were tested. All of the windows tested opened and closed.

## FRONT UNIT WALLS:

### 10.37 Description:

Visually inspected.  
Wall cladding material: Gypsum board w/ plaster finish. Paneling.

**Note:**

- The walls are not fully accessible due to furnishings and / or personal belongings, storage, which prevents a full visual inspection.

### 10.38 Wall cladding:

**Note:**

- Randomly oriented cracks are visible at various locations. Determining the cause is beyond the scope of this inspection. Monitoring is recommended as repair may be needed in the future.

**Damage:**

- Moisture related damage is visible to the wall cladding at the master bathroom. We recommend correction using appropriate methods.

**Note:**

- Moisture is conducive to adverse mold / microbial growth. Determining the presence of any type of mold / microbial growth is beyond the scope of this inspection. We recommend further evaluation by a qualified specialist to determine if such conditions exist.



## UNIT A WALLS:

**10.39 Description:**

Visually inspected.

Wall cladding material: Gypsum board w/ plaster finish.

**Note:**

- The walls are not fully accessible due to furnishings and / or personal belongings, storage, which prevents a full visual inspection.

**10.40 Wall cladding:**

**Note:**

- Randomly oriented cracks are visible at various locations. Determining the cause is beyond the scope of this inspection. Monitoring is recommended as repair may be needed in the future.

## UNIT B WALLS:

**10.41 Description:**

Visually inspected.

Wall cladding material: Gypsum board w/ plaster finish.

**10.42 Wall cladding:**

**Note:**

- Randomly oriented cracks are visible at various locations. Determining the cause is beyond the scope of this inspection. Monitoring is recommended as repair may be needed in the future.

**Damage:**

- Moisture related damage is visible to the wall cladding at the laundry area. Determining if any active leakage exists is beyond the scope of this inspection. We recommend correction using appropriate methods.

**Note:**

- Moisture is conducive to adverse mold / microbial growth. Determining the presence of any type of mold / microbial growth is beyond the scope of this inspection. We recommend further evaluation by a qualified specialist to determine if such conditions exist.



## UNIT C WALLS:

**10.43 Description:**

Visually inspected.

Wall cladding material: Gypsum board w/ plaster finish.

**Note:**

- The walls are not fully accessible due to furnishings and / or personal belongings, storage, which prevents a full visual inspection.

**10.44 Wall cladding:**

**Note:**

- Randomly oriented cracks are visible at various locations. Determining the cause is beyond the scope of this inspection. Monitoring is recommended as repair may be needed in the future.

**Damage:**

- Moisture related damage is visible to the wall cladding at the living room closet below the window. Determining if any active leakage exists is beyond the scope of this inspection. We recommend consulting with the seller to confirm the history of any moisture intrusion including remediation of such an event.



**FRONT UNIT CEILINGS:**

**10.45 Description:**

Visually inspected.

Ceiling cladding materials: Gypsum board w/ plaster finish. Open beam. Flooring material.

**10.46 Ceiling cladding:**

**Note:**

- Randomly oriented cracks are visible at various locations. Determining the cause is beyond the scope of this inspection. Monitoring is recommended as repair may be needed in the future.

**Damage:**

- Moisture related damage is visible to the ceiling cladding at the left rear bedroom closet. Determining if active roof leakage exists is beyond the scope of this inspection. Further evaluation by a qualified state licensed roofing contractor is recommended.



**Defects:**

- Sag is visible to the flooring material at multiple locations. We recommend correction using appropriate methods.





## UNIT A CEILINGS:

### 10.47 Description:

Visually inspected.

Ceiling cladding materials: Gypsum board w/ plaster finish. Acoustic spray. Acoustic tile.

### 10.48 Ceiling cladding:

#### Note:

- Randomly oriented cracks are visible at various locations. Determining the cause is beyond the scope of this inspection. Monitoring is recommended as repair may be needed in the future.

## UNIT B CEILINGS:

### 10.49 Description:

Visually inspected.

Ceiling cladding materials: Gypsum board w/ plaster finish. Acoustic spray.

