

A2Z Building Inspection  
A2Z Building Inspection  
San Pedro , Ca 90731



601-603 Garnet St  
Redondo Beach , Ca 90277

# A2Z Building Inspection

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601-603 Garnet St

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## Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Marginal	Item is not fully functional and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

## General Information

### Property Information

Property Address 601-603 Garnet St  
City Redondo Beach State Ca Zip 90277

### Client Information

### Inspection Company

Inspector Name Tim Schmidt  
Company Name A2Z Building Inspection  
Address A2Z Building Inspection  
City San Pedro State Ca Zip 90731  
Phone 1 (310) 325-5352  
Email timschmidtconstruction@yahoo.com  
Amount Received \$700.00

### Conditions

Others Present Buyer's Agent and Buyer Property Occupied Occupied  
Estimated Age 90 yrs Entrance Faces East  
Inspection Date 1/25/2020  
Start Time 1030 End Time 230 pm  
Electric On ☒ Yes ☐ No ☐ Not Applicable  
Gas/Oil On ☒ Yes ☐ No ☐ Not Applicable  
Water On ☒ Yes ☐ No ☐ Not Applicable  
Temperature 65  
Weather Partly cloudy Soil Conditions Dry  
Space Below Grade Crawl Space  
Building Type Rental Garage Attached  
Water Source City How Verified Visual Inspection  
Sewage Disposal City How Verified Visual Inspection  
Additions/Modifications Unknown

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## General Information (Continued)

Permits Obtained N/A How Verified N/A

## Lots and Grounds

A NPNI M D

1. ☐☐☐☒☐ Walkways: Concrete - Concrete pitted and chipped, Cracked



2. ☒☐☐☐☐ Walkway Drainage: Curb gutter  
3. ☒☐☐☐☐ Steps/Stairs: Concrete  
4. ☒☐☐☐☐ Grading: Moderate slope  
5. ☒☐☐☐☐ Driveway: Concrete  
6. ☒☐☐☐☐ Fences: Picket  
7. Access ADA Compliant: ☐ Yes ☒ No

## Exterior

A NPNI M D

601 A Garage

1. Type of Structure: Detached Car Spaces: 1  
2. ☒☐☐☐☐ Garage Doors: Wood  
3. ☒☐☐☐☐ Door Operation: Manual  
4. ☒☐☐☐☐ Exterior Surface: Stucco  
5. ☒☐☐☐☐ Roof: Patio deck above  
6. ☒☐☐☐☐ Roof Structure: Concrete  
7. ☒☐☐☐☐ Ceiling: Concrete  
8. ☒☐☐☐☐ Walls: Concrete  
9. ☒☐☐☐☐ Floor/Foundation: Poured concrete  
10. ☒☐☐☐☐ Windows: Non-opening

601 A Garage

11. Type of Structure: Detached Car Spaces: 1  
12. ☒☐☐☐☐ Garage Doors: Wood  
13. ☒☐☐☐☐ Door Operation: Manual

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## Exterior (Continued)

14. ☐☐☐☒☐ Exterior Surface: Stucco - Stress cracks



15. ☒☐☐☐☐ Roof: Patio deck above

16. ☐☐☐☒☐ Roof Structure: Concrete

17. ☐☐☐☒☐ Ceiling: concrete - Missing concrete rebar showing



18. ☐☐☐☒☐ Walls: Concrete - Cracks present



19. ☒☐☐☐☐ Floor/Foundation: Poured slab

20. ☒☐☐☐☐ Windows: Non-opening

Attached #601 B Garage

21. Type of Structure: Attached Car Spaces: 1

22. ☒☐☐☐☐ Garage Doors: Wood

23. ☒☐☐☐☐ Door Operation: Manual

24. ☒☐☐☐☐ Exterior Surface: Stucco

25. ☒☐☐☐☐ Ceiling: concrete

26. ☒☐☐☐☐ Walls: Concrete

27. ☒☐☐☐☐ Floor/Foundation: Poured concrete

28. ☒☐☐☐☐ Electrical: 110 VAC outlets and lighting circuits

29. ☒☐☐☐☐ Windows: Non-opening

Attached #603 1/2 Garage

30. Type of Structure: Attached Car Spaces: 1

31. ☒☐☐☐☐ Garage Doors: Wood

32. ☒☐☐☐☐ Door Operation: Manual

33. ☒☐☐☐☐ Exterior Surface: Stucco

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## Exterior (Continued)

34. ☒ ☐ ☐ ☐ ☐ Ceiling: concrete  
35. ☒ ☐ ☐ ☐ ☐ Walls: Concrete  
36. ☒ ☐ ☐ ☐ ☐ Floor/Foundation: Poured slab  
37. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC outlets and lighting circuits  
38. ☒ ☐ ☐ ☐ ☐ Windows: Non-opening

