Bill DiMasi

Professional Home Inspections

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CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

Buyer

INSPECTION ADDRESS123

1234 Ocean, San Diego, CA 92105

INSPECTION DATE

2/4/2015 9:00 am

REPRESENTED BY:

Coastal Pacific Real Estate

GENERAL INFORMATION

Inspection Address: 1234 Ocean, San Diego, CA 92105
Inspection Date: 12/4/2014 Time: 9:00 am
Weather: Cloudy - Temperature at time of inspection: 60-70 Degrees

Inspected by: Bill DiMasi

Client Information: Buyer
Buyer's Agent: Coastal Pacific Real Estate
Phone: 858.255.1031

Structure Type: Wood Frame
Foundation Type: Slab
Furnished: Yes
Number of Stories: Two Story

Structure Style: 20 Unit Apartment Bldg

Estimated Year Built: 1959
People on Site At Time of Inspection: Tenants and Property Manager
Buyer's Agent
Seller's Agent

PLEASE NOTE:

This report is the exclusive property of Bill DiMasi Professional Home Inspections and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited.

The observations and opinions expressed within this report are those of Bill DiMasi Professional Home Inspections and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of the National Association of Certified Home Inspectors (NACHI), and those that we do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards. However, some components that are inspected and found to be functional may not necessarily appear in the report, simply because we do not wish to waste our client's time by having them read an unnecessarily lengthy report about components that do not need to be serviced.

In accordance with the terms of the contract, the service recommendations that we make in this report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

Report File:

SCOPE OF WORK

You have contracted with Bill DiMasi to perform a generalist inspection in accordance with the standards of practice established by InterNachi, a copy of which is available upon request. Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify significant defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which are clearly indicated in the standards. However, the inspection is not intended to document the type of cosmetic deficiencies that would be apparent to the average person, and certainly not intended to identify insignificant deficiencies. Similarly, we do not inspect for vermin infestation, which is the responsibility of a licensed exterminator.

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

Mold is one such contaminant. It is a microorganism that has tiny seeds, or spores, that are spread on the air then land and feed on organic matter. It has been in existence throughout human history, and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigens that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat, but they should be removed. However, some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxigenic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with unvented bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we inspect very conscientiously. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly those areas that we identified. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some mold-like substances may be visually identified, the specific identification of molds can only be determined by specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," by visiting their web site at: http://www.epa.gov/iaq/molds/moldguide.html/, from which it can be downloaded.

Asbestos is a notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by the Greek and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing

products. Although perhaps recognized as being present in some documented forms, asbestos can only be specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer, and is therefore a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, we are not specialists and, regardless of the condition of any real or suspected asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

Radon is a gas that results from the natural decay of radioactive materials within the soil, and is purported to be the second leading cause of lung cancer in the United States. The gas is able to enter homes through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and be dispersed into the atmosphere. However, it cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis, which is completely beyond the scope of our service. However, you can learn more about radon and other environmental contaminants and their affects on health, by contacting the Environmental Protection Agency (EPA), at www. epa.gov/radon/images/hmbuygud.pdf, and it would be prudent for you to enquire about any high radon readings that might be prevalent in the general area surrounding your home.

Lead poses an equally serious health threat. In the 1920's, it was commonly found in many plumbing systems. In fact, the word "plumbing" is derived from the Latin word "plumbum," which means lead. When in use as a component of a waste system, it is not an immediate health threat, but as a component of potable water pipes it is a definite health-hazard. Although rarely found in modern use, lead could be present in any home build as recently as the nineteen forties. For instance, lead was an active ingredient in many household paints, which can be released in the process of sanding, and even be ingested by small children and animals chewing on painted surfaces. Fortunately, the lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments, but testing for it is not cheap. There are other environmental contaminants, some of which we have already mentioned, and others that may be relatively benign. However, we are not environmental hygienists, and as we stated earlier we disclaim any responsibility for testing or establishing the presence of any environmental contaminant, and recommend that you schedule whatever specialist inspections that may deem prudent within the contingency period.

Structural

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

Various Hard Surfaces

Common Observations

Informational Conditions

Mostly there are common settling, or curing, cracks in the hard surfaces. This is somewhat predictable, and is typically not regarded as being structurally significant, but we are not specialists and you may wish to have this confirmed by one.

The visible portions of the front sidewalk have cracks that are indicative of soil or structural movement or root displacement. We can elaborate on this, but we are not specialists and, therefore, you may wish to have a specialist evaluate.

Structural Elements

Identification of Wall Structure

Informational Conditions

The walls are conventionally framed with wooden studs.

Identification of Floor Structure

Informational Conditions

The floor structure consists of a post-tension concrete slab.

Identification of Ceiling Structure

Informational Conditions

The ceiling structure consists of standard joists.

Identification of Roof Structure

Informational Conditions

The roof structure is conventionally framed with rafters, purlins, collar-ties, et cetera.

Slab Foundation

General Comments

Informational Conditions

This residence has a slab foundation. Such foundations vary considerably from older ones that have no moisture barrier under them and no reinforcing steel within them to newer ones that have both. Our inspection of slab foundations conforms to industry standards, which is that of a generalist and not a specialist. We check the visible portion of the stem walls on the outside for any evidence of significant cracks or structural deformation, but we do not move furniture or lift carpeting and padding to look for cracks or moisture penetration, and we do not use any of the specialized devices that are used to establish relative elevations and confirm differential movement. Significantly, many slabs are built or move out of level, but the average person may not become aware of this until there is a difference of more than one inch in twenty feet, which most authorities regard as being tolerable.

Many slabs are found to contain cracks when the carpet and padding are removed, including some that contour the edge and can be quite wide. They typically result from shrinkage and usually have little structural significance. However, there is no absolute standard for evaluating cracks, and those that are less than 1/4" and which exhibit no significant vertical or horizontal displacement are generally not regarded as being significant. Although they typically do result from common shrinkage, they can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, adverse soil conditions, and poor drainage, and if they are not sealed they can allow moisture to enter a residence, and particularly if the residence is surcharged by a hill or even a slope, or if downspouts discharge adjacent to the slab. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert, and we would be happy to refer one.

Method of Evaluation

Informational Conditions

We evaluated the slab foundation on the exterior, by examining the stem walls that project above the footing at the base of the house walls. The interior portions of the slab, which is also known as the slab floor, have little structural significance and, inasmuch as they are covered and not visually accessible, it is beyond the scope of our inspection.

Common Observations

Informational Conditions

The residence has a bolted, slab foundation with no visible or significant abnormalities.

Exterior

With the exception of townhomes, condominiums, and residences that are part of a planned urban development, or PUD, we evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this could only be confirmed by a geological evaluation of the soil.

Site & Other Observations

Renovations & Additions

Functional Components and Conditions

Homes are not required to be constantly upgraded to comply with newly enacted building codes but are only required to comply with building codes or generally accepted standards which existed at the time of the original construction. This inspection is not a building code compliance inspection. If you wish to ascertain the degree to which the home complies with any applicable building codes, you should schedule a code compliance inspection.

However, an exception may exist when a home is remodeled, depending on the scope of the work. New work must usually comply with building codes in effect at the time in which the remodel is performed.

Informational Conditions

Some of the apartments have been partially renovated or remodeled. Therefore, you should request documentation that should include permits and any warranties or guarantees that might be applicable, because we do not approve or tacitly endorse any work done without permits, and latent defects could exist.

Landscaping Observations

Informational Conditions

The roots of mature trees could have an adverse effect on either the water main or the sewer pipe, driveway, sidewalks, patios, fences, walls, foundations, and other hard surfaces, and you may wish to consult an arborist who could predict future growth potential.

Vegetation is encroaching on the structure, and should be kept a minimum of twelve inches away for the general welfare of the walls and foundation.

Notice to Absent Clients

Informational Conditions

We prefer to have our clients present, during, or immediately following the inspection so that we can elaborate on what may well be complicated or technical issues that could be somewhat difficult for the average person to understand. Inasmuch as you were not present, we encourage you to read the whole report and not just the summary report, and to consult with us directly. Also, please verify anything that we may have been purported to have said.

Vintage Home

Functional Components and Conditions

This building is more than fifty years old and therefore it is considered a vintage home. These homes often have defects that are beyond the scope of a visual inspection and only become apparent after remodeling and repair work is started. As a buyer of one of these homes you should proceed with caution. Prior to the close of escrow it would be prudent to consult with a licensed contractor that has experience renovating old homes, because additional defects may be uncovered and the cost of repairs and upgrades could effect your evaluation of the property.

This home is older and may not meet many generally accepted current building standards. Older homes are inspected within the context of the time period in which they were built, taking into account the generally accepted building practices of that time period.

Homes are not required to be constantly upgraded to comply with newly enacted building codes but are only required to comply with building codes or generally accepted standards which existed at the time of the original construction. An exception may exist when a home is remodeled, depending on the scope of the work. New work must usually comply with building codes in effect at the time in which the remodel is performed.

This home inspection is not a building code-compliance inspection and if you wish to ascertain the degree to which the home complies with any applicable codes, you should schedule a code compliance inspection.

Roof

Functional Components and Conditions

At the buyers request the roof is not part of this inspection. The roof inspection is being performed by a roofing contractor.

Grading & Drainage

General Comments

Informational Conditions

Water can be destructive and foster conditions that are deleterious to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. However, we cannot guarantee the condition of any subterranean drainage system, but if a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. The sellers or occupants will obviously have a more intimate knowledge of the site than we could possible hope to have during our limited visit, however we have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise building materials and produce mold-like substances that can have an adverse affect on health.

Moisture & Related Issues

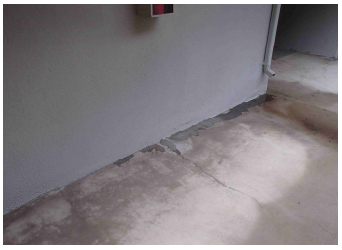
Informational Conditions

Moisture intrusion is a perennial problem, with which you should be aware. It involves a host of interrelated factors, and can be unpredictable, intermittent, or constant. When moisture intrusion is not self evident, it can be inferred by musty odors, peeling paint or plaster, efflorescence, or salt crystal formations, rust on metal components, and wood rot. However, condensation and humidity can produce similar conditions if the temperature in an area is not maintained above the dew point. Regardless, if the interior floors of a residence are at the same elevation or lower than the exterior grade we could not rule out the potential for moisture intrusion and would not endorse any such areas. Nevertheless, if such conditions do exist, or if you or any member of your family suffers from allergies or asthma, you should schedule a specialist inspection.