### 10.50 Ceiling cladding:

#### Note:

- Randomly oriented cracks are visible at various locations. Determining the cause is beyond the scope of this inspection. Monitoring is recommended as repair may be needed in the future.

#### Damage:

- Moisture related damage is visible to the ceiling cladding within the water heater cabinet. Determining if active roof leakage exists is beyond the scope of this inspection. Further evaluation by a qualified state licensed roofing contractor is recommended.



## UNIT C CEILINGS:

### 10.51 Description:

Visually inspected.

Ceiling cladding materials: Gypsum board w/ plaster finish. Acoustic spray.

### 10.52 Ceiling cladding:

#### Note:

- Randomly oriented cracks are visible at various locations. Determining the cause is beyond the scope of this inspection. Monitoring is recommended as repair may be needed in the future.

## FRONT UNIT FLOORING:

### 10.53 Description:

Visually inspected.

Flooring materials: Carpet. Tile.

#### Note:

- The flooring is not fully accessible due to furnishings, and / or rugs, personal belongings, storage, which prevents a full visual inspection.

**10.54 Carpet:****Damage:**

- Stained carpet is visible at multiple locations. The cause is not determined. Replacement may be needed.

**UNIT A FLOORING:****10.55 Description:**

Visually inspected.

Flooring materials: Carpet. Laminate.

**Note:**

- The flooring is not fully accessible due to furnishings, and / or rugs, personal belongings, storage, which prevents a full visual inspection.

**10.56 Carpet:****Damage:**

- Stained carpet is visible at multiple locations. The cause is not determined. Replacement may be needed.

**Safety concerns:**

- Loose carpet is visible at multiple locations. The condition poses a trip hazard. We recommend correction using appropriate methods.

**UNIT B FLOORING:****10.57 Description:**

Visually inspected.

Flooring materials: Carpet. Tile.

**10.58 Carpet:****Damage:**

- Stained carpet is visible at multiple locations. The cause is not determined. Replacement may be needed.

**Damage:**

- Crush damage is visible to the carpet. Replacement may be needed.

**10.59 Tile flooring:****Damage:**

- Cracked tiles are visible at the kitchen. Determining the cause is beyond the scope of this inspection.

## UNIT C FLOORING:

### 10.60 Description:

Visually inspected.  
Flooring material: Laminate.

#### Note:

- The flooring is not fully accessible due to furnishings, and / or rugs, personal belongings, storage, which prevents a full visual inspection.

## FRONT UNIT SMOKE ALARMS & CARBON MONOXIDE ALARMS:

### 10.61 Description:

Visually inspected.

### 10.62 Smoke alarms:

Installed at each bedroom and their adjacent hallway.

#### Note:

- Testing is beyond the scope of this inspection. Testing is recommended at regular intervals.
- Age and listing is not determined. Replacement is recommended if over 10 years old.
- Replacement with tamper resistant type is recommended where not installed.

### 10.63 Carbon monoxide alarms:

Installed at the hallway adjacent the bedrooms.

#### Note:

- Testing is beyond the scope of this inspection. Testing is recommended at regular intervals.
- Age and listing is not determined. Replacement is recommended if over 10 years old.
- Replacement with tamper resistant type is recommended where not installed.

## UNIT A SMOKE ALARMS & CARBON MONOXIDE ALARMS:

### 10.64 Description:

Visually inspected.

### 10.65 Smoke alarms:

#### Safety concerns:

- A smoke alarm is absent at the hallway adjacent the bedrooms. Operational smoke alarms of approved type that meet today's state safety standards should be installed in each bedroom and in the immediate vicinity outside the bedrooms. We recommend correction using appropriate methods.

#### Safety concerns:

- The bedroom smoke alarms are not installed within 12" of the ceiling, therefore may not function as intended. We recommend correction using appropriate methods. Refer to the smoke alarm manufacturers installation manual for location instructions.



### 10.66 Carbon monoxide alarms:

**Safety concerns:**

- Carbon monoxide alarms are absent. Operational carbon monoxide alarms of approved type that meet today's state safety standards should be installed at areas in the immediate vicinity outside the bedrooms / sleeping rooms and on every level including basements in dwelling units that have fuel-fired appliances and / or attached garages. We recommend correction using appropriate methods.