Attached #603 Garage

39. Type of Structure: Attached Car Spaces: 1  
40. ☒ ☐ ☐ ☐ ☐ Garage Doors: Wood  
41. ☒ ☐ ☐ ☐ ☐ Door Operation: Manual  
42. ☒ ☐ ☐ ☐ ☐ Exterior Surface: Stucco  
43. ☒ ☐ ☐ ☐ ☐ Roof Structure: Concrete  
44. ☒ ☐ ☐ ☐ ☐ Walls: Concrete  
45. ☒ ☐ ☐ ☐ ☐ Floor/Foundation: Poured slab  
46. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC outlets and lighting circuits  
47. ☐ ☒ ☐ ☐ ☐  
48. ☒ ☐ ☐ ☐ ☐ Windows: Non-opening

East Exterior Surface

49. ☐ ☐ ☐ ☒ ☐ Type: Stucco - Stucco shows previous cracks that have been repaired and painted. stucco has blistering around windows.



50. ☐ ☐ ☐ ☐ ☒ Main Entry: Metal, Wood, stucco - Valances above front doors have cracks, plugged or missing drain holes causing water damage.



51. Main Entry Access ADA Compliant: ☐ Yes ☒ No  
52. ☒ ☐ ☐ ☐ ☐ Secondary/Other Entry: Wood  
53. Secondary/Other Entry Access ADA Compliant: ☐ Yes ☒ No  
54. ☒ ☐ ☐ ☐ ☐ Rear Entry: Wood  
55. ☒ ☐ ☐ ☐ ☐ Trim: Wood  
56. ☒ ☐ ☐ ☐ ☐ Patio Door: wood

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## Exterior (Continued)

57. ☒ ☐ ☐ ☐ ☐ Windows: wood Double hung  
58. ☒ ☐ ☐ ☐ ☐ Exterior Lighting: Surface mount  
59. ☒ ☐ ☐ ☐ ☐ Exterior Electric Outlets: 110 VAC  
60. ☐ ☐ ☐ ☒ ☐ Roof: Flat rolled roofing - Roof shows signs of wear  
61. ☒ ☐ ☐ ☐ ☐ Structure: Brick with Stucco

## Structure

A NPNI M D

1. ☒ ☐ ☐ ☐ ☐ Structure Type: Masonry, Wood frame  
2. ☒ ☐ ☐ ☐ ☐ Foundation: Block, Poured



3. ☐ ☐ ☐ ☒ ☐ Differential Movement: Crack with displacement - Concrete cracked around front edge of building



4. ☒ ☐ ☐ ☐ ☐ Beams: Solid wood



5. ☒ ☐ ☐ ☐ ☐ Bearing Walls: Brick

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## Structure (Continued)

6. ☒ ☐ ☐ ☐ ☐ Joists/Trusses: 2x8



7. ☒ ☐ ☐ ☐ ☐ Piers/Posts: Poured piers and wood posts



8. ☒ ☐ ☐ ☐ ☐ Floor/Slab: Dimensional wood



9. ☒ ☐ ☐ ☐ ☐ Stairs/Handrails: concrete stairs metal handrails

10. ☒ ☐ ☐ ☐ ☐ Subfloor: Dimensional wood

11. Emergency lighting present? ☐ Yes ☒ No

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## Roof

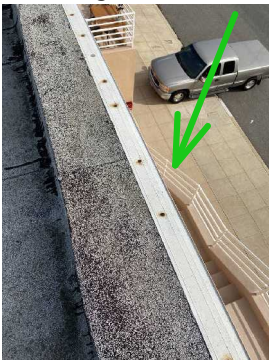
A NPNI M D

### Main Roof Surface

1. Method of Inspection: On roof
2. ☒ ☐ ☐ ☐ ☐ Unable to Inspect: 10%
3. ☐ ☐ ☐ ☒ ☐ Material: Rolled roof material - Roof shows signs of deterioration



4. Type: Flat
5. Approximate Age: Unknown age
6. ☒ ☐ ☐ ☐ ☐ Flashing: Aluminum



7. ☐ ☐ ☐ ☐ ☒ Skylights: Glass -  
Flashing needs to be resealed possible leakage. Broken glass



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## Roof (Continued)

8. ☐☐☐☒☐ Plumbing Vents: Cast Iron - vents should be resealed to prevent leaks



9. ☒☐☐☐☐ Electrical Mast: Surface mount

10. ☒☐☐☐☐ Roof Drains: Perimeter, Surface



11. ☒☐☐☐☐ Gutters: Galvanized, Boxed

12. ☐☐☐☒☐ Downspouts: Galvanized - Some of the downspouts show rust holes and peeling paint.