Interior-Exterior Elevations

Functional Components and Conditions

The base of the back walls and the concrete appear to have been damaged and repaired, possible from moisture, and it would be prudent to investigate this.



Informational Conditions

There are areas of living space below grade, which will be susceptible to moisture intrusion. The exterior walls may have been coated with waterproofing compounds that can lose their resilience and eventually permit intrusion. Therefore, it will be important to monitor these areas and particularly during the rainy season, and you may also wish to have a second opinion.

Drainage Mode

Functional Components and Conditions

Water appears to pool inside the back of the center walkway and towards the middle of the entrance. A tenant stated the water that pools here is waste water from toilets and that it often includes fecal matter, toilet tissue, and other debris. If this is accurate, it is a significant plumbing and health issue that needs to be resolved. Further evaluation by a specialist is recommended.

Informational Conditions

Drainage is primarily facilitated by soil percolation, hard surfaces, and full or partial gutters, but only one or two area drains, which is not ideal, and you may wish to make improvements.

The residence is surcharged by a slope that will direct water toward the residence. Subsurface drainage may have been installed when the site was graded, but we have no knowledge of this. Therefore, it will be important to maintain the slope, and any area drainage system. Soil erosion can result in slippage, which can impede drainage and result in moisture intrusion.

Area Drains

Informational Conditions

The property is served by area drains that appear to be in acceptable condition. However, because it is impossible to see inside them, the seller should guarantee that the drains are functional, or they should be flushed through to the street before the close of escrow. Surface water carries minerals and silt that is deposited inside the pipes and hardens in the summer months to the consistency of wet concrete, which can impede drainage and require the pipes to be cleared by a rooter service.

Area drains may have been installed after the original construction, which could confirm drainage problems on this site, and you should ask the sellers about this.

House Wall Finish

House Wall Finish Type

Informational Conditions

The house walls are finished with a combination of stucco and wood siding.

House Wall Finish Observations

Functional Components and Conditions

There is typical damage to the stucco, such as cracks, chips, holes, peeling, moisture stains, etc... which is not uncommon, but should be repaired to reduce the risk of further deterioration.


The stucco damage under the porch near the laundry room needs further evaluation and repair. It appears the damage has been caused by the porch and/or gutter leaking.

Informational Conditions

There are typical cracks in the stucco, which you should view for yourself. All cracks result from movement, and are structural in that respect, but the vast majority of them have only a cosmetic significance. However, you may wish to have this confirmed by a specialist.

The stucco extends down to the soil or ground without the benefit of a weep-screed. Weep screed is a horizontal strip of metal that isolates the stuccoed house walls from the foundation and allows them to move independent of the foundation. This not only prevents horizontal cosmetic cracks that are commonly seen at the base of many stuccoed walls but also isolates the stucco from the soil and inhibits the wicking effect of moisture being drawn up into the stucco which in turn creates the flaking and peeling that is common on such surfaces.

Components and Conditions Needing Service

The stucco paint is peeling in places, as a result of inadequate bonding or preparation.

Portions of the wood siding are dry rot or termite damaged, and should be evaluated by a termite inspector.

Exterior Components

General Comments

Informational Conditions

It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces, and it is particularly important to keep the house walls sealed, which provide the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows while it was raining that may not have been apparent otherwise. Regardless, there are many styles of windows but only two basic types, single and

dual-glazed. Dual-glazed windows are superior, because they provide a thermal as well as an acoustical barrier. However, the hermetic seals on these windows can fail at any time, and cause condensation to form between the panes. Unfortunately, this is not always apparent, which is why we disclaim an evaluation of hermetic seals. Nevertheless, in accordance with industry standards, we test a representative number of unobstructed windows, and ensure that at least one window in every bedroom is operable and facilitates an emergency exit.

Driveways

Functional Components and Conditions

The driveway is functional but there are a number of cracks that you may want to have repaired to reduce the risk of further deterioration.

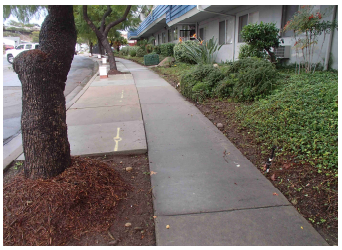
Informational Conditions

Asphalt driveways are not as durable as concrete ones, and typically develop cracks. They are expected to last approximately fifteen to twenty years, and typically need maintenance service.

Walkways

Informational Conditions

There are several offsets in the walkways around the home that could prove to be trip-hazards.



Yard Walls

Informational Conditions

The yard walls may have some cosmetic damage but are functional.

There are no weep holes or open grout joints at the base of the yard walls that would allow them to drain and prevent pressure from building up behind them.

Fences & Gates

Informational Conditions

The fences and gates are serviceable, but have damage commensurate with their age.

The property includes automatic gates that we did not evaluate, but which should conform to the latest safety standards, which require the gate to have an auto-reversing mechanism, a control that is within view of the gate but far enough away to safeguard the user, and barriers that protect children and animals from moving parts and potential pinch-points.

Fascia & Trim

Informational Conditions

Sections of the fascia board or wood trim are weathered and worn, and should be serviced to prevent further deterioration.

Components and Conditions Needing Service

There is damage to the wood trim, fascia, eaves, etc... that should be evaluated by a termite inspector.

Sliding Glass Doors

Functional Components and Conditions

The sliding glass doors are functional but appear to be original, or 56 years old, and should not be expected to perform like new or to last indefinitely.

Exterior Wooden Doors

Functional Components and Conditions

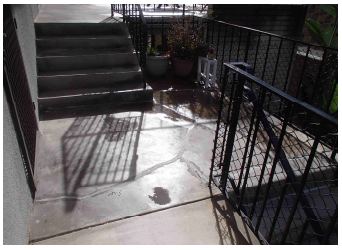
Many of the screen doors at the front entries of the apartments need to be serviced to work well, i.e.; poor fit, loose, missing, or damaged hardware.

The door to the hot water heater closet is moisture damaged and should be serviced

Porches or Stoops

Functional Components and Conditions

The concrete porch outside the second story apartments is cracked and leaking and needs servicing.



Steps & Handrails

Functional Components and Conditions

The steps are functional but cracked in many places and should be repaired to reduce the risk of further deterioration

Balconies Guardrails etc

Functional Components and Conditions

Some of the balcony drains need covers

Most of the balcony floors have been covered with carpet and this limited the inspection

Informational Conditions

The balcony, or balconies, is in acceptable condition.

We cannot guarantee that balcony surfaces will not leak, because their waterproof membrane is concealed and cannot be examined. Therefore, you may wish to ask the sellers if the balcony surface has ever leaked or obtain insurance to cover such an eventuality.

The balcony drain must be kept clear at all times or moisture intrusion could result.

Fountains Bird Baths etc

Functional Components and Conditions

We do no evaluate ponds, fountains, waterfalls, fire pits, barbeques, outdoor kitchens, statues, playground equipment, sinks, outdoor fireplaces, sheds, gazebos or unattached patio covers, protective coverings for animals, free standing pergolas, etc...

Windows

Functional Components and Conditions

The windows appear to be original, or 55 years old, and should not be expected to perform like new or to last indefinitely.
The old single pane windows need to be serviced to work well, i.e.; loose and/or missing locks, difficult to operate, etc...

Screens

Informational Conditions

Many of the window screens are missing or damaged

Outlets

Informational Conditions

All of the exterior outlets should be upgraded to have ground fault protection.

Lights

Functional Components and Conditions

Some of the exterior lights did not respond and should be serviced
The styrofoam around some of the front lights should be explained or investigated

Informational Conditions

We do not evaluate low-voltage or decorative lights, such as Malibu, solar lights, garden lights, etc...

General Observation

Functional Components and Conditions

Water appears to pool in the back and middle of the center walkway

Ventilation Ports

Functional Components and Conditions

Many of the ventilation ports have been clogged with paint and should be serviced

Plumbing

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, water pipes, pressure regulators, pressure relief valves, shut-off valves, drain and vent pipes, and water-heating devices, some of which we do not test if they are not in daily use. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. Water softeners can remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory

preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

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

Potable Water Supply Pipes

Water Main Shut-off Location

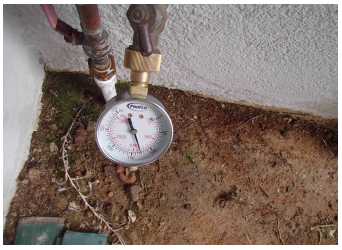
Informational Conditions

The main water shut-off valve is located at the front of the residence.

Pressure Regulators

Informational Conditions

The pressure at the front hose faucet is 130 psi, which is too strong and will stress components of the plumbing system. Further evaluation and repair by a licensed plumber is recommended. Most pressure regulators are pre-set between 50 and 60 psi.



Copper Water Pipes

Functional Components and Conditions

The potable water pipes appear to be copper but they are mostly concealed. There are no readily visible problems but the pipes appear to be original, or 55 years old and should not be expected to perform like new or to last indefinitely.

General Gas Components

Gas Main Shut-Off Location

Informational Conditions

The gas main shut-off is located in the side yard. You should be aware that gas leaks are not uncommon, particularly underground ones, and that they can be difficult to detect without the use of sophisticated instruments, which is why natural gas is odorized in the manufacturing process. Therefore, we recommend that you request a recent gas bill from the sellers, so that you can establish a norm and thereby be alerted to any potential leak.

Gas Main Observations

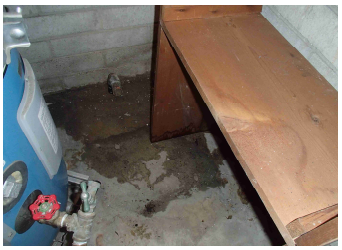
Informational Conditions

There is no wrench at the gas shut-off valve to facilitate an emergency shut-off, and inasmuch as such tools are relatively inexpensive we recommend that you buy one and leave it in-place on the valve.

Gas Seismic Shut-Off Valve
Informational Conditions
The gas main is not equipped with a seismic shut-off valve, and one is not mandated.
Gas SupplyPipes
Informational Conditions
The visible portions of the gas pipes appear to be in acceptable condition. However, they are mostly concealed.