**UNIT B SMOKE ALARMS & CARBON MONOXIDE ALARMS:****10.67 Description:**

Visually inspected.

**10.68 Smoke alarms:**

Installed at each bedroom and their adjacent hallway.

**Note:**

- Testing is beyond the scope of this inspection. Testing is recommended at regular intervals.
- Age and listing is not determined. Replacement is recommended if over 10 years old.
- Replacement with tamper resistant type is recommended where not installed.

**10.69 Carbon monoxide alarms:**

Installed at the hallway adjacent the bedrooms.

**Note:**

- Testing is beyond the scope of this inspection. Testing is recommended at regular intervals.
- Age and listing is not determined. Replacement is recommended if over 10 years old.
- Replacement with tamper resistant type is recommended where not installed.

**UNIT C SMOKE ALARMS & CARBON MONOXIDE ALARMS:****10.70 Description:**

Visually inspected.

**10.71 Smoke alarms:**

Installed at each bedroom and their adjacent hallway.

**Note:**

- Testing is beyond the scope of this inspection. Testing is recommended at regular intervals.
- Age and listing is not determined. Replacement is recommended if over 10 years old.
- Replacement with tamper resistant type is recommended where not installed.

**10.72 Carbon monoxide alarms:****Safety concerns:**

- Carbon monoxide alarms are absent. Operational carbon monoxide alarms of approved type that meet today's state safety standards should be installed at areas in the immediate vicinity outside the bedrooms / sleeping rooms and on every level including basements in dwelling units that have fuel-fired appliances and / or attached garages. We recommend correction using appropriate methods.

**FRONT UNIT INTERIOR STEPS:****10.73 Description:**

Visually inspected.

**10.74 Steps:**

**Safety concerns:**

- The height of the step risers is greater than 7-3/4". The condition poses a trip hazard. We recommend correction using appropriate methods.



## FRONT UNIT CEILING FANS:

### 10.75 Description:

Visually inspected.  
Locations: Living room. Each bedroom.

### 10.76 Fans:

Responded to normal user controls.

**Safety concerns:**

- Lamp cords are used as permanent wiring which is improper. The condition poses a fire ignition hazard from potential overheating of the wiring.



**Safety concerns:**

- Non metallic sheathed cable is spliced to lamp cord at the main bedroom fan. The condition is an improper installation that poses an electrical shock and fire ignition hazard. We recommend correction using appropriate methods.



## UNIT A CEILING FANS:

### 10.77 Description:

Visually inspected.  
Location: Kitchen.

### 10.78 Fan:

Responded to normal user controls.

## UNIT B CEILING FANS:

### 10.79 Description:

Visually inspected.

Location: Kitchen.

**10.80 Fan:**

Responded to normal user controls.

**UNIT C CEILING FANS:**

**10.81 Description:**

Visually inspected.

Location: Living room.

**10.82 Fan:**

Responded to normal user controls.

## PRIMARY PARKING STRUCTURE

### NOTICE:

- If the building is furnished in any way, there may be areas that are not readily accessible preventing a full visual inspection. Full access and an opportunity for additional inspection may discover reportable conditions. Please call our office to arrange for inspection of the inaccessible areas after full access is provided. Additional fee will apply.

The following are beyond the scope of this inspection and excluded from this inspection report:

- Workbenches, shelving and storage units.
- Cost estimates, methods & extent of corrections.

NOTICE: Client should obtain further evaluation of reported conditions prior to making their final buying decision and before removing any contractual investigation contingency and prior to the close of the transaction as further evaluation of a reported condition may provide additional information which can affect Client's purchase decision. Any recommendation of a reported condition should be performed by appropriate, qualified specialists.

## GARAGES:

### 11.1 Description:

Type: Attached.

#### Note:

- The garages are not readily accessible due to storage which prevents a full visual inspection.

### 11.2 Concrete slab floor:

Visually inspected.

#### Note:

- The floors are not readily accessible due to storage which prevents a full visual inspection.