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## Electrical

A NP NI M D

1. Service Size Amps: 60 Volts: 110-240 VAC
2. ☒☐☐☐☐ Service: Copper
3. ☒☐☐☐☐ 120 VAC Branch Circuits: Copper
4. ☒☐☐☐☐ 240 VAC Branch Circuits: Copper
5. ☒☐☐☐☐ Aluminum Wiring: Not present
6. ☐☐☐☐☒ Conductor Type: Romex, armored cable and knob and tube - Conduit is loose or missing exposing wire



7. ☒☐☐☐☐ Ground: Rod in ground only, Rod in ground only, Plumbing ground only



### Unit 601 Electric Panel

8. ☒☐☐☐☐ Manufacturer: Murray
9. Maximum Capacity: 100 Amps
10. ☐☒☐☐☐ Main Breaker Size: No single main breaker exists
11. ☒☐☐☐☐ Breakers: Copper and Aluminum
12. Is the panel bonded? ☒ Yes ☐ No
13. ☒☐☐☐☐ Smoke Detector: Battery operated
14. ☒☐☐☐☐ Carbon Monoxide Detectors: Battery operated

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## Plumbing

2 water heaters were located in unit 601 which serviced unit 601 and unit # A above. Both of these water heaters were unable to be inspected at time of my inspection. Both units had hot water working at time Of inspection

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1. ☒ ☐ ☐ ☐ ☐ Service Line: Copper
2. ☒ ☐ ☐ ☐ ☐ Main Water Shutoff: Front of house



3. ☒ ☐ ☐ ☐ ☐ Water Lines: Copper
4. ☒ ☐ ☐ ☐ ☐ Drain Pipes: ABS
5. ☒ ☐ ☐ ☐ ☐ Service Caps: Accessible



6. ☒ ☐ ☐ ☐ ☐ Vent Pipes: Cast iron



7. ☒ ☐ ☐ ☐ ☐ Gas Service Lines: Cast iron

Outside back of unit Water Heater

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## Plumbing (Continued)

8. ☒ ☐ ☐ ☐ ☐ Water Heater Operation: Functional at time of inspection



9. Manufacturer: Bradford-White

10. Model Number: YouRG140TN Serial Number: NL 38588255

11. Type: Natural gas Capacity: 40 Gal.

12. Approximate Age: Unknown Area Served: Unit B

13. ☒ ☐ ☐ ☐ ☐ Flue Pipe: Single wall

14. ☒ ☐ ☐ ☐ ☐ TPRV and Drain Tube: Copper



Outside back of unit Water Heater

15. ☒ ☐ ☐ ☐ ☐ Water Heater Operation: Functional at time of inspection



16. Manufacturer: General Electric

17. Model Number: GELN0603Z05586 Serial Number: GG40T6XA

18. Type: Natural gas Capacity: 40 Gal.

19. Approximate Age: Known Area Served: Unit 12

20. ☒ ☐ ☐ ☐ ☐ Flue Pipe: Single wall

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## Plumbing (Continued)

21. ☐☐☐☐☒ TPRV and Drain Tube: Copper - Missing drain tube



Outside back of unit Water Heater

22. ☒☐☐☐☐ Water Heater Operation: Functional at time of inspection



23. Manufacturer: A.O. Smith  
24. Model Number: G6 in Dash UT4040 in VR 400 Serial Number: 1845112554178  
25. Type: Natural gas Capacity: 40 Gal.  
26. Approximate Age: Unknown Area Served: Unit B  
27. ☒☐☐☐☐ Flue Pipe: Single wall  
28. ☐☐☐☐☒ TPRV and Drain Tube: Copper - Missing drain tube



Water heater located inside unit 601 Water Heater

29. ☒☐☐☐☐ Water Heater Operation: Functional at time of inspection  
30. Manufacturer: Unknown  
31. Model Number: Unknown Serial Number: Unknown  
32. Type: Natural gas Capacity: Unknown  
33. Approximate Age: Unknown Area Served: Apartment unit 601

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## Plumbing (Continued)

34. ☐☐☒☐☐ TPRV and Drain Tube: Copper - Missing drain tube

Water heater located inside unit 601 Water Heater \_\_\_\_\_

35. ☒☐☐☐☐ Water Heater Operation: Functional at time of inspection

36. Manufacturer: Unknown

37. Model Number: Unknown Serial Number: Unknown

38. Type: Unknown Capacity: Unknown

39. Approximate Age: Unknown Area Served: Unknown

40. ☐☐☒☐☐ Flue Pipe: Not inspected

41. ☐☐☒☐☐ TPRV and Drain Tube: Not inspected

## Air Conditioning

A NP NI M D

## Heating System

A NP NI M D

## Laundry Room/Area

A NP NI M D

## Stairwells

A NP NI M D

## Common Areas

A NP NI M D

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## Unit #1

1. Unit #: 603 A Unit Type: 1 bedroom

2. ☒ Occupied ☐ Vacant

A NP NI M D

### Interior Rooms

Living Room Living Space

3. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint  
4. ☒ ☐ ☐ ☐ ☐ Walls: Paint  
5. ☒ ☐ ☐ ☐ ☐ Floor: Hardwood  
6. ☒ ☐ ☐ ☐ ☐ Doors: Solid wood  
7. ☐ ☐ ☐ ☒ ☐ Windows: Wood double hung - Operates good has some peeling paint  
8. ☐ ☐ ☐ ☒ ☐ Electrical: 110 VAC - Open or missing ground  
9. ☒ ☐ ☐ ☐ ☐ HVAC Source: Wall heater - Working at time of inspection  
10. ☐ ☒ ☐ ☐ ☐  
11. ☐ ☒ ☐ ☐ ☐