Gas Water Heaters

General Comments
Informational Conditions
There are a wide variety of residential water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of many water softening systems. The water temperature should be set at a minimum of 110 degrees fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with either a pressure/temperature relief valve and discharge pipe plumbed to the exterior, or a Watts 210 gas shut-off valve.
Age Capacity & Location
Informational Conditions
Hot water is provided by a 9 year old, 100 gallon water heater that is located in the laundry room.
Common Observations
Functional Components and Conditions
The water heater may be too small for a twenty unit apartment building and it would be prudent to have a specialist evaluate this
The water on the floor is evidence of a leak and further evaluation is recommended



Water Shut-Off Valve & Connectors
Functional Components and Conditions
There are mineral encrustation's and rust on the water fittings and connectors that should be repaired to reduce the risk of further deterioration.

Gas Shut-Off Valve & Connector
Informational Conditions
The gas control valve and its connector at the water heater are functional.
Vent Pipe & Cap
Informational Conditions
The vent pipe is functional.
Components and Conditions Needing Service
The heat vent includes a Transite pipe, which is comprised of a solid, cement-like material that is known to contain asbestos fibers. Admittedly, these fibers could not easily escape from within the material, but the majority of heat vents, and certainly those that pass through attics, are required to be double-walled, or Type-B. And, inasmuch as an imperceptible crack in a single-walled vent pipe could result in a fire, we recommend that the Transite pipe be replaced with a modern double-walled type.
Relief Valve & Discharge Pipe
Functional Components and Conditions
The water heater is equipped with a mandated pressure-temperature relief valve.
Components and Conditions Needing Service
The pressure relief valve on the water heater does not have a discharge pipe. One should be installed that terminates approximately six inches above grade.

Drain Valve
Informational Conditions
The drain valve is in place and presumed to be functional.
Drain Pan & Discharge PIpe
Components and Conditions Needing Service
The water heater is not equipped with a drain pan and overflow pipe, which is mandated in locations where water could cause property or structural damage.
Combustion Air Vents
Functional Components and Conditions
The water heater does have appropriate combustion-air vents.
Seismic Straps
Informational Conditions
The water heater is seismically secured.

Irrigation or Sprinklers

Automatic Sprinklers
Functional Components and Conditions
The sprinkler system is not part of the inspection but many of the sprinkler heads are located too close to the building and the over-spray will stain and eventually deteriorate the siding.
Informational Conditions
We do not evaluate sprinkler systems, which should be demonstrated by the sellers.
Hose Bibs
Functional Components and Conditions
The hose bibs are functional, but we may not have located and tested every one on the property.

There is a leak at a water supply line in the front at the north end of the building and it should be serviced

Components and Conditions Needing Service

The hose bib or bibs that we tested are functional, but do not include anti-siphon valves. These valves are relatively inexpensive, and are required by current standards.

Waste & Drainage Systems

General Comments

Informational Conditions

We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the close of escrow. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house, or the cost of rooter service, most of which are relatively inexpensive.

Type of Material

Informational Conditions

The visible portions of the drainpipes are an older cast-iron type, which are not as dependable as modern ABS drainpipes.

Drain Waste & Vent Pipes

Functional Components and Conditions

The waste pipes should be evaluated by a licensed plumber prior to the close of escrow, i.e.; most of the tub drains on the first floor are slow, waste water may be backing-up and spilling out into the main entry hallway.

Informational Conditions

A cleanout, or cleanouts, has been added to the waste system , which could confirm chronic blockages. You should ask the sellers about this, or you may wish to arrange to have the waste pipes video-scanned to confirm their condition.

Potable & Waste Pipes

General Observation

Functional Components and Conditions

Many of the water shut-off valves, or angle stops, under the sinks, in the laundry, at the toilets, and elsewhere around the home, are old and/or encrusted from small leaks and should be replaced. As a general rule, these valves should be replaced every ten years. The old water supply lines should also be replaced with metal braided hoses.

Electrical

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility. However, we typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996. Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. However, inasmuch as arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically recommend installing them at every circuit as a prudent safety feature.

Main Panel

General Comments

Informational Conditions

National safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, we attempt to test every one that is unobstructed, but if a residence is furnished we will obviously not be able to test each one.

Service Entrance

Informational Conditions

The service entrance mast, weather head, and cleats are in acceptable condition.

Panel Size & Location

Informational Conditions

The residences are served by 60 amp, 220 volt panel, located in the back of the residence.

The main panels are located in the back of the residence - *Continued*

Main Panel Observations

Components and Conditions Needing Service

The panels were manufactured Zinsco/Sylvania and have been alleged to be defective and replacement is generally recommended. You can learn more about this on the Internet, at www.inspect-ny.com/electric/Zinsco.htm However, in the interests of safety the back of the breakers should be evaluated by a licensed electrician to ensure that there is no scorching or evidence of overheating.

Panel Cover Observations

Informational Conditions

The exterior panel cover is in acceptable condition.

The interior panel cover is in acceptable condition.

Wiring Observations

Informational Conditions

The visible portions of the wiring has no visible deficiencies.

Circuit Breakers

Functional Components and Conditions

There are no visible deficiencies with the circuit breakers

Grounding

Informational Conditions

The panel is grounded to a water pipe. Current standards require the panel to be double-grounded, and you may wish to consider having this done as a safety upgrade. However, such an upgrade is not currently mandated.

Sub Panels

General Comments

Informational Conditions

Sub-panels are often located inside residences, but they should not be located inside clothes closets, where they might be concealed and could impede an emergency disconnect. However, when they are located outside they are required to be weatherproof, unobstructed, and easily accessible, and their circuits should be clearly labeled.

Sub Panel Location

Functional Components and Conditions

The sub-panels are located in the bedrooms

Sub Panel Observations

Functional Components and Conditions

The sub-panels in the closets were manufactured by Zinsco and has been alleged to be defective. In the interest of safety it would be prudent to have the back of the breakers inspected by a licensed electrician to make sure there has been no scorching.

The sub-panels in the closets were manufactured by Zinsco and has been alleged to be defective - *Continued*

Informational Conditions

The sub-panels are unconventionally located inside closets, which would not be permitted by current standards. Therefore, you may wish to verify its installation permit or have an electrician evaluate.

Panel Cover Observations

Functional Components and Conditions

Many of the sub-panels need exterior covers

The interior covers are in acceptable condition

Components and Conditions Needing Service

At the sub-panel adjacent to the main panel the interior panel cover has a void or voids, or open knock-outs that should be covered for safety reasons.

Wiring Observations

Informational Conditions

There are no visible deficiencies with the wiring in the sub panels.

Circuit Breakers

Informational Conditions

The circuit breakers have no visible deficiencies.

Heat

The components of most heating systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we attempt to apprise you of their age. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle any of the following concealed components: the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, and in-line duct motors or dampers .However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. We perform a conscientious evaluation of all such systems, but we are not specialists. Therefore, in accordance with the terms of our contract, it is essential that any recommendation that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

Wall Furnaces

Age & Location

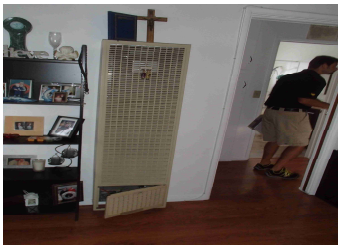
Informational Conditions

Heat is provided by wall furnaces located in the living room. They are various ages but most appear to be about 10 to 20 years old.

Wall Furnace

Functional Components and Conditions

Nearly all of the furnaces were not operational at the time of the inspection and they should all be serviced by a licensed HVAC contractor prior to the close of escrow, i.e.; pilot lights are off,loose, missing, or disconnected parts, dirty, not serviced on a regular basis.



Informational Conditions

Heat is provided by 10 - 20 year old wall furnace. Such furnaces are among the oldest and least efficient of heating systems, and you may wish to consider upgrading. However, it is imperative that they are kept clean and inspected annually and, if small children visit or occupy these premises, you should be aware the metal frames of such furnaces can get hot enough to burn the skin.

Combustion-Air Vents

Informational Conditions

The combustion-air vents for the gas furnaces are functional.

Thermostats

Functional Components and Conditions

Most of the thermostats could not be tested because the furnaces were not operational. Further evaluation is recommended.

Heat-A/C

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we apprise you of their age whenever possible. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We perform a conscientious evaluation of both systems, but we are not specialists. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

Window or Wall Unit Systems

Through-Wall or Window Units

Informational Conditions

Our service does not include an evaluation of thru-wall or thru-window air-conditioning and heating units. The older ones are typically noisy and inefficient and, relative to the more modern ones, are expensive to operate.

Living

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Similarly, there are a number of environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service but which can become equally contentious. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the close of escrow.

Indoor Environmental Issues

Environmental Observations

Functional Components and Conditions

The tenant in apt 15 stated he hears rodents inside the walls

Informational Conditions

We do not test for mold or measure indoor air quality, which the Consumer Product safety Commission ranks fifth among potential contaminants. Regardless, a person's health is a truly personal responsibility, and inasmuch as we not inspect for mold or test for other environmental contaminants we recommend that you schedule an inspection by an environmental hygienist before the close of escrow. And this would be imperative if you or any member of your family suffers from allergies or asthma, and could require the sanitizing of air ducts and other concealed areas.

Note: Mold cannot exist without moisture. Therefore, any moisture whatsoever, whether it be from inadequate grading and drainage, a leaking roof, window, or door, or moisture from a faulty exhaust vent, a condensate pipe, an evaporator coil, or a component of a plumbing system should be serviced immediately, or the potential for mold infestation will remain.
Vermin and other pests are part of the natural habitat, but they often invade homes. Rats and mice have collapsible rib-cages and can enter even the tiniest crevices. And it is not uncommon for them to establish colonies within crawlspaces, attic, garages, closets, and even inside walls, where they can breed and become a health threat. Therefore, it would be prudent to make sure that a home is rodent-proof, and to monitor those areas that are not readily accessible.
Domestic animals occupy the residence, which can have an adverse affect on air quality, etc, and require extensive cleaning of walls, floors, air ducts, etc. We will not comment further, but do read the disclaimer at the beginning of this section of the report.
A smoker or smokers occupy some of the residences, which can have an adverse affect on air quality, and require extensive cleaning of walls, floors, air ducts, etc. We will not comment further, but please do read the disclaimer at the beginning of this section of the report.