#### Damage:

- Randomly oriented cracks are visible at various locations. Determining the cause is beyond the scope of this inspection. Monitoring is recommended as repair may be needed in the future.

### 11.3 Interior walls & ceilings:

Visually inspected.

#### Note:

- The walls are not readily accessible due to storage which prevents a full visual inspection.

#### Note:

- Moisture related stains are visible at the walls and ceiling. Determining if any active leakage exists is beyond the scope of this inspection. We recommend consulting with the seller to confirm the history of any moisture intrusion including remediation of such an event.

#### Safety concerns:

- Holes / openings are visible in the fire separation cladding. We recommend correction using appropriate methods to prevent flame spread in the event of fire.



#### 11.4 Garage doors:

Visually inspected.

Type: Tilt-up and swinging..

Automatic vehicle door openers: Not provided.

##### Safety concerns:

- Retaining clips to keep the springs attached to the hinges are absent. We recommend correction using appropriate methods.





## KITCHEN - LAUNDRY

### NOTICE:

- If the building is furnished in any way, there may be areas that are not readily accessible preventing a full visual inspection. Full access and an opportunity for additional inspection may discover reportable conditions. Please call our office to arrange for inspection of the inaccessible areas after full access is provided. Additional fee will apply.

The following are beyond the scope of this inspection and excluded from this inspection report:

- Testing oven self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy.
- Determining the adequacy of any dishwasher operation.
- Testing of microwave ovens.
- Water purification systems.
- Hot water dispensers.
- Built in food processors.
- Built in can openers.
- Built in toasters.
- Built in blenders
- Oven warming drawers.
- Cost estimates, methods & extent of corrections.

NOTICE: Client should obtain further evaluation of reported conditions prior to making their final buying decision and before removing any contractual investigation contingency and prior to the close of the transaction as further evaluation of a reported condition may provide additional information which can affect Client's purchase decision. Any recommendation of a reported condition should be performed by appropriate, qualified specialists.

## FRONT UNIT KITCHEN:

### 12.1 Counter:

Visually inspected.  
Materials: Tile.

#### Damage:

- Crack and chip damage is visible to multiple tiles.

### 12.2 Cabinets:

Visually inspected.

#### Note:

- Due to storage, there are portions of the system that are not readily accessible for visual inspection.

### 12.3 Sink:

Visually inspected.  
Basin: Functional.  
Faucet fixture: Operational.  
Functional drainage: Operational.

**Defects:**

- Drain: The drain pipe slopes upward which is improper. The condition is conducive to poor drainage and sludge accumulation. We recommend correction using appropriate methods.

**12.4 Food waste disposer:**

Visually inspected.

Responded to normal user controls.

**12.5 Cooking appliances:**

Visually inspected.

Type: Gas range.

Gas shut off valve: Installed (testing is beyond the scope of this inspection).

Cooktop: Responded to normal user controls.

Oven: Responded to normal user controls (tested using bake mode set at 350 & broil mode set at high only).

**Safety concerns:**

- An anti tip device is absent. We recommend correction using appropriate methods. See warning label on oven door. Refer to the manufacturers installation manual for instructions.

**Safety concerns:**

- The existing brass gas connector is an improper material by today's construction standards (photo). Replacement with a new gas connector of appropriate size & material is recommended. According to a Consumer Product Safety Commission safety alert, "these older brass connectors have a serious flaw in how their tubing was joined to their end pieces. Over time, the end pieces can separate from the tubing, and cause a serious gas leak, explosion, or fire. To our knowledge, these dangerous uncoated brass connectors have not been made for more than 30 years, but many of them are still in use. The older these connectors get, the greater the possibility of failure". <https://www.cpsc.gov/s3fs-public/gas.pdf>.

**12.6 Cooktop ventilation:**

Visually inspected.

Type: External venting hood.

Fan: Responded to normal user controls.

**Note:**

- Exhaust duct: There are portions of the duct that are not readily accessible for visual inspection.

**Safety concerns:**

- Exhaust duct: The flex duct is an improper material as it is not a smooth wall type. Grease accumulation resulting in a fire ignition hazard can occur as a result. Replacement with an appropriate duct material is recommended.