### Kitchen

Rear of unit Kitchen

12. ☒ ☐ ☐ ☐ ☐ Cooking Appliances: General Electric  
13. ☐ ☐ ☐ ☒ ☐ Ventilator: No Vent - Not properly vented  
14. ☐ ☒ ☐ ☐ ☐ Disposal:  
15. ☒ ☐ ☐ ☐ ☐ Refrigerator: Whirlpool  
16. ☒ ☐ ☐ ☐ ☐ Sink: Porcelain Coated  
17. ☐ ☐ ☐ ☒ ☐ Electrical: 110 VAC - Open or missing ground  
18. ☒ ☐ ☐ ☐ ☐ Plumbing/Fixtures: Chrome  
19. ☒ ☐ ☐ ☐ ☐ Counter Tops: Laminate and wood  
20. ☒ ☐ ☐ ☐ ☐ Cabinets: Wood  
21. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint  
22. ☒ ☐ ☐ ☐ ☐ Walls: Paint  
23. ☒ ☐ ☐ ☐ ☐ Floor: Hardwood  
24. ☒ ☐ ☐ ☐ ☐ Doors: Solid wood  
25. ☒ ☐ ☐ ☐ ☐ Windows: Wood double hung  
26. ☐ ☒ ☐ ☐ ☐ HVAC Source:

### Hallways

27. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint  
28. ☒ ☐ ☐ ☐ ☐ Floor: Hardwood  
29. ☒ ☐ ☐ ☐ ☐ Walls: Paint

### Bathrooms

1st floor main Bathroom

30. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint  
31. ☒ ☐ ☐ ☐ ☐ Walls: Paint

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## Unit #1 (Continued)

32. ☒ ☐ ☐ ☐ ☐ Floor: Tile  
33. ☒ ☐ ☐ ☐ ☐ Doors: Solid wood  
34. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC GFCI  
35. ☒ ☐ ☐ ☐ ☐ Counter/Cabinet: Wood  
36. ☒ ☐ ☐ ☐ ☐ Sink/Basin: Porcelain  
37. ☒ ☐ ☐ ☐ ☐ Faucets/Traps: Chrome  
38. ☒ ☐ ☐ ☐ ☐ Tub/Surround: Porcelain tub and ceramic tile surround  
39. ☒ ☐ ☐ ☐ ☐ Shower/Surround: tile  
40. ☒ ☐ ☐ ☐ ☐ Toilets: 1 1/2 Gallon Tank  
41. ☐ ☒ ☐ ☐ ☐ HVAC Source:  
42. ☐ ☒ ☐ ☐ ☐ Ventilation:

### Bedrooms

Front of unit Bedroom

43. ☒ ☐ ☐ ☐ ☐ Closet: Single small  
44. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint  
45. ☒ ☐ ☐ ☐ ☐ Walls: Paint  
46. ☒ ☐ ☐ ☐ ☐ Floor: Hardwood  
47. ☒ ☐ ☐ ☐ ☐ Doors: Solid wood  
48. ☒ ☐ ☐ ☐ ☐ Windows: Wood double hung  
49. ☐ ☐ ☐ ☒ ☐ Electrical: 110 VAC - Open or missing ground  
50. ☐ ☒ ☐ ☐ ☐ HVAC Source:  
51. ☒ ☐ ☐ ☐ ☐ Smoke Detector: Battery operated  
52. ☐ ☒ ☐ ☐ ☐

### Balcony

## Unit #2

1. Unit #: 601 Unit Type: 2 bedroom with loft area  
2. ☒ Occupied ☐ Vacant

A NPNI M D

### Interior Rooms

Living Room Living Space

3. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint  
4. ☒ ☐ ☐ ☐ ☐ Walls: Paint  
5. ☒ ☐ ☐ ☐ ☐ Floor: Hardwood  
6. ☒ ☐ ☐ ☐ ☐ Doors: Solid wood  
7. ☐ ☐ ☐ ☒ ☐ Windows: Wood double hung - Operates good has some peeling paint  
8. ☐ ☐ ☐ ☒ ☐ Electrical: 110 VAC - Open or missing ground  
9. ☒ ☐ ☐ ☐ ☐ HVAC Source: Wall heater - Working at time of inspection  
10. ☐ ☒ ☐ ☐ ☐

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## Unit #2 (Continued)