Given the age of the building, asbestos and lead-based paint could be present. In fact, any residence built before 1978 should not be assumed to be free from these and other well-known contaminants. Regardless, we do not have the expertise or the authority to detect the presence of environmental contaminants, but if this is a concern you should consult with an environmental hygienist, and particularly if you intend to remodel any area of the residence.

Main Entry

Furnished Residence Comment

Informational Conditions

Most residences are furnished, and in accordance with industry standards we only inspect those surfaces that are exposed and readily accessible. We do not move furniture, lift carpets, nor remove or rearrange items within closets and cabinets.

Doors

Functional Components and Conditions

The floor is buckled at the entry to apt 4 and further evaluation is recommended

Walls

General Observations

Functional Components and Conditions

The walls are in serviceable condition with only minor cosmetic defects

Ceiling

General Observations

Functional Components and Conditions

The ceilings are in serviceable condition with only minor cosmetic defects.
The acoustic ceilings may contain asbestos. This material is unsafe if it becomes airborne and it is ingested into the lungs. Therefore, removal by a licensed contractor is recommended.
The moisture stain on the bedroom ceiling in apt 2 should be explained or investigated
The ceiling stain in the living room in apt 11 should be explained or investigated
The patched living room ceiling in apt 17 should be explained or investigated

Flooring

General Observations

Functional Components and Conditions

Mostly the flooring is worn and has damage commensurate with its age.
The flooring in apt 2 is worn out and needs to be replaced

Interior Electrical

General Observations

Functional Components and Conditions

Many of the outlets around the home have open grounds (2-hole type) and for safety reasons you should have them upgraded to meet current standards.
The front hall light in apt 4 is missing

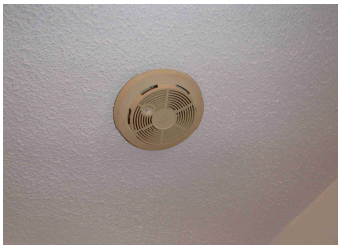
Some of the bathroom and kitchen GFCI outlets are unconventionally wired to lights and outlets in the apartments. These are all typically on dedicated circuits and further evaluation by an electrician is recommended, i.e.; apt 17, 18.

Smoke Detectors

General Observations

Functional Components and Conditions

As a general rule, smoke detectors should be replaced every eight years.



Current standards mandate smoke detectors inside each bedroom.
Apt 12 needs a smoke detector in the hallway

Doors

General Observations

Functional Components and Conditions

The doors are in acceptable condition.

Carbon Monoxide Detectors

Carbon Monoxide Detectors

Functional Components and Conditions

The carbon monoxide detectors are functional.
The carbon monoxide detector in apt 3 needs to be mounted on the wall

Bathrooms

In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

Hallway Bathrooms

Walls & Ceiling

Functional Components and Conditions

The ceiling damage above the shower in apt should be explained or investigated and repaired

The ceiling damage above the shower in apt should be explained or investigated and repaired - *Continued*

In apt 7 the bathroom wall appears to be moisture damaged and further evaluation and repair is recommended

Informational Conditions

The walls have typical cosmetic damage that is commensurate with time and use.

Cabinets

Functional Components and Conditions

The cabinets are functional

Sink Countertop

Functional Components and Conditions

The sink countertops are functional

Sink Faucet Valves & Connectors Trap & Drain

Functional Components and Conditions

For the most part the sinks and their components are functional

Many of the sink drain stoppers are missing or not working and should be serviced

The old crusty and leaky drain pipes under the sinks should be serviced by a plumber, i.e.; apt 8, 18, 21.

The sink faucet loose or and damaged, i.e.; 11, 21

Many of the sink drain stoppers are defective or missing

Informational Conditions

The sink employs an unconventional flexible drainpipe that we do not endorse, which could contribute to blockages, i.e.; apt 1..

Components and Conditions Needing Service

Many of the sink drains are slow or partially blocked and should be serviced, to ensure that the blockage has not progressed beyond the trap and involved the main waste line.

Tub-Shower

Functional Components and Conditions

The tub-showers are functional to a degree but most need servicing to be fully operational, i.e.;
The tub-shower in apts 5, 7, and 9 are not operational
Many of the tub down spouts discharge water directly onto the overflow covers which can eventually lead to moisture damage behind the wall. Improvement is recommended to reduce this risk.

The old plumbing fixtures in most of the tub-showers are defective and are ready to be replaced, i.e.; stiff, leaky, damaged, defective diverters, missing drain stoppers, etc...

Informational Conditions

There are cracked tiles in many of the tub/shower areas, which should be monitored to forestall moisture intrusion.

Components and Conditions Needing Service

In most of the tub-showers there are open grout-joints in the tiles around the tub area that should be sealed to prevent moisture damage.
Most of the tub/showers drain too slowly, and should be serviced, because such blockages can progress beyond the drain trap and involve the main waste line.

Toilet & Bidet

Functional Components and Conditions

The toilets are functional
The toilet in apt 14 leaks and should be serviced

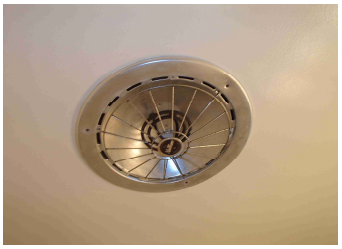
Components and Conditions Needing Service

The toilet is loose at the floor and should be serviced by a plumber, i.e.; apt 19 and 20.

Ceiling Heater

Functional Components and Conditions

Many of the ceiling heaters did not respond and should be serviced



Exhaust Fan

Functional Components and Conditions

Most of the old exhaust fans need to be serviced or replaced, i.e.; dirty, weak draws, not working effectively. Cleaning them may help performance, but not always.

Outlets

Functional Components and Conditions

The outlet or outlets are functional and include ground-fault protection.

Kitchen

We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Also, many older gas and electric ranges are not secured and can be easily tipped, particularly when any weight is applied to an open range door, and all such appliances should be confirmed to be secure. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards.

Kitchen

Walls & Ceiling

Functional Components and Conditions

The black ceiling in apt 16 should be investigated. Possibly caused by a fire.

Sink & Countertop

Functional Components and Conditions

The sink and counters are functional but worn.

There is no hot water at the sink in apt 2

Cabinets

Informational Conditions

The cabinets are functional have typical cosmetic damage, which is commensurate with their age.

Components and Conditions Needing Service

The cabinets will need service to work well, such as replacing or adjusting drawer glides, pull latches, hinges, catches, re-attaching doors, and drawers, refinishing, etc...

Valves & Connectors

Functional Components and Conditions

The valves and connectors below the sink are functional. However, they are not in daily use and will inevitably become stiff or frozen.

The pool of water under the sink in apt 4 needs further evaluation and repair as needed

Faucet

Functional Components and Conditions

Most of the sink faucets are functional

The loose and leaky faucet needs servicing, i.e.; apt 2, 5 , 20.

Trap and Drain

Functional Components and Conditions

Most of the traps and drains are functional

Components and Conditions Needing Service

The sink drains too slowly, and should be serviced, i.e.; apt 5, 7, 9

Garbage Disposal

Functional Components and Conditions

Not every kitchen has a garbage disposal

Most of the garbage disposals are functional

The live electrical wiring under the sinks in apt 2 and 3 is loose and protected and should be serviced by an electrician. It may be for a garbage disposal.

The garbage disposals in apt 15 and 18 are not working

Informational Conditions

In apt 19 the garbage disposal is noisy, which may be attributable to worn components or debris.

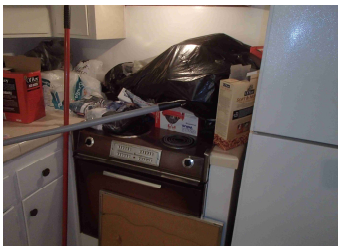
Components and Conditions Needing Service

In apt 7 the garbage disposal is frozen, and probably from inactivity. However, it is not uncommon for them to continue freeze up, in which case they must be replaced.

Electric Range

Functional Components and Conditions

Some of the ranges were not accessible and could not be fully evaluated



The ranges are functional to a degree but many have loose or missing parts, some tenants stated the ranges over heat and that some of the burners are not working.

Informational Conditions

The ranges are probably the same age as the residence, and should not be expected to perform well or to last indefinitely.

Exhaust Fan or Downdraft

Functional Components and Conditions

Most of the vintage exhaust fans need to be replaced, i.e.; not working, dirty and greasy, weak draws.
Exhaust fan should not be covered, i.e.; apt 14.

Outlets

Functional Components and Conditions

The outlets that were tested are functional and include ground-fault protection.

The kitchen outlets in apt 5 are not working and they should be upgraded to have ground fault protection

Components and Conditions Needing Service

All of the countertop outlets should be upgraded to have ground fault protection, which is mandated by current standards and is an important safety feature.

Laundry

In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. However, there are two things that you should be aware of. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing the rubber hose type with newer braided stainless steel ones that are much more dependable. You should also be aware that the newer washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow, and the only remedy would be to replace the standpipe and trap with one that is a size larger.

Laundry Room

Walls & Ceiling

Functional Components and Conditions

The walls and ceiling in the laundry room and hot water heater room need further evaluation, i.e.; damaged, patched, stains, evidence of moisture intrusion.

Sink

Functional Components and Conditions

The laundry sink is functional.

Faucet

Functional Components and Conditions

The laundry sink faucet is functional.

Valves & Connectors

Functional Components and Conditions

The old water connections for the washer are encrusted or rusty from small leaks and should be serviced by a plumber.

Informational Conditions

The water supply to washing machines is commonly left on, and the rubber hoses that are commonly used to supply water can become stressed and burst. For this reason we recommend replacing all rubber supply hoses with metal-braided ones that are more resilient.

Gas Valve & Connector

Informational Conditions

The gas valve and connector are functional.

