INSPECTION REPORT

FORT SOUTH
INSPECTION SERVICES, INC.

1316 N Wilson Ave, Pasadena, CA 91104

Prepared For: Bonnye LaPenotiere Sirk

Inspector: Ian Souden, CCI, CMI

ISSUED BY THE CERTIFIED MASTER INSPECTOR CMI MASTER INSPECTOR CERTIFICATION BOARD

GENERAL INFO

Property Address
1316 N Wilson Ave
Pasadena CA 91104

Date of Inspection
3/26/2024

Report ID
20240326011S

Customer(s)
Bonnye LaPenotiere Sirk

Time of Inspection
10:00 AM

Real Estate Agent
Marshal Fairbrother
Rossmoyne Property Management

INSPECTION DETAILS

In Attendance:
Listing Agent

Property Type:
10 Unit Apartment Building

Approximate Age of Property:
51 to 60 Years

Approximate Size (Sq.Ft.):
8844

Occupancy:
Tennant Occupied

Weather Conditions:
Clear

Approximate Temperature:
60 to 70 Degrees

Rain in last 3 days:
No

Soil Condition:
Dry

COMMENT KEY & DEFINITIONS

General Report Information - Please Read

The inspection was performed to the commercial standards of practice set forth by the California Real Estate Inspection Association (CREIA). The standards of practice can be found as an attachment to the report. Please review the CREIA commercial standards of practice in its entirety, prior to reviewing the report. Any observations or comments made outside of these standards are as a courtesy to the client and shall be considered as such. (Note - Italicized words in the report are defined in section IV). The report is intended to be read cover to cover and includes significant comments in all sections. If there are any questions or concerns, please contact the inspector immediately. An inspection agreement was sent to the client prior to the inspection for their review and signature. If the client has not signed the agreement before or during the inspection, the client is not authorized to receive this report.

A real estate inspection is a survey and basic operation of the systems and components of a building which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the Inspector. The purpose of the inspection is to provide the Client with information regarding the general condition of the building(s). Cosmetic and aesthetic conditions shall not be considered. A real estate inspection report provides written documentation of material defects discovered in the inspected building's systems and components which, in the opinion of the Inspector, are safety hazards, are not functioning properly, or appear to be at the ends of their service lives. The report may include the Inspector's recommendations for correction or further evaluation. Inspections performed in accordance with these Standards of Practice are not technically exhaustive and shall apply to the primary building and its associated primary parking structure.

The inspection is considered a snapshot of the property condition at the time of the inspection and does not

take into account potential future issues. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed due to various conditions or circumstances. For instance, it is not possible to determine if the roof system is leaking unless during or immediately after sufficient precipitation to uncover such issues. Please keep in mind that the inspector has your best interest in mind during the inspection and strives to remain objective in their findings. Any repair items mentioned in this inspection report should be considered prior to the close of escrow and it is recommended that qualified professionals or licensed contractors be used in your further evaluation or repair issues as it relates to **all** comments in this inspection report. If a limited evaluation of the referenced system or component was made at the time of the inspection, the client is advised to consult a qualified professional to verify the overall condition of the entire system, prior to close of escrow. The inspector is a generalist and is not necessarily a specialist in any particular system of the property. The inspection is not a substitute for a detailed evaluation of a system by a specialist in that system and is not intended to be the only inspection performed on the property.

Consideration of state or local building regulations is beyond the scope of this inspection. We strongly advise consulting the local building authority regarding any permits or records with final signatures for the property and for any changes, remodels or additions that may have been made to the property, prior to close of escrow.

Products used in the construction or renovation process may contain potentially hazardous materials and the identification of such materials (asbestos, formaldehyde, lead, etc.) or other environmental hazards is beyond the scope of this inspection. While the regular use of some of these materials has decreased since the late 1970s, they may still be found in varying amounts and in multiple areas of a property. Inspection, testing and/or evaluation for mold, mildew or fungus (visible or airborne) is beyond the scope of this inspection. Further testing and analysis of suspected materials by a qualified specialist is strongly advised, prior to close of escrow.

The inspection, inspection agreement, report and cost estimates do not constitute a warranty, an insurance policy or a guarantee of any kind, nor do they substitute for any disclosure statement as may be required by law.