11. ☒ ☒ ☐ ☐ ☐

### Kitchen

Rear of unit Kitchen

12. ☒ ☐ ☐ ☐ ☐ Cooking Appliances: General Electric  
13. ☐ ☐ ☐ ☒ ☐ Ventilator: No Vent - Not properly vented  
14. ☐ ☒ ☐ ☐ ☐ Disposal:  
15. ☒ ☐ ☐ ☐ ☐ Refrigerator: Whirlpool  
16. ☒ ☐ ☐ ☐ ☐ Sink: Porcelain Coated  
17. ☐ ☐ ☐ ☒ ☐ Electrical: 110 VAC - Open or missing ground  
18. ☒ ☐ ☐ ☐ ☐ Plumbing/Fixtures: Chrome  
19. ☒ ☐ ☐ ☐ ☐ Counter Tops: Laminate and wood  
20. ☒ ☐ ☐ ☐ ☐ Cabinets: Wood  
21. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint  
22. ☒ ☐ ☐ ☐ ☐ Walls: Paint  
23. ☒ ☐ ☐ ☐ ☐ Floor: Hardwood  
24. ☒ ☐ ☐ ☐ ☐ Doors: Solid wood  
25. ☒ ☐ ☐ ☐ ☐ Windows: Wood double hung  
26. ☐ ☒ ☐ ☐ ☐ HVAC Source:

### Hallways

### Bathrooms

1st floor main Bathroom

27. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint  
28. ☒ ☐ ☐ ☐ ☐ Walls: Paint  
29. ☒ ☐ ☐ ☐ ☐ Floor: Tile  
30. ☒ ☐ ☐ ☐ ☐ Doors: Solid wood  
31. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC GFCI  
32. ☒ ☐ ☐ ☐ ☐ Counter/Cabinet: Wood  
33. ☒ ☐ ☐ ☐ ☐ Sink/Basin: Porcelain  
34. ☒ ☐ ☐ ☐ ☐ Faucets/Traps: Chrome  
35. ☒ ☐ ☐ ☐ ☐ Tub/Surround: Porcelain tub and ceramic tile surround  
36. ☒ ☐ ☐ ☐ ☐ Shower/Surround: tile  
37. ☒ ☐ ☐ ☐ ☐ Toilets: 1 1/2 Gallon Tank  
38. ☐ ☒ ☐ ☐ ☐ HVAC Source:  
39. ☐ ☒ ☐ ☐ ☐ Ventilation:

### Bedrooms

Front of unit Bedroom

40. ☒ ☐ ☐ ☐ ☐ Closet: Single small  
41. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint  
42. ☒ ☐ ☐ ☐ ☐ Walls: Paint  
43. ☒ ☐ ☐ ☐ ☐ Floor: Hardwood  
44. ☒ ☐ ☐ ☐ ☐ Doors: Solid wood

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## Unit #2 (Continued)

45. ☒ ☐ ☐ ☐ ☐ Windows: Wood double hung  
46. ☐ ☐ ☐ ☒ ☐ Electrical: 110 VAC - Open or missing ground  
47. ☐ ☒ ☐ ☐ ☐ HVAC Source:  
48. ☒ ☐ ☐ ☐ ☐ Smoke Detector: Battery operated  
49. ☐ ☒ ☐ ☐ ☐

### Balcony

## Unit #3

1. Unit #: 603 A Unit Type: 1 bedroom  
2. ☒ Occupied ☐ Vacant

A NP NI M D

### Interior Rooms

Living Room Living Space

3. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint  
4. ☒ ☐ ☐ ☐ ☐ Walls: Paint  
5. ☒ ☐ ☐ ☐ ☐ Floor: Hardwood  
6. ☒ ☐ ☐ ☐ ☐ Doors: Solid wood  
7. ☐ ☐ ☐ ☒ ☐ Windows: Wood double hung - Operates good has some peeling paint  
8. ☐ ☐ ☐ ☒ ☐ Electrical: 110 VAC - Open or missing ground  
9. ☒ ☐ ☐ ☐ ☐ HVAC Source: Wall heater - Working at time of inspection  
10. ☐ ☒ ☐ ☐ ☐  
11. ☐ ☒ ☐ ☐ ☐

### Kitchen

Rear of unit Kitchen

12. ☒ ☐ ☐ ☐ ☐ Cooking Appliances: General Electric  
13. ☐ ☐ ☐ ☒ ☐ Ventilator: No Vent - Not properly vented  
14. ☐ ☒ ☐ ☐ ☐ Disposal:  
15. ☒ ☐ ☐ ☐ ☐ Refrigerator: Whirlpool  
16. ☒ ☐ ☐ ☐ ☐ Sink: Porcelain Coated  
17. ☐ ☐ ☐ ☒ ☐ Electrical: 110 VAC - Open or missing ground  
18. ☒ ☐ ☐ ☐ ☐ Plumbing/Fixtures: Chrome  
19. ☒ ☐ ☐ ☐ ☐ Counter Tops: Laminate and wood  
20. ☒ ☐ ☐ ☐ ☐ Cabinets: Wood  
21. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint  
22. ☒ ☐ ☐ ☐ ☐ Walls: Paint  
23. ☒ ☐ ☐ ☐ ☐ Floor: Hardwood  
24. ☒ ☐ ☐ ☐ ☐ Doors: Solid wood  
25. ☒ ☐ ☐ ☐ ☐ Windows: Wood double hung  
26. ☐ ☒ ☐ ☐ ☐ HVAC Source:

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601-603 Garnet St

## Unit #3 (Continued)

### Hallways

27. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint  
28. ☒ ☐ ☐ ☐ ☐ Floor: Hardwood  
29. ☒ ☐ ☐ ☐ ☐ Walls: Paint

### Bathrooms

#### 1st floor main Bathroom

30. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint  
31. ☒ ☐ ☐ ☐ ☐ Walls: Paint  
32. ☒ ☐ ☐ ☐ ☐ Floor: Tile  
33. ☒ ☐ ☐ ☐ ☐ Doors: Solid wood  
34. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC GFCI  
35. ☒ ☐ ☐ ☐ ☐ Counter/Cabinet: Wood  
36. ☒ ☐ ☐ ☐ ☐ Sink/Basin: Porcelain  
37. ☒ ☐ ☐ ☐ ☐ Faucets/Traps: Chrome  
38. ☒ ☐ ☐ ☐ ☐ Tub/Surround: Porcelain tub and ceramic tile surround  
39. ☒ ☐ ☐ ☐ ☐ Shower/Surround: tile  
40. ☒ ☐ ☐ ☐ ☐ Toilets: 1 1/2 Gallon Tank  
41. ☐ ☒ ☐ ☐ ☐ HVAC Source:  
42. ☐ ☒ ☐ ☐ ☐ Ventilation:

### Bedrooms

#### Front of unit Bedroom

43. ☒ ☐ ☐ ☐ ☐ Closet: Single small  
44. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint  
45. ☒ ☐ ☐ ☐ ☐ Walls: Paint  
46. ☒ ☐ ☐ ☐ ☐ Floor: Hardwood  
47. ☒ ☐ ☐ ☐ ☐ Doors: Solid wood  
48. ☒ ☐ ☐ ☐ ☐ Windows: Wood double hung  
49. ☐ ☐ ☐ ☒ ☐ Electrical: 110 VAC - Open or missing ground  
50. ☐ ☒ ☐ ☐ ☐ HVAC Source:  
51. ☒ ☐ ☐ ☐ ☐ Smoke Detector: Battery operated  
52. ☐ ☒ ☐ ☐ ☐

### Balcony

## Unit #4

1. Unit #: 603 A Unit Type: 1 bedroom  
2. ☒ Occupied ☐ Vacant

A NPNI M D

### Interior Rooms

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## Unit #4 (Continued)

### Living Room Living Space

- 3. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint
- 4. ☒ ☐ ☐ ☐ ☐ Walls: Paint
- 5. ☒ ☐ ☐ ☐ ☐ Floor: Hardwood
- 6. ☒ ☐ ☐ ☐ ☐ Doors: Solid wood
- 7. ☐ ☐ ☐ ☒ ☐ Windows: Wood double hung - Operates good has some peeling paint
- 8. ☐ ☐ ☐ ☒ ☐ Electrical: 110 VAC - Open or missing ground
- 9. ☒ ☐ ☐ ☐ ☐ HVAC Source: Wall heater - Working at time of inspection
- 10. ☐ ☒ ☐ ☐ ☐
- 11. ☐ ☒ ☐ ☐ ☐

### Kitchen

### Rear of unit Kitchen

- 12. ☒ ☐ ☐ ☐ ☐ Cooking Appliances: General Electric
- 13. ☐ ☐ ☐ ☒ ☐ Ventilator: No Vent - Not properly vented
- 14. ☐ ☒ ☐ ☐ ☐ Disposal:
- 15. ☒ ☐ ☐ ☐ ☐ Refrigerator: Whirlpool
- 16. ☒ ☐ ☐ ☐ ☐ Sink: Porcelain Coated
- 17. ☐ ☐ ☐ ☒ ☐ Electrical: 110 VAC - Open or missing ground
- 18. ☒ ☐ ☐ ☐ ☐ Plumbing/Fixtures: Chrome
- 19. ☒ ☐ ☐ ☐ ☐ Counter Tops: Laminate and wood
- 20. ☒ ☐ ☐ ☐ ☐ Cabinets: Wood
- 21. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint
- 22. ☒ ☐ ☐ ☐ ☐ Walls: Paint
- 23. ☒ ☐ ☐ ☐ ☐ Floor: Hardwood
- 24. ☒ ☐ ☐ ☐ ☐ Doors: Solid wood
- 25. ☒ ☐ ☐ ☐ ☐ Windows: Wood double hung
- 26. ☐ ☒ ☐ ☐ ☐ HVAC Source:

### Hallways

- 27. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint
- 28. ☒ ☐ ☐ ☐ ☐ Floor: Hardwood
- 29. ☒ ☐ ☐ ☐ ☐ Walls: Paint