Dryer Vent
Functional Components and Conditions
The dryer vent appeared to be in acceptable condition
Informational Conditions
Faulty dryer vents have been responsible for thousands of fires, hundreds of injuries, and even deaths. The best vents are a smooth-walled metal type that travels a short distance; all other types should be regarded as suspect, and should be inspected bi-annually to ensure that they do not contain trapped lint or moisture.
Components and Conditions Needing Service
The dryer vents vertically. The lint trap must be kept clean, because trapped lint can rapidly turn into a fire hazard.
Outlets
Components and Conditions Needing Service
The outlets should be upgraded to have ground fault protection, which is mandated by current standards and is an important safety feature.
General Observations
Functional Components and Conditions
The screens on the ventilation ports are missing or damaged and servicing

Attic

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

Primary Attic

Attic Access Location
Functional Components and Conditions
The attics can be accessed through hatches in the hallway ceilings in the end units on the second floor
Method of Evaluation
Informational Conditions
We evaluated the attics from the access due to inadequate clearance within.
Framing
Informational Conditions
The visible portions of the conventionally stacked roof framing are in acceptable condition, and would conform to the standards of the year in which they were installed.
Ventilation
Informational Conditions
Ventilation is provided by a combination of eave, dormer, turbine, or gable vents, and should be adequate.

Electrical

Informational Conditions

There is unprotected electrical conduit within six feet of the access point which is a safety hazard that needs correction.

Plumbing Vents

Informational Conditions

The drainpipe vents that are fully visible are in acceptable condition.

Exhaust Ducts

Informational Conditions

The visible portions of the exhaust ducts are functional.

Batt Insulation

Functional Components and Conditions

The paper faced batt insulation has been installed upside down and which should have been installed with the paper side down towards the inside of the house.

Informational Conditions

The attic floor is insulated with approximately six-inches of fiberglass, batt insulation. Current standards call for nine and even twelve-inches, and you may wish to consider adding more.

REPORT CONCLUSION

1234 Ocean, San Diego, CA92105

Congratulations on the purchase of your new home. Inasmuch as we never know who will be occupying or visiting a property, whether it be children or the elderly, we ask you to consider following these general safety recommendations: install smoke and carbon monoxide detectors; identify all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems by at least adding ground-fault outlets; never service any electrical equipment without first disconnecting its power source; safety-film all non-tempered glass; ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than three inches; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a safety device, particularly if they are the heavy wooden type; remove any double-cylinder deadbolts from exterior doors; and consider installing child-safe locks and alarms on the exterior doors of all pool and spa properties.

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every minor defect. Also because we are not specialists or because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies usually only cover insignificant costs, such as that of rooter service, and the representatives of some insurance companies can be expected to deny coverage on the grounds that a given condition was preexisting or not covered because of what they claim to be a code violation or a manufacture's defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need.

Thank you for taking the time to read this report, and call us if you have any questions or observations whatsoever. We are always attempting to improve the quality of our service and our report, and we will continue to adhere to the highest standards of the real estate industry and to treat everyone with kindness, courtesy, and respect.

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1	**Unit #**	**Area or Room**	**Item**	**No Issue**	**Elevated Moisture**	**Visible Mold**	**Comment**
2	**Apt. 1**	bathroom	tub enclosure				tiles and tub are cracked, lacking caulk at fixtures
3		bathroom	vanity sink	x			
4		bathroom	vct floor	x			
5		bathroom	walls		x		wall around angle stop valve to toilet has elevated moisture levels. Signs of previous damage/repair.
6		Right bedroom		x			
7		Left bedroom		x			
8		kitchen	sink/cabinet	x			
9		kitchen	walls	x			
10		Kitchen	ceramic tile floor	x			
11		living /dining		x			
12		General Note					Replace Tub and tile surround.
13							
14	**Unit #**	**Area or Room**	**Item**	**No Issue**	**Elevated Moisture**	**Visible Mold**	**Comment**
15	**Apt. 2.**	bathroom	ceiling		x		ceiling at tub area corner is wet, visible blister and split in paint surface.
16		bathroom	wall				former water damage repair around angle stop area to toilet. Dry now.
17		bathroom	tub enclosure			x	cracked tiles and tile wall is buckling, former water damage. Fixtures are lacking caulk sealing.
18		bathroom	sink cabinet				Past water damage to entire cabinet base, dry now but cabinet and sink needs replacement.
19		bathroom	toilet			x	large gap between toilet base and floor filled with caulking. Not seated properly.
20		living/dining		x			
21		bedroom		x			
22		kitchen		x			

	A	B	C	D	E	F	G
23		General Note					Housekeeping issues. Unit is very dirty, lacking ventilation. Surface mold in bathroom due to chronic moisture and humidity. Bathroom needs to be redone.
24							
25	**Unit #**	**Area or Room**	**Item**	**No Issue**	**Elevated Moisture**	**Visible Mold**	**Comment**
26	**Apt. 3.**	bathroom	tub enclosure		?		tile has cracks, tile is buckling, evidence of former water damage at wall opposite plumbing wall. No moisture readings due to wet tiles from shower.
27		bathroom	walls	x			
28		bathroom	sink cabinet	x			
29		bedroom		x			
30		living/dining		x			
31		kitchen	sink cabinet				former leak at sink cabinet, bottom shelf has been replaced and painted. No elevated moisture levels. Kitchen sink is refinished, finish is coming off and sink finish is in poor condition, may cause future leak a fixture to sink seal.
32		General Note					Kitchen sink needs replacement. Bathroom shower enclosure needs replacement.
33							
34	**Unit #**	**Area or Room**	**Item**	**No Issue**	**Elevated Moisture**	**Visible Mold**	**Comment**
35	**Apt. 4.**	bathroom	tub enclosure		?		leaks to floor, may be bad shower curtain seal. Tile walls wet from shower no readings.
36		bathroom	floor		x		laminate wood floor in bathroom is wet around toilet and next to tub enclosure. Sources may be bad shower curtain seal during showers and/or toilet wax ring flange seal leak.

	A	B	C	D	E	F	G
37		bathroom	sink cabinet		x		leak at sink, poor seal at fixture to counter top, drain line may also be leaking. Cabinet shelf and base is wet, standing water inside.
38		Living/dining		x			
39		kitchen		x			
40		bedroom		x			
41		Entry	laminate flooring		x		From front door to past hall way the laminate floor is wet and starting to show swelling and lifting at laminate wood seams. May be water from exterior running under door threshold.
42		General Note					Bathroom sink leak needs repair and cabinet needs to be dried or replaced. The laminate floor in entry to hall and bathroom needs to be removed, dried and replaced with new flooring material.
43							
44	**Unit #**	**Area or Room**	**Item**	**No Issue**	**Elevated Moisture**	**Visible Mold**	**Comment**
45	**Apt. 5.**	bathroom	wall		x		area to left and below angle stop valve to toilet is wet. Potential plumbing leak in wall needs to be checked.
46		bathroom	tub enclosure				cracked tiles in shower. Fixtures need caulk seal.
47		bathroom	sink cabinet				Counter top needs caulk seal at backsplash,
48		kitchen	sink cabinet			x	finish on sink is damaged in poor condition. Seal to sink fixture is compromised but not currently leaking. Sink and cabinet are old and need replacement. The sink cabinet has former water leak damage the side panel particle board is water damaged (dry) with visible remaining mold.
49		living/dining		x			
50		bedroom		x			

	A	B	C	D	E	F	G
51		General Notes					Unit was vacant. The bathroom and kitchen are original will require replacement of bathroom very soon and kitchen cabinets and sink will need replacement due to past water damage conditions.
52							
53	**Unit #**	**Area or Room**	**Item**	**No Issue**	**Elevated Moisture**	**Visible Mold**	**Comment**
54	**Apt. 6.**	bathroom	tub enclosure		x		elevated moisture at plumbing wall behind tile, tiles are cracked, fixtures are not sealed.
55		bathroom	sink cabinet	x			new
56		bathroom	wall				wall behind toilet has been cut to accommodate oversized toilet.
57		kitchen	sink cabinet				back rim of sink to counter top is not sealed properly. No active leaks. Former water damage to shelf bottom and left side panel particle board.
58		bedroom		x			
59		living/dining		x			
60		General Note					tub surround will need to be replaced. Kitchen cabinet interior shows past water damage but may not need replacement.
61							
62	**Unit #**	**Area or Room**	**Item**	**No Issue**	**Elevated Moisture**	**Visible Mold**	**Comment**
63	**Apt. 7.**	bathroom	walls			x	walls and ceilings are heavily cigarette smoke stained with surface water damage and stains due to elevated humidity, lack of ventilation.
64		bathroom	tub enclosure				fixtures are not sealed, no elevated moisture levels.
65		bathroom	sink cabinet		x	x	cabinet is water damaged and needs replacement.

	A	B	C	D	E	F	G
66		bathroom	walls		x		wall from tub edge to behind cabinet has elevated moisture levels and should be removed 4' up from floor.
67		kitchen	sink cabinet			x	sink cabinet has former water damage but is dry. Particle board side panels are water damaged.
68		bedroom	carpet				pet damage, feces found on carpet
69		living/dining		x			
70		General Note					This is a handicap unit. House keeping issues. Tenant smokes in unit. Walls have nicotine stains and needs paint. Bathroom needs replacement of sink and cabinet, wall removal and replace, ceiling vent and repaint. Kitchen cabinets are original and old, are water damaged with visible mold will need replacement.
71							
72	**Unit #**	**Area or Room**	**Item**	**No Issue**	**Elevated Moisture**	**Visible Mold**	**Comment**
73	**Apt. 8**	bathroom	tub enclosure				tiles are cracked, fixtures are lacking caulk sealer.
74		bathroom	ceiling				former water damage repair noted to ceiling.
75		kitchen	sink cabinet				former water damage to cabinet bottom shelf and left side panel. Shelf has elevated moisture levels. Possible drain leak.
76		bedroom		x			
77		living/dining		x			
78		entry/hall		x			
79		General Notes					Sink and cabinet should be replaced in bathroom, this will involve the flooring too because it is coved sheet materials.
80		General Notes					Bathroom sink cabinet will need to be replaced. The kitchen is original construction has past water damage evidence and may need to be replaced in the near future.
81							

	A	B	C	D	E	F	G
82	**Unit #**	**Area or Room**	**Item**	**No Issue**	**Elevated Moisture**	**Visible Mold**	**Comment**
83	**Apt. 9.**	bathroom	tub enclosure	x			
84		bathroom	wall		x		area surrounding toilet angle stop valve is reading high moisture content.
85		bathroom	sink cabinet		x		water damage to bottom shelf and side panels.
86		kitchen	sink cabinet			x	former water damage to side panels and bottom shelf particleboard. Water stains and potential mold on old water stains seen in side cabinets next to sink cabinet.
87		kitchen	sink cabinet				sink to fixture seal is bad. Sink has chips and rust, needs replacement.
88		living/dining		x			
89		bedroom		x			
90		entry/hall		x			
91		General Notes:					Behind Bath cabinet wall needs to be investigated and repaired to angle stop area, cabinet needs to be replaced. Kitchen cabinet under sink is water damaged and are approaching end of useful life. The kitchen sink and fixture should be replaced.
92							
93	**Unit #**	**Area or Room**	**Item**	**No Issue**	**Elevated Moisture**	**Visible Mold**	**Comment**
94	**Apt. 10.**	bathroom	wall		x		wall is wet along bottom 2' from tub enclosure to cabinet, potentially behind cabinet.
95		bathroom	sink cabinet				water runs off of counter top to right wall of cabinet.
96		bathroom	tub enclosure				No readings taken on tile due to recent shower. Fixtures are in need of caulk sealer.
97		kitchen	sink cabinet		x		side panels and bottom shelf is wet. Active leak. May be from rear sink rim seal or fixture to sink seal.