Report Key and Definitions

The following definitions of comment descriptions represent this inspection report:

Inspected: This system, component or unit was visually evaluated and/or tested. If no other comments were made, it appeared to be functioning as intended allowing for normal wear and tear and is in serviceable condition. Comments advising correction or monitoring may be included.

Not Inspected: This system, component or unit was not inspected and is excluded from the report. An explanation of why it was not inspected will be provided in the report.

Not Present: This system, component or unit is not installed in the home or building and does not apply to the current report.

Repair/Replace: This system, component or unit is not functioning as intended and requires repair, correction or replacement. Components or units that can be repaired to serviceable condition may not require replacement.

Further Evaluation Recommended: This system, component or unit is not in serviceable condition and requires specialized knowledge to evaluate. An explanation will be provided in the report. If further evaluation is advised in a section of the report, it is recommended that a qualified specialist evaluate the entire associated system, component or unit, prior to close of escrow.

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RESULTS AT A GLANCE

182	49	212
ITEMS INSPECTED	SUMMARY COMMENTS	PHOTOS
Total number in report.	Total number in report.	Total number in report.

1. LOT & GROUNDS

DESCRIPTION

Refer to Part II, Section 2 of the CREIA Commercial Standards of Practice: A. Items to be identified and reported: 1. Surface grade, hardscaping and drainage within six feet of the inspected *building* or associated *primary parking structure(s) or surfaces.* 2. Wall cladding, veneers, flashing, trim, eaves, soffits and fascias. 3. Exterior portions of a *representative sampling* of doors and windows. 4. Attached decks, porches, balconies, stairs, columns, walkways, guard-rails and handrails.


Driveway


North Walkway


East Walkway

STYLES & MATERIALS: LOT & GROUNDS

Lot Type:
Sloped

Driveway Material:
Concrete

Walkway Material:
Concrete

Gate/Fencing & Wall Material:
CMU Block Wall
Wood Fencing

Retaining Wall(s):
CMU Block

ITEMS: LOT & GROUNDS

1.0 PARKING, HARDSCAPE, WALKING SURFACES, DECKS & PATIOS

INSPECTED

(1) Guard railings at the balconies are less than 42 inches high. This may have been acceptable at the time of construction, but does not meet modern building/safety standards.


1.0 Item 1 (Picture)

(2) Cracking observed in areas throughout the driveway and/or walkways. The client is advised to repair the cracking or to monitor the condition of the concrete for correction as needed.

1.1 RETAINING WALL(S)

NOT INSPECTED

Minor vertical cracking observed at the block retaining wall along the south side of the property. Retaining walls over four feet in height (measured from the underground footing) are intended to be designed and evaluated by a licensed engineer of other specialist.

1.1 Item 1 (Picture)

1.1 Item 2 (Picture)

1.1 Item 3 (Picture)

1.1 Item 4 (Picture)

1.1 Item 5 (Picture)

1.1 Item 6 (Picture)

1.2 PERIMETER FENCING, WALLS & GATES

INSPECTED

1.3 GRADING & DRAINAGE

NOT INSPECTED

(1) Sump pump systems are installed in the west garage and in the laundry room. Evaluation and testing is beyond the scope of this inspection.

1.3 Item 1 (Picture)

1.3 Item 2 (Picture)

1.3 Item 3 (Picture)

(2) Inadequate grade drainage observed in areas along the north planter. Proper grading is vital to the long term health of the building and inadequate drainage over time can cause moisture intrusion and structural issues. Regarding, filling low lying areas or adding alternative means of drainage is recommended to assure all water drains away from the foundation and exterior walls for at least 6 feet.

1.3 Item 4 (Picture)

1.3 Item 5 (Picture)

1.4 LOT IRRIGATION SYSTEM(S)

NOT INSPECTED

B. The inspector is not required to: 1. Operate or evaluate any mechanical, electro-mechanical, or underground drainage systems . 2. Operate or evaluate storm windows, storm doors, screening, shutters or awnings. 3. Operate or evaluate remote-control devices, door operators, or gate operators. 4. Examine detached buildings and structures (other than the primary parking structure), patio enclosures, fences, and retaining walls. 5. Examine items not visible from a readily accessible walking surface. 6. Perform a water test, warrant or certify against leakage of all exterior surfaces and components.