**12.7 Dishwasher:**

Visually inspected.  
Responded to normal user controls using the normal wash setting on the control.

**UNIT A KITCHEN:**

**12.8 Counter:**

Visually inspected.  
Materials: Solid manufactured material.

**Note:**

- Due to storage, there are portions of the system that are not readily accessible for visual inspection.

Visually inspected.

**Note:**

- Due to storage, there are portions of the system that are not readily accessible for visual inspection.

**Damage:**

- Crack damage is visible to the counter. We recommend correction using appropriate methods.



**12.9 Cabinets:**

Visually inspected.

**Note:**

- Due to storage, there are portions of the system that are not readily accessible for visual inspection.

**12.10 Sink:**

Visually inspected.  
Basin: Functional.  
Faucet fixture: Operational.  
Functional drainage: Operational.

**Damage:**

- Basin: Chip damage is visible to the surface of the basin. We recommend correction using appropriate methods.



**12.11 Food waste disposer:**

Visually inspected.  
Responded to normal user controls.

**12.12 Cooking appliances:**

Visually inspected.

Type: Gas range.

Gas shut off valve: Installed (testing is beyond the scope of this inspection).

Cooktop: Responded to normal user controls.

Oven: Responded to normal user controls (tested using bake mode set at 350 & broil mode set at high only).

**12.13 Cooktop ventilation:**

Visually inspected.

Type: External venting hood.

Fan: Responded to normal user controls.

**Note:**

- Exhaust duct: There are portions of the duct that are not readily accessible for visual inspection.

**Safety concerns:**

- Exhaust duct: The flex duct is an improper material as it is not a smooth wall type. Grease accumulation resulting in a fire ignition hazard can occur as a result. Replacement with an appropriate duct material is recommended.

**12.14 Dishwasher:**

Visually inspected.

Responded to normal user controls using the normal wash setting on the control.

**UNIT B KITCHEN:****12.15 Counter:**

Visually inspected.

Materials: Tile.

**12.16 Cabinets:**

Visually inspected.

**Damage:**

- Moisture related damage is visible to the floor of the sink base cabinet. We recommend correction using appropriate methods.



**Defects:**

- Multiple drawers are off the tracks. We recommend correction using appropriate methods.



**12.17 Sink:**

Visually inspected.  
Basin: Functional.  
Faucet fixture: Operational.  
Functional drainage: Operational.

**Deterioration:**

- Basin: Significant wear is visible to the to the basin.



**Defects:**

- Drain: The drain pipe slopes upward which is improper. The condition is conducive to poor drainage and sludge accumulation. We recommend correction using appropriate methods.



**12.18 Food waste disposer:**

Visually inspected.  
Responded to normal user controls.

**12.19 Cooking appliances:**

Visually inspected.  
Type: Gas range.  
Gas shut off valve: Installed (testing is beyond the scope of this inspection).  
Cooktop: Responded to normal user controls.  
Oven: Responded to normal user controls (tested using bake mode set at 350 & broil mode set at high only).

**Safety concerns:**

- An anti tip device is absent. We recommend correction using appropriate methods. See warning label on oven door. Refer to the manufacturers installation manual for instructions.

**12.20 Cooktop ventilation:**

Visually inspected.

Type: External venting hood.  
Fan: Responded to normal user controls.

**Note:**

- Exhaust duct: There are portions of the duct that are not readily accessible for visual inspection.

**12.21 Dishwasher:**

Visually inspected.  
Responded to normal user controls using the normal wash setting on the control.

**Damage:**

- Rust related damage is visible to the racks. We recommend correction using appropriate methods. Replacement may be needed.



**Safety concerns:**

- The appliance is not secured to the cabinet. We recommend correction using appropriate methods.



**UNIT C KITCHEN:**

**12.22 Counter:**

Visually inspected.  
Materials: Laminate.

**Defects:**

- An uneven joint is visible on the counter. We recommend correction using appropriate methods.



**12.23 Cabinets:**

Visually inspected.

**Note:**

- Due to storage, there are portions of the system that are not readily accessible for visual inspection.