	A	B	C	D	E	F	G
98		bedrooms		x			
99		living/dining		x			
100		entry/hall		x			
101		General Notes					Wall in bathroom between shower and cabinet needs to be checked for source of water damage. Kitchen sink cabinet is water damaged and will need repair. Sink has active leak.
102							
103	**Unit #**	**Area or Room**	**Item**	**No Issue**	**Elevated Moisture**	**Visible Mold**	**Comment**
104	**Apt. 11.**	bathroom	walls		x		elevated moisture levels around angle stop valve to toilet.
105		bathroom	tub enclosure		x		elevated moisture levels found in tile enclosure at plumbing wall behind tiles.
106		bathroom	sink cabinet				fixture to counter top is not sealed properly.
107		kitchen	sink cabinet			x	former water damage found in sink cabinet and side panels. Visible mold at side cabinet to sink.
108		entry/hall		x			
109		bedroom		x			
110		living/dining		x			
111		General Notes					Tub tile surround may need to be removed to find leak causing elevated moisture levels in wall at plumbing wall and to the right affecting the drywall near the toilet angle stop valve. Kitchen sink has had former water damage, there is visible mold in old water damage areas.
112							
113	**Unit #**	**Area or Room**	**Item**	**No Issue**	**Elevated Moisture**	**Visible Mold**	**Comment**
114	**Apt. 12.**	bathroom	tub enclosure		x		tiled plumbing wall is showing elevated moisture levels.
115		bathroom	sink cabinet	x			new
116		bathroom	toilet				runs continuously

	A	B	C	D	E	F	G
117		bathroom	wall		x		elevated moisture level at angle stop wall
118		kitchen					appliances are set on painted plywood in kitchen.
119		bedroom		x			
120		entry/hall		x			
121		living/dining		x			
122		General Note					Tub tile surround and wall behind toilet should be opened to investigate source of moisture wetting the wall. Tub tile surround should be replaced.
123							
124	**Unit #**	**Area or Room**	**Item**	**No Issue**	**Elevated Moisture**	**Visible Mold**	**Comment**
125	**Apt. 14.**						There is no Apt. # 13. the number is not used. We did not have access to Apt. #14.
126							
127	**Unit #**	**Area or Room**	**Item**	**No Issue**	**Elevated Moisture**	**Visible Mold**	**Comment**
128	**Apt. 15.**	bathroom		x			
129		kitchen	sink cabinet				water stains in sink cabinet from former water damage leak. No elevated levels found. Wood base molding is warped most likely from former water damage and is exposed at corner.
130		kitchen	ceiling				large repaired but visible crack running across ceiling.
131		living/dining	ceiling				large repaired but visible crack running across ceiling.
132		bedroom		x			
133		entry/hall		x			

	A	B	C	D	E	F	G
134		General Notes					Unknown source for cracks at living room and kitchen ceilings, may need to be investigated in the attic. Kitchen past water damage is largely cosmetic and should not require any additional repair at this time. Replace or re-pair base molding where separated.
135							
136	**Unit #**	**Area or Room**	**Item**	**No Issue**	**Elevated Moisture**	**Visible Mold**	**Comment**
137	**Apt. 16.**	kitchen	walls/ceilings				walls and ceilings are smoke damaged from a kitchen fire. Origin of fire is unknown.
138		kitchen	sink cabinet	x			
139		bathroom		x			
140		bedroom		x			
141		living/dining					portion of dining ceiling is smoke damaged.
142		entry/hall		x			
143		General Note					the areas affected by fire smoke damage are dining and kitchen ceilings, walls and cabinets. The walls and ceilings need paint and the cabinets need cleaning.
144							
145	**Unit #**	**Area or Room**	**Item**	**No Issue**	**Elevated Moisture**	**Visible Mold**	**Comment**
146	**Apt. 17.**	bathroom	tub enclosure				fixtures need caulk sealer. No elevated moisture levels found at shower walls.
147		bathroom	walls		x		walls have elevated moisture levels surrounding angle stop valve to toilet.
148		bathroom	sink cabinet	x			
149		kitchen	sink cabinet	x			
150		kitchen	ceiling				large repaired crack runs across ceiling.
151		living/dining	ceiling				large repaired crack runs across ceiling.
152		entry/hall		x			
153		bedroom		x			

	A	B	C	D	E	F	G
154		General Notes					Unknown source of crack in kitchen and living room ceilings. May need to investigate through attic. Wall is wet around angle stop valve. Unknown source. Kitchen past water damage is cosmetic.
155							
156	**Unit #**	**Area or Room**	**Item**	**No Issue**	**Elevated Moisture**	**Visible Mold**	**Comment**
157	**Apt. 18.**	bathroom	wall		x		elevated moisture levels found in wall opposite of the tub plumbing wall up to 2' from floor.
158		bathroom	tub enclosure	x			
159		bathroom	sink cabinet	x			
160		kitchen		x			
161		living/dining	ceiling				large repaired crack in ceiling is visible
162		hall/entry		x			
163		bedroom		x			
164		General Notes					Unknown source of crack in dining room ceiling may have to be investigated through the attic. High moisture source in wall to side of tub enclosure needs to be investigated.
165							
166	**Unit #**	**Area or Room**	**Item**	**No Issue**	**Elevated Moisture**	**Visible Mold**	**Comment**
167	**Apt. 19.**	bathroom		x			
168		kitchen	floor				discoloration at linoleum on floor coming from underneath. Appears to be discoloration from crack in concrete floor under linoleum.
169		kitchen	sink cabinet	x			
170		kitchen	sink				Sink needs refinishing.
171		living/dining	floor				discoloration at linoleum on floor coming from underneath. Appears to be discoloration from crack in concrete floor under linoleum.
172		bedroom		x			

	A	B	C	D	E	F	G
173		entry/hall		x			
174		General Notes					stained flooring should be removed to investigate source of staining and repair crack if present. Replace bathroom sink plumbing. Replace kitchen sink.
175							
176	**Unit #**	**Area or Room**	**Item**	**No Issue**	**Elevated Moisture**	**Visible Mold**	**Comment**
177	**Apt. 20.**	bathroom	sink cabinet		x		bottom shelf is wet. Leak may be from bad seal at counter backsplash and/or from drain line from sink to wall.
178		bathroom	tub enclosure	X			
179		bathroom	walls	x			
180		kitchen	sink cabinet				former water damage to bottom shelf and right side panel. No elevated moisture levels now.
181		living/dining		x			
182		bedroom		x			
183		entry/hall		x			
184		General Notes					Sink in bathroom needs caulk sealing and cabinet needs to be checked for mold under shelf. Kitchen sink cabinet in poor condition and will require replacement soon.
185							
186	**Unit #**	**Area or Room**	**Item**	**No Issue**	**Elevated Moisture**	**Visible Mold**	**Comment**
187	**Apt. 21**	bathroom	tub enclosure		x		tile enclosure walls have elevated moisture levels behind tile at plumbing wall. Some areas of tiled wall are bowed.
188		bathroom	sink cabinet	x			sink fixture seal is loose.
189		bathroom	wall		x		wall from angle stop to behind toilet has elevated moisture levels.
190		bedrooms		x			
191		entry/hall		x			

	A	B	C	D	E	F	G
192		living/dining	ceiling				repaired crack running length of ceiling
193		kitchen	sink cabinet				former water damage to sink cabinet base and side panels. No elevated moisture levels particle board areas are damaged.
194		General Notes					Tub enclosure is wet behind tiles. Many attempts to seal and repair with caulking noted. Tub enclosure should be removed and replaced.
195							
196	**Unit #**	**Area or Room**	**Item**	**No Issue**	**Elevated Moisture**	**Visible Mold**	**Comment**
197	**Exterior**	Upstairs Walkway	surface		x		numerous cracks in walkway surface concrete allow rain water to enter and wet framed soffit area. The water continues to leak out of bottom of soffit through the stucco ceiling of first floor level dripping to the sidewalk. Potential wood rot and fungal damage inside soffit ongoing. Stucco needs to be removed from underneath to check condition inside soffit. Walkway surface needs repair, resurfacing and waterproofing.
198		Laundry/water heater room	roof, ceiling and walls		x		water proofing has failed at upstairs walkway above the water heater room and laundry room the ceilings in both rooms are wet. The top portion of the drywall in rooms are wet. Water is running down to bottom of walls. This entire water proofing for the roof of these rooms needs to be redone by a competent roofing or water proofing company. All wet and mold affected materials (visible mold) need to be remediated properly inside rooms.

	A	B	C	D	E	F	G
199		Stucco walls	repainted stucco		x		Due to the age of the building the stucco exterior walls are lacking a weep screed at the base of the walls. The stucco continues to ground surface level. This condition results in spall of the stucco along the bottom 2 feet of the wall. The moisture working its way up from the soils carries salts and minerals into the stucco causing the stucco to blister and spall as the moisture is released. The addition of a stucco screed along the bottom of all exterior walls tied into a proper building paper drainage plane under the stucco will help alleviate this condition. The wall shows evidence of repeated repairs to the stucco and the bottom portions of the walls have been recently repainted to cover the damage and repaired areas. This is a continuing condition that will prompt continuous repair work to the stucco and paint until it is mitigated.