### Bathrooms

### 1st floor main Bathroom

- 30. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint
- 31. ☒ ☐ ☐ ☐ ☐ Walls: Paint
- 32. ☒ ☐ ☐ ☐ ☐ Floor: Tile
- 33. ☒ ☐ ☐ ☐ ☐ Doors: Solid wood
- 34. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC GFCI
- 35. ☒ ☐ ☐ ☐ ☐ Counter/Cabinet: Wood
- 36. ☒ ☐ ☐ ☐ ☐ Sink/Basin: Porcelain
- 37. ☒ ☐ ☐ ☐ ☐ Faucets/Traps: Chrome
- 38. ☒ ☐ ☐ ☐ ☐ Tub/Surround: Porcelain tub and ceramic tile surround

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## Unit #4 (Continued)

39. ☒ ☐ ☐ ☐ ☐ Shower/Surround: tile  
40. ☒ ☐ ☐ ☐ ☐ Toilets: 1 1/2 Gallon Tank  
41. ☐ ☒ ☐ ☐ ☐ HVAC Source:  
42. ☐ ☒ ☐ ☐ ☐ Ventilation:

### Bedrooms

Front of unit Bedroom

43. ☒ ☐ ☐ ☐ ☐ Closet: Single small  
44. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint  
45. ☒ ☐ ☐ ☐ ☐ Walls: Paint  
46. ☒ ☐ ☐ ☐ ☐ Floor: Hardwood  
47. ☒ ☐ ☐ ☐ ☐ Doors: Solid wood  
48. ☒ ☐ ☐ ☐ ☐ Windows: Wood double hung  
49. ☐ ☐ ☐ ☒ ☐ Electrical: 110 VAC - Open or missing ground  
50. ☐ ☒ ☐ ☐ ☐ HVAC Source:  
51. ☒ ☐ ☐ ☐ ☐ Smoke Detector: Battery operated  
52. ☐ ☒ ☐ ☐ ☐

### Balcony

## Unit #5

1. Unit #: 603 A Unit Type: 1 bedroom  
2. ☒ Occupied ☐ Vacant

A NPNI M D

### Interior Rooms

Living Room Living Space

3. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint  
4. ☒ ☐ ☐ ☐ ☐ Walls: Paint  
5. ☒ ☐ ☐ ☐ ☐ Floor: Hardwood  
6. ☒ ☐ ☐ ☐ ☐ Doors: Solid wood  
7. ☐ ☐ ☐ ☒ ☐ Windows: Wood double hung - Operates good has some peeling paint  
8. ☐ ☐ ☐ ☒ ☐ Electrical: 110 VAC - Open or missing ground  
9. ☒ ☐ ☐ ☐ ☐ HVAC Source: Wall heater - Working at time of inspection  
10. ☐ ☒ ☐ ☐ ☐  
11. ☐ ☒ ☐ ☐ ☐

### Kitchen

Rear of unit Kitchen

12. ☒ ☐ ☐ ☐ ☐ Cooking Appliances: General Electric  
13. ☐ ☐ ☐ ☒ ☐ Ventilator: No Vent - Not properly vented  
14. ☐ ☒ ☐ ☐ ☐ Disposal:

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## Unit #5 (Continued)

15. ☒ ☐ ☐ ☐ ☐ Refrigerator: Whirlpool  
16. ☒ ☐ ☐ ☐ ☐ Sink: Porcelain Coated  
17. ☐ ☐ ☐ ☒ ☐ Electrical: 110 VAC - Open or missing ground  
18. ☒ ☐ ☐ ☐ ☐ Plumbing/Fixtures: Chrome  
19. ☒ ☐ ☐ ☐ ☐ Counter Tops: Laminate and wood  
20. ☒ ☐ ☐ ☐ ☐ Cabinets: Wood  
21. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint  
22. ☒ ☐ ☐ ☐ ☐ Walls: Paint  
23. ☒ ☐ ☐ ☐ ☐ Floor: Hardwood  
24. ☒ ☐ ☐ ☐ ☐ Doors: Solid wood  
25. ☒ ☐ ☐ ☐ ☐ Windows: Wood double hung  
26. ☐ ☒ ☐ ☐ ☐ HVAC Source:

### Hallways

27. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint  
28. ☒ ☐ ☐ ☐ ☐ Floor: Hardwood  
29. ☒ ☐ ☐ ☐ ☐ Walls: Paint

### Bathrooms

#### 1st floor main Bathroom

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30. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint  
31. ☒ ☐ ☐ ☐ ☐ Walls: Paint  
32. ☒ ☐ ☐ ☐ ☐ Floor: Tile  
33. ☒ ☐ ☐ ☐ ☐ Doors: Solid wood  
34. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC GFCI  
35. ☒ ☐ ☐ ☐ ☐ Counter/Cabinet: Wood  
36. ☒ ☐ ☐ ☐ ☐ Sink/Basin: Porcelain  
37. ☒ ☐ ☐ ☐ ☐ Faucets/Traps: Chrome  
38. ☒ ☐ ☐ ☐ ☐ Tub/Surround: Porcelain tub and ceramic tile surround  
39. ☒ ☐ ☐ ☐ ☐ Shower/Surround: tile  
40. ☒ ☐ ☐ ☐ ☐ Toilets: 1 1/2 Gallon Tank  
41. ☐ ☒ ☐ ☐ ☐ HVAC Source:  
42. ☐ ☒ ☐ ☐ ☐ Ventilation:

### Bedrooms

#### Front of unit Bedroom

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43. ☒ ☐ ☐ ☐ ☐ Closet: Single small  
44. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint  
45. ☒ ☐ ☐ ☐ ☐ Walls: Paint  
46. ☒ ☐ ☐ ☐ ☐ Floor: Hardwood  
47. ☒ ☐ ☐ ☐ ☐ Doors: Solid wood  
48. ☒ ☐ ☐ ☐ ☐ Windows: Wood double hung  
49. ☐ ☐ ☐ ☒ ☐ Electrical: 110 VAC - Open or missing ground  
50. ☐ ☒ ☐ ☐ ☐ HVAC Source:  
51. ☒ ☐ ☐ ☐ ☐ Smoke Detector: Battery operated

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601-603 Garnet St

## Unit #5 (Continued)

52. ☐ ☒ ☐ ☐ ☐

**Balcony**

# A2Z Building Inspection

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601-603 Garnet St

## Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

### Lots and Grounds

1. Walkways: Concrete - Concrete pitted and chipped, Cracked



### Exterior

2. 601 A Garage Exterior Surface: Stucco - Stress cracks



3. 601 A Garage Roof Structure: Concrete
4. 601 A Garage Ceiling: concrete - Missing concrete rebar showing



5. 601 A Garage Walls: Concrete - Cracks present



# A2Z Building Inspection

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601-603 Garnet St

## Marginal Summary (Continued)

6. East Exterior Surface Type: Stucco - Stucco shows previous cracks that have been repaired and painted. stucco has blistering around windows.



7. Roof: Flat rolled roofing - Roof shows signs of wear

## Structure

8. Differential Movement: Crack with displacement - Concrete cracked around front edge of building



## Roof

9. Main Roof Surface Material: Rolled roof material - Roof shows signs of deterioration



10. Plumbing Vents: Cast Iron - vents should be resealed to prevent leaks

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## Roof (Continued)



11. Downspouts: Galvanized - Some of the downspouts show rust holes and peeling paint.



### Unit #1

12. Living Room Living Space Windows: Wood double hung - Operates good has some peeling paint  
13. Living Room Living Space Electrical: 110 VAC - Open or missing ground  
14. Rear of unit Kitchen Ventilator: No Vent - Not properly vented  
15. Rear of unit Kitchen Electrical: 110 VAC - Open or missing ground  
16. Front of unit Bedroom Electrical: 110 VAC - Open or missing ground

### Unit #2

17. Living Room Living Space Windows: Wood double hung - Operates good has some peeling paint  
18. Living Room Living Space Electrical: 110 VAC - Open or missing ground  
19. Rear of unit Kitchen Ventilator: No Vent - Not properly vented  
20. Rear of unit Kitchen Electrical: 110 VAC - Open or missing ground  
21. Front of unit Bedroom Electrical: 110 VAC - Open or missing ground

### Unit #3

22. Living Room Living Space Windows: Wood double hung - Operates good has some peeling paint  
23. Living Room Living Space Electrical: 110 VAC - Open or missing ground  
24. Rear of unit Kitchen Ventilator: No Vent - Not properly vented  
25. Rear of unit Kitchen Electrical: 110 VAC - Open or missing ground  
26. Front of unit Bedroom Electrical: 110 VAC - Open or missing ground

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## Marginal Summary (Continued)

### Unit #4

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- 27. Living Room Living Space Windows: Wood double hung - Operates good has some peeling paint
- 28. Living Room Living Space Electrical: 110 VAC - Open or missing ground
- 29. Rear of unit Kitchen Ventilator: No Vent - Not properly vented
- 30. Rear of unit Kitchen Electrical: 110 VAC - Open or missing ground
- 31. Front of unit Bedroom Electrical: 110 VAC - Open or missing ground

### Unit #5

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- 32. Living Room Living Space Windows: Wood double hung - Operates good has some peeling paint
- 33. Living Room Living Space Electrical: 110 VAC - Open or missing ground
- 34. Rear of unit Kitchen Ventilator: No Vent - Not properly vented
- 35. Rear of unit Kitchen Electrical: 110 VAC - Open or missing ground
- 36. Front of unit Bedroom Electrical: 110 VAC - Open or missing ground

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601-603 Garnet St

## Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

### Exterior

1. Main Entry: Metal, Wood, stucco - Valances above front doors have cracks, plugged or missing drain holes causing water damage.



### Roof

2. Skylights: Glass -  
Flashing needs to be resealed possible leakage. Broken glass



### Electrical

3. Conductor Type: Romex, armored cable and knob and tube - Conduit is loose or missing exposing wire



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## Defective Summary (Continued)

### Plumbing

4. Outside back of unit Water Heater TPRV and Drain Tube: Copper - Missing drain tube



5. Outside back of unit Water Heater TPRV and Drain Tube: Copper - Missing drain tube