**Defects:**

- Large gaps are visible between the base cabinet and dishwasher. We recommend correction using appropriate methods.

**Defects:**

- Cabinet doors / drawers are absent at the base cabinet left of the sink. We recommend correction using appropriate methods.

**12.24 Sink:**

Visually inspected.  
 Basin: Functional.  
 Faucet fixture: Operational.  
 Functional drainage: Operational.

**12.25 Food waste disposer:**

Visually inspected.  
 Responded to normal user controls.

**12.26 Cooking appliances:**

Visually inspected.  
 Type: Gas range.  
 Gas shut off valve: Installed (testing is beyond the scope of this inspection).  
 Cooktop: Responded to normal user controls.  
 Oven: Responded to normal user controls (tested using bake mode set at 350 & broil mode set at high only).

**Safety concerns:**

- An anti tip device is absent. We recommend correction using appropriate methods. See warning label on oven door. Refer to the manufacturers installation manual for instructions.

**12.27 Cooktop ventilation:**

Visually inspected.  
 Type: External venting hood.  
 Fan: Responded to normal user controls.

**Note:**

- Exhaust duct: There are portions of the duct that are not readily accessible for visual inspection.

**12.28 Dishwasher:**

Visually inspected.  
 Responded to normal user controls using the normal wash setting on the control.

## FRONT UNIT LAUNDRY:

### 12.29 Description:

Visually inspected.

Location: Water shut off valves: Installed (testing is beyond the scope of this inspection. Subject to leakage if turned).

Drain: Installed (testing is beyond the scope of this inspection).

Fuel gas shut off valve: Installed (testing is beyond the scope of this inspection).

Dryer vent: Installed (testing is beyond the scope of this inspection).

#### Note:

- Appliances: The existing appliances are beyond the scope of this inspection, therefore not inspected.

### 12.30 Dryer exhaust vent:

#### Note:

- We recommend cleaning the exhaust duct prior to use and at regular intervals to prevent a fire ignition hazard from any lint blockage that might occur.

## UNIT B LAUNDRY:

### 12.31 Description:

Visually inspected.

Location: Kitchen.

Water shut off valves: Installed (testing is beyond the scope of this inspection. Subject to leakage if turned).

Drain: Installed (testing is beyond the scope of this inspection).

240v dryer receptacle outlet: Installed.

Fuel gas shut off valve: Installed (testing is beyond the scope of this inspection).

Dryer vent: Installed (testing is beyond the scope of this inspection).

### 12.32 Appliance drain pan:

#### Note:

- There is no appliance drain pan system installed. Installation should be considered to prevent water damage to the building in the event of appliance leakage.

## UNIT C LAUNDRY:

### 12.33 Description:

Visually inspected.

Location: Kitchen.

Water shut off valves: Installed (testing is beyond the scope of this inspection. Subject to leakage if turned).

Drain: Installed (testing is beyond the scope of this inspection).

Fuel gas shut off valve: Installed (testing is beyond the scope of this inspection).

Dryer vent: Installed (testing is beyond the scope of this inspection). Not readily accessible for full visual inspection.

#### Note:

- Appliances: The existing appliances are beyond the scope of this inspection, therefore not inspected.

### 12.34 Dryer exhaust vent:

#### Note:

- We recommend cleaning the exhaust duct prior to use and at regular intervals to prevent a fire ignition hazard from any lint blockage that might occur.

## REAR PATIO LAUNDRY:

### 12.35 Description:

Visually inspected.



Water shut off valves: Installed (testing is beyond the scope of this inspection. Subject to leakage if turned).  
Drain: Installed (testing is beyond the scope of this inspection).  
Fuel gas shut off valve: Installed (testing is beyond the scope of this inspection).  
Dryer vent: Installed (testing is beyond the scope of this inspection).

**Note:**

- Appliances: The existing appliances are beyond the scope of this inspection, therefore not inspected.

**12.36 Dryer exhaust vent:**

**Defects:**

- A termination hood is absent. Replacement with an appropriate hood is recommended.