	A	B	C	D	E	F	G
200		Rear Elevation	retainer wall				There is a large complex retainer wall system at the rear elevation of the property. The undersigned believes this steep hillside slope has had a problem in the past that required engineering input to stabilize the bottom of the slope and include drainage systems for the slope to mitigate movement and drainage issues. The subject property sits at a grade level compared to the surrounding sloped terrain that would define the situation as a hydrostatic head condition. Hydrostatic head is where sub-surface ground water in surrounding terrain drains to the lowest point (subject property grade) and the resulting dynamic is that the ground water at the subject grade pushes upward creating a hydrostatic pressure at the foundation and slab level. Results of this type of action can cause water to enter through slab cracks from below and/or subject the slab to high moisture vapor emissions levels. A moisture study was not conducted regarding the slab in the ground floor units due to time constraints, floor covering present and furnishings belonging to the tenants. The undersigned is not a structural engineer or subterranean water flow engineer but has been involved managing many projects subject to such
201		Roof Soffit					The roof soffit above the second story walk way has signs of water intrusion and potential wood rot. Water damage to fascia is noted as well as rot conditions.

MOSIER CONSULTING

Photographic Documentation:

Subject Property: 1234 Ocean, San Diego, CA 92105

Cracked tiles, lacking caulk seal at fixtures.

Cracks in tile surround for tub, elevated moisture levels in wall between tub and angle stop.

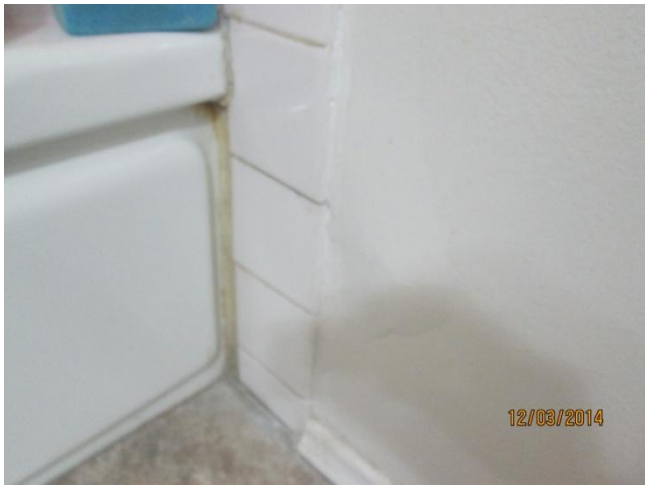
Visible water damage, blistering and wet ceiling in unit 2 bathroom.

Elevated moisture levels on drywall next to tub and around angle stop evidence of patched wall repair work. Surface mold growth in bathroom especially on toilet seat and fixture. High humidity in bathroom and unit.

Toilet not seated properly. Bathroom sink cabinet has past water damage, needs replacement.

Kitchen sink refinishing is delaminating as seen at fixture bottom edge.

Former leak into sink cabinet now dry, some damage to cabinet side panel shelf has been replaced.



Bathroom shower enclosure tile has cracks; some tile in field is buckling, moisture levels could not be measured as tiles were wet.

Entry laminate flooring is wet going into hallway area may be related to water entering under threshold to front door.

Bathroom sink fixture not seated properly, drain has water at coupling cap.

Inside cabinet shelf has standing water. Laminate floor next to tub and around toilet to cabinet is wet.

Bathroom wall has elevated moisture levels next to angle stop valve. Tub enclosure tiles have numerous cracks in the field. Fixtures need caulk sealing.

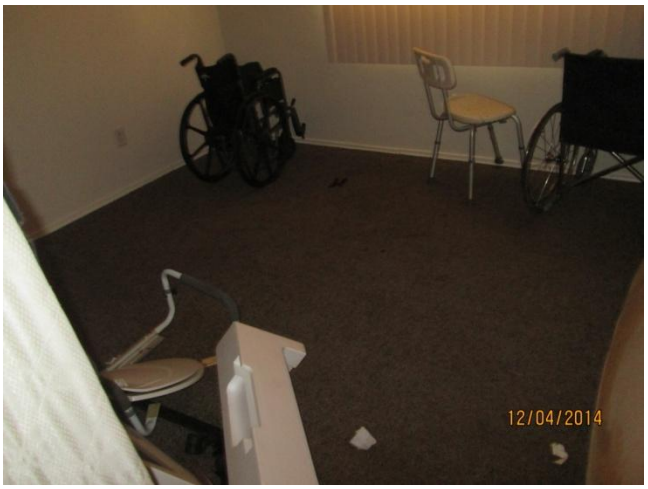
Fixtures need caulk sealing to tile, sink plumbing is aged and will need replacement.

Kitchen sink in poor condition. Sink cabinet has water damage and visible mold.

Shower tile was wet, elevated moisture readings behind tiles, enclosure tile is buckled in areas, tile in field is cracked and all fixtures lacking caulk sealing to tile.

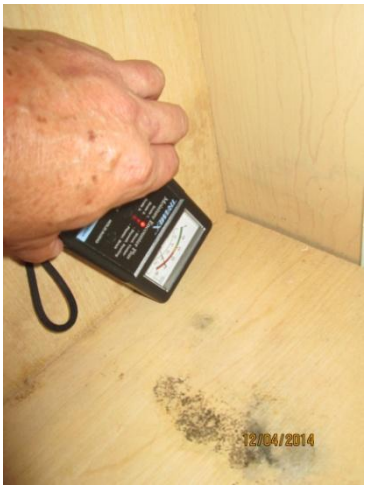
Drywall cut in bathroom to accommodate oversized toilet. Kitchen sink rear seal not sealed properly, no active water leak found. Past water damage noted to kitchen cabinet.

Past water damage noted to kitchen sink cabinet and base.



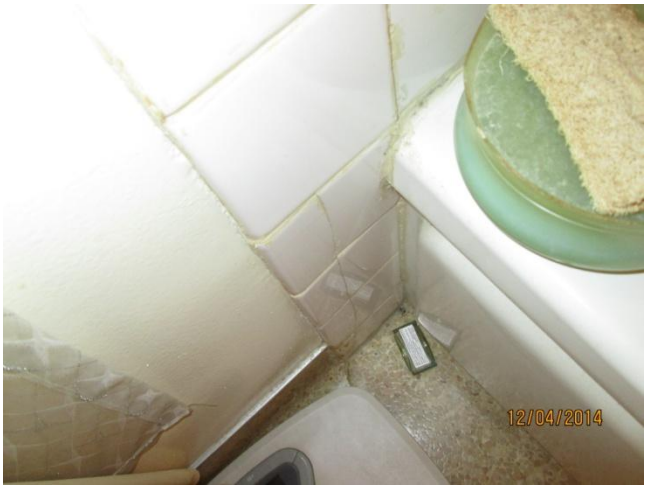
Unit 7 is a handicap unit. There is damage to walls and trim associated with wheel chair use. The bedroom has pet issues, feces noted on carpet surface. Tub fixtures need caulk sealing.

Bathroom ceilings and walls are cigarette smoke stained along with water spots from shower moisture etc. Wall surface does have visible mold.

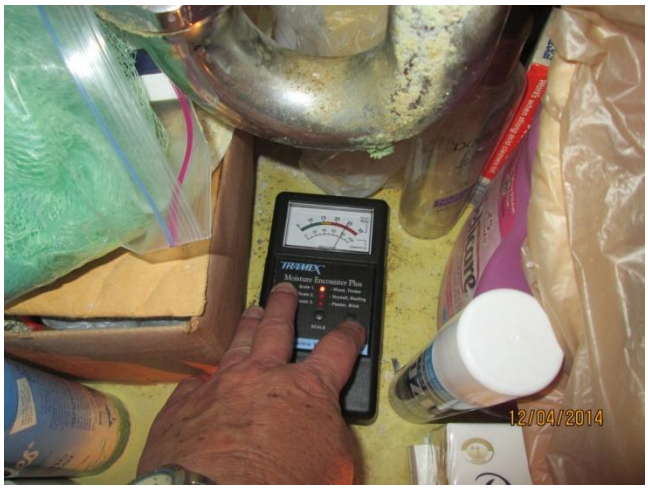


Wall behind toilet and sink cabinet has elevated moisture levels, the cabinet is wet and has visible mold.

Kitchen cabinets, counter tops are original construction, have past water damage, visible mold and will need replacement.



Bathroom tub enclosure tiles are cracked and fixtures need caulk sealer. No elevated moisture levels found on tile field. Ceiling has evidence of past repair and patch work.



Under sink in bathroom elevated moisture levels and poor drain pipe condition appears to be leaking.

Under kitchen sink revealed dangerous wire situation. Former water damage stains remain in cabinet side panels and bottom shelf. These are dry now.

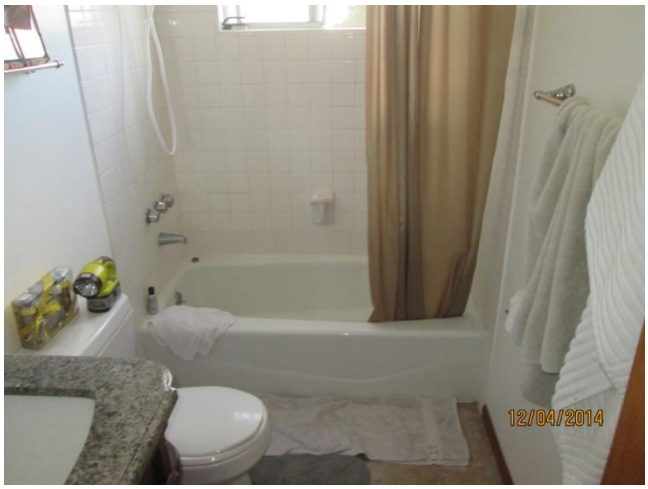
Opposite side of previous photo cabinet panel showing no damage. Kitchen is original construction and will need replacement soon.

Bathroom wall at angle stop valve has elevated moisture levels.

Sink cabinet in bathroom has wet shelf and side panels. Particle board is damaged.

Kitchen sink and cabinet have leak issues and past water damage. Mold noted at cabinet interiors. Cabinets are not original construction but appear to be 25 years plus old, and may need replacement soon.

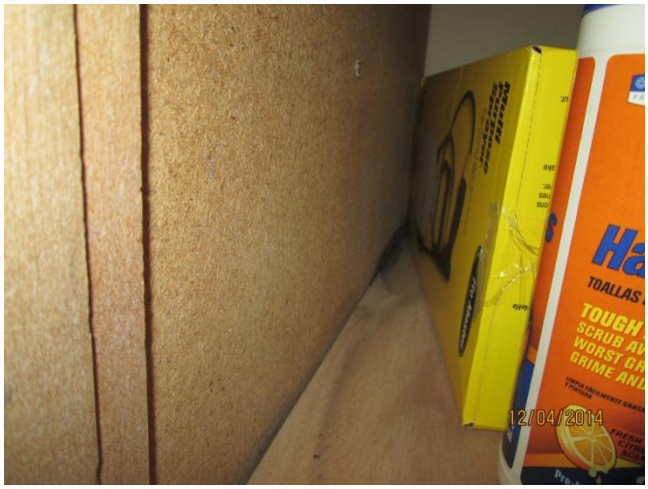
Elevated moisture levels found around toilet angle stop valve on walls. Water runs off cabinet counter top above to this side of the wall.



Tub enclosure fixtures need caulk seal. No moisture meter measurements taken on tile surround due to recent shower activity. Wall between toilet and tub tile is showing elevated moisture levels.

Kitchen sink rear rim seal may be leaking. Standing water fond in cabinet below. Side panels to cabinets are wet and the particle board is swollen and damaged on side panels.

Elevated moisture levels found in wall next to shower wall and between angle stop valve. Shower tile plumbing wall shows elevated moisture levels behind tile. May be the cause of wet wall next to shower and toilet. Bath sink faucet is not sealed properly to cabinet counter. No elevated moisture levels found with the cabinet.

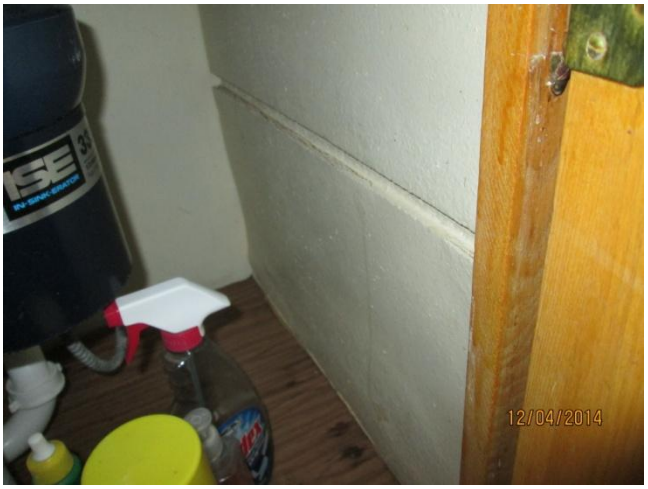


Kitchen water damage and visible mold found in cabinet to right of sink cabinet. Sink cabinet above right shows it has been painted and the particle board side panel shown is swollen from previous water damage event.

Tub enclosure plumbing wall behind tile is showing elevated moisture levels as well as tile to side of tub and drywall next to tub towards and behind toilet. Toilet runs continuously.

Unit 13 does not exist the numbers skip to Unit 14. This unit was not available for inspection.

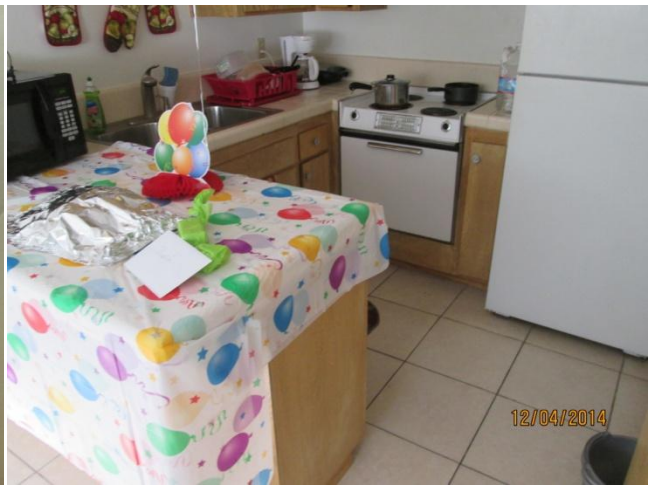
Ceiling of living room has a repaired but visible crack that runs the width of the room.



Kitchen ceiling has repaired crack in the same direction as living room crack. The sink cabinet has past water damage and the damaged cabinet side wall panel has been painted.

Backside of panel showing unpainted water damage in side cabinet in kitchen. The warped water damaged base molding on kitchen cabinet is shown above right.

Kitchen ceilings and cabinet exteiors affected by smoke damage from previous fire event.



Additional view of other area of smoke damage in kitchen. No other issues noted in this unit.

Elevated moisture levels found to right of tub on wall behind toilet. Living room ceiling has a repaired crack running the width of the room.

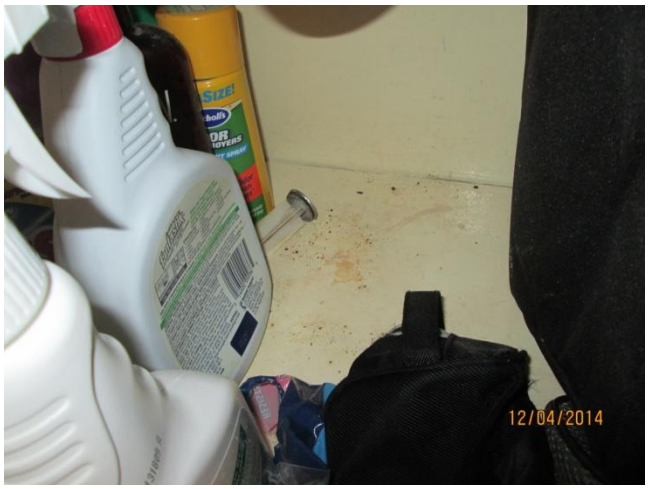
Kitchen sink cabinet right side panel has past water damage to back part of panel near shelf.

Elevated moisture levels going up 2' from floor to side of tub enclosure in bathroom. Dining room ceiling has repaired crack running the width of the ceiling.

Dining room and kitchen floor has unusual discoloration coming up from below affecting the flooring material. Suspect crack in subfloor under this flooring causing the damage and discoloration.

Bathroom sink plumbing in poor condition. No leaks presently but needs to be replaced.

Kitchen sink in poor condition needs replacement.



Bathroom sink cabinet shelf has elevated moisture levels due to lack of good caulk seal at rear of sink.

Kitchen sink is in poor condition, inside sink cabinet shows stains from former leak on shelf and side panel.

Bathroom tub enclosure tile walls are bowed and have high moisture levels behind tile. Numerous areas of caulk sealer applied heavily.

Tub to shower door seams appear to leak. Wall next to tub and behind toilet reads elevated moisture levels.

Living room ceiling has repaired crack running length of the room. Kitchen sink cabinet has past water damage to interior. No elevated moisture levels present.

Upstairs balcony walkway with surface cracks that allow water into structure and is damaging the soffit area below.

Compromised water proofing above laundry room and water heater room.

Additional areas of compromised water proofing above laundry room and water heater room.

Laundry room ceiling showing water damage and blistering and wet readings on meter.

Water heater room ceiling is wet as shown by the meter readings. Entire ceiling is water stained.

Results of water entering cracks on second story balcony walkway and dripping through the soffit area, stucco to the sidewalk in the main traffic area below.

Roof above second story walk way showing eave and fascia water damage and rot.

Additional damage from water entering balcony walk way surface and draining through stucco below. Unknown damage occurring inside framed soffit area. Photo above right shows base of stucco wall where it has been repaired in spall location due to moisture wicking up the stucco.

Wall has been painted from below window down. The stucco has been patched along the bottom two feet due to blistering and spall from moisture.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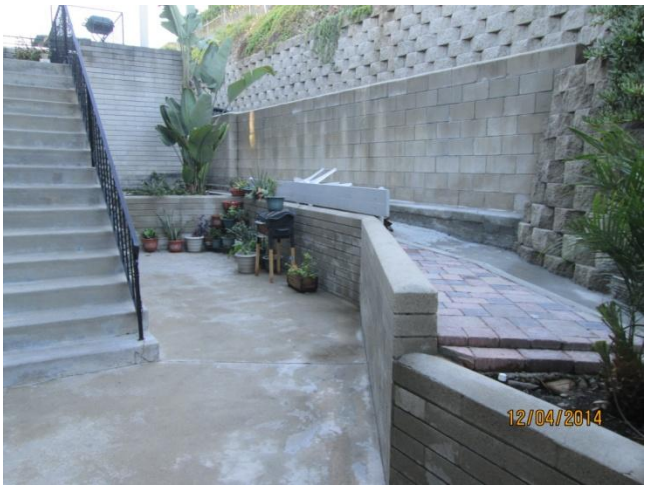
Above photos show stucco damage, spall and blistering from excess ground moisture wicking into the stucco material due to lack of weep screed installed at the stucco wall.



Above photos show the complex rear elevation retainer wall system and drainage that appear to have been subject to designed by engineer and implemented to stabilize hillside and provide water release from the slope. Consider retaining the appropriate engineer to evaluate wall system and hillside stability as well as effects on foundation and the structure in general.

Opinions:

The evaluation is based on the readily visible and accessible areas and surfaces during the time of the evaluation. This is not a comprehensive list of construction defect issues. Removal of additional surface finishes and flooring may reveal additional issues not addressed in this report. The roof was not inspected, attic framing and plumbing was not inspected as part of the undersigned's responsibilities for this evaluation.

The above opinions are based on the undersigned's thirty-nine years experience in the water damage restoration, general flooring and general contracting industry combined with extensive professional education and training in water and moisture intrusion effects to structural materials, personal property and advanced restorative drying training. The undersigned is accepted as a Superior Court Expert and has testified in Superior Court on numerous occasions regarding the evaluation, restoration and damage to residential and commercial structures affected by water damage and or fire damage. The undersigned has taught at the national level, on water restoration topics, effects of smoke and fire damage to contents and furnishings and the proper mitigation of such damages to contents and furnishings as well as to structures. The opinions are subject to change should any information or evidence be brought forth that was unknown at the time of the inspection and report that substantially changes the evidence as presented. This information is provided for your consideration. This information is confidential intended only for the use of the individual or entity named above.

This report is respectfully prepared and submitted by,

James A Mosier

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