**12.37 Combustion air:**

**Safety concerns:**

- Makeup air ventilation is absent. The purpose of makeup air ventilation is to provide a constant supply of oxygen to the laundry room as a gas dryer appliance depletes combustion air while operating with the laundry room doors closed. Lack of combustion air poses a carbon monoxide poisoning hazard. We recommend correction using appropriate methods. Refer to the dryer appliance manufacturers installation manual for instructions.

## BATHROOMS

### NOTICE:

If the building is furnished in any way, there may be areas that are not readily accessible preventing a full visual inspection. Full access and an opportunity for additional inspection may discover reportable conditions. Please call our office to arrange for inspection of the inaccessible areas after full access is provided. Additional fee will apply.

The following are beyond the scope of this inspection and excluded from this inspection report:

- Steam showers; Sauna systems or components.
- Cost estimates, methods & extent of corrections.

NOTICE: Client should obtain further evaluation of reported conditions prior to making their final buying decision and before removing any contractual investigation contingency and prior to the close of the transaction as further evaluation of a reported condition may provide additional information which can affect Client's purchase decision. Any recommendation of a reported condition should be performed by appropriate, qualified specialists.

### FRONT UNIT BATHROOM #1:

#### 13.1 Description:

Location: Master bedroom. Full bathroom.

#### 13.2 Toilet:

Visually inspected.  
Flush function tested operational.

#### Defects:

- Side clearance is insufficient between the toilet and interior wall. We recommend correction using appropriate methods.

#### 13.3 Sink:

Visually inspected.  
Basin: Molded into the counter. Functional.  
Faucet: Operational.  
Functional drainage: Operational.

#### Note:

- Caution, an overflow drain is not provided in the basin for the drain stopper. Water can spill over the basin if overfilled.



#### Damage:

- Drain: Corrosion related damage caused by leakage is visible on the piping. Replacement of any damaged piping is recommended.



**13.4 Counter / cabinet / mirror / towel holder / medicine cabinet:**

Visually inspected.  
 Counter / cabinet: Installed.  
 Mirror: Installed on medicine cabinet only.  
 Towel holder: Installed.

**13.5 Ventilation:**

Visually inspected.  
 Type: Window.

**13.6 Combo bathtub & shower:**

Visually inspected.  
 Shower wall & basin type: Prefabricated.  
 Faucet fixture: Operational  
 Shower diverter: Operational  
 Shower head: Operational  
 Functional drainage: Operational.

**Safety concerns:**

- Faucet fixture: The faucet is a manual mixing type, therefore a scalding hazard exists. The installation of a pressure balance / thermostatic control type faucet should be considered for safety enhancement.

**Defects:**

- Spout: The spout is separated from the shower wall. The condition is conducive to moisture intrusion and subsequent damage. We recommend correction using appropriate methods.

**FRONT UNIT BATHROOM #2:****13.7 Description:**

Location: Between bedrooms. Full bathroom.

**13.8 Toilet:**

Visually inspected.  
 Flush function tested operational.

**13.9 Sink:**

Visually inspected.  
 Basin: Molded into the counter. Functional.  
 Faucet: Operational.  
 Functional drainage: Operational.

**Damage:**

- Drain: Corrosion related damage caused by leakage is visible on the piping. Replacement of any damaged piping is recommended.

**Note:**

- Caution, an overflow drain is not provided in the basin for the drain stopper. Water can spill over the basin if overfilled.

**13.10 Counter / cabinet / mirror / towel holder / medicine cabinet:**

Visually inspected.

Counter / cabinet: Installed.

Mirror: Installed on medicine cabinet only.

Towel holder: Installed.

**13.11 Ventilation:**

Visually inspected.

Type: Window.

**13.12 Combo bathtub & shower:**

Visually inspected.

Shower wall surface material: Tile (determining the type of backing and waterproofing method used for the shower wall material is beyond the scope of this inspection).

Enclosure type: Curtain.

Basin: Functional.

Faucet fixture: Operational.

Shower head: Operational.

Functional drainage: Operational.

**Defects:**

- Shower diverter: The diverter is stuck, therefore not functional. We recommend correction using appropriate methods.



**Damage:**

- Shower walls: Damage is visible to tiles around the fixtures. The condition is conducive to moisture intrusion and subsequent damage. We recommend correction using appropriate methods.

**UNIT A BATHROOM:****13.13 Description:**

Location: Hallway. Full bathroom.

**13.14 Toilet:**

Visually inspected.  
Flush function tested operational.

**13.15 Sink:**

Visually inspected.  
Basin: Molded into the counter. Functional.  
Faucet: Operational.  
Functional drainage: Operational.

**Note:**

- Caution, an overflow drain is not provided in the basin for the drain stopper. Water can spill over the basin if overfilled.

**13.16 Counter / cabinet / mirror / towel holder / medicine cabinet:**

Visually inspected.  
Counter / cabinet: Installed.  
Mirror: Installed on medicine cabinet only.  
Towel holder: Installed.

**13.17 Ventilation:**

Visually inspected.  
Type: Window.

**13.18 Combo bathtub & shower:**

Visually inspected.  
Shower wall surface material: Manufactured panel.  
Enclosure type: Glass shower door enclosure installed.  
Basin: Functional.  
Faucet fixture: Operational  
Shower diverter: Operational.  
Shower head: Operational  
Functional drainage: Operational.

**Safety concerns:**

- Faucet fixture: The faucet is a manual mixing type, therefore a scalding hazard exists. The installation of a pressure balance / thermostatic control type faucet should be considered for safety enhancement.

**Defects:**

- Drain: The stopper is not functional. We recommend correction using appropriate methods.

**UNIT B BATHROOM:****13.19 Description:**

Location: Hallway. Full bathroom.

**13.20 Toilet:**

Visually inspected.  
Flush function tested operational.

**Defects:**

- The toilet mount is loose. The condition is conducive to leakage and subsequent damage. We recommend correction using appropriate methods.

**13.21 Sink:**

Visually inspected.  
Basin: Molded into the counter. Functional.  
Faucet: Operational.  
Functional drainage: Operational.

**Note:**

- Caution, an overflow drain is not provided in the basin for the drain stopper. Water can spill over the basin if overfilled.

**13.22 Counter / cabinet / mirror / towel holder / medicine cabinet:**

Visually inspected.

Counter / cabinet: Installed.

Mirror: Installed on medicine cabinet only.

Towel holder: Installed.

**13.23 Ventilation:**

Visually inspected.

Type: Window.

**13.24 Combo bathtub & shower:**

Visually inspected.

Shower wall surface material: Tile (determining the type of backing and waterproofing method used for the shower wall material is beyond the scope of this inspection).

Basin: Functional.

Faucet fixture: Operational.

Shower head: Operational.

Functional drainage: Operational.

**Defects:**

- Shower diverter: The diverter does not function as intended as water flows from the tub spout and shower head at the same time. We recommend correction using appropriate methods.

**UNIT C BATHROOM:****13.25 Description:**

Location: Hallway. Full bathroom.

**13.26 Toilet:**

Visually inspected.

Flush function tested operational.

**Defects:**

- Side clearance is insufficient between the toilet and cabinet. We recommend correction using appropriate methods.

**13.27 Sink:**

Visually inspected.  
Basin: Functional.  
Faucet: Operational.  
Functional drainage: Operational.

**Note:**

- Caution, an overflow drain is not provided in the basin for the drain stopper. Water can spill over the basin if overfilled.

**13.28 Counter / cabinet / mirror / towel holder / medicine cabinet:**

Visually inspected.  
Counter / cabinet: Installed.  
Mirror: Installed on medicine cabinet only.  
Towel holder: Installed.

**13.29 Ventilation:**

Visually inspected.  
Type: Window.

**13.30 Combo bathtub & shower:**

Visually inspected.  
Shower wall surface material: Tile (determining the type of backing and waterproofing method used for the shower wall material is beyond the scope of this inspection).  
Enclosure type: Curtain.  
Faucet fixture: Operational.  
Shower diverter: Operational.  
Shower head: Operational.  
Functional drainage: Operational.



**Damage:**

- Basin: Rust related damage is visible to the basin. We recommend correction using appropriate methods.