2. ROOF SYSTEM(S)

DESCRIPTION

Refer to Part II, Section 3 of the CREIA Commercial Standards of Practice: A. Items to be identified and reported: 1. Roof coverings. 2. Flashing, vents, skylights and other penetrations. 3. Roof drainage *systems* . 4. Framing and sheathing. 5. *Accessibility and access* opening(s). 6. Insulation material(s). 7. Ventilation.



STYLES & MATERIALS: ROOF SYSTEM(S)

Roof Inspection:
UAV

Number of Layers:
Unable to determine

Roof Deck Profile:
Low Slope (less than 3:12 pitch)

Penetrations:
Plumbing Vent(s)
Heating Vent(s)
Exhaust Vent(s)

Roof Covering:
Rolled Asphalt

Gutters & Downspouts:
Installed

ITEMS: ROOF SYSTEM(S)

2.0 ROOF COVERINGS

INSPECTED

2.1 FLASHINGS & PENETRATIONS

INSPECTED

2.2 DRAINAGE

INSPECTED

2.3 ROOF SYSTEM COMMENTS

INSPECTED

Due to the height of the roof, the roof deck was not walked and was evaluated to the best of the inspectors ability using a drone. The overall evaluation of the roof system was limited.

B. The inspector is not required to: 1. Walk on the roof surface if, in the opinion of the inspector, there is a possibility of damage to the surface or a hazard to the inspector. 2. Perform a water test,

warrant or certify against roof leakage or predict life expectancy. 3. Enter attic areas that, in the opinion of the inspector, are not a ccessible or where entry could cause damage. 4. Move insulation materials or identify composition or "R" value of insulation material. 5. Activate thermostatically operated fans.

3. EXTERIORS & BUILDING ENVELOPE(S)

DESCRIPTION

Refer to Part II, Section 2 of the CREIA Commercial Standards of Practice: A. Items to be identified and reported: 1. Surface grade, hardscaping and drainage within six feet of the inspected *building* or associated *primary parking structure(s) or surfaces.* 2. Wall cladding, veneers, flashing, trim, eaves, soffits and fascias. 3. Exterior portions of a *representative sampling* of doors and windows. 4. Attached decks, porches, balconies, stairs, columns, walkways, guard-rails and handrails.


West Exposure


North Exposure


East Exposure


South Exposure

STYLES & MATERIALS: EXTERIORS & BUILDING ENVELOPE(S)

Exterior Wall Cladding:
Cement Stucco

Trim Material:
Vinyl

Exterior Door(s) Type & Material:
Dual Glazed
Sliding Glass
Wood – Solid Core

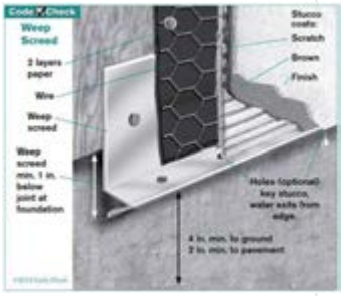
Exterior Window(s) Type & Material:
Dual Pane
Vinyl Frame
Sliding

ITEMS: EXTERIORS & BUILDING ENVELOPE(S)

3.0 EXTERIOR WALL CLADDINGS

INSPECTED

(1) Weep screed flashing does not appear to be installed along the bottom of the stucco wall cladding. This may have been acceptable at the time of construction, but does not meet modern building standards. Weep screed flashing allows for drainage of moisture between the stucco cladding and waterproof underlayment.



3.0 Item 1 (Picture)

(2) Cement based stucco wall cladding has a life expectancy ranging from 50 to 80 or more years depending on climate, material quality and installation. As the stucco and waterproof underlayment ages, the cladding becomes more susceptible to deterioration, spalling and water intrusion. Stucco cladding should be monitored for repair issues as part of the typical maintenance of a building.

(3) General surface deterioration and/or flaking material observed at the stucco wall cladding in areas along the north side of the building. The client is advised to properly repair/maintain the exterior wall cladding and to monitor the condition of the exterior walls for future maintenance.

3.0 Item 2 (Picture)

3.0 Item 3 (Picture)

(4) Surface cracking observed at the stucco wall cladding in a number of areas. The client is advised to repair the cracking as needed or to monitor the condition for future repair.

(5) Evidence of repairs observed at the stucco wall cladding in multiple areas. The inspector is unable to determine the cause or effectiveness of repairs.

3.1 EAVES AND TRIM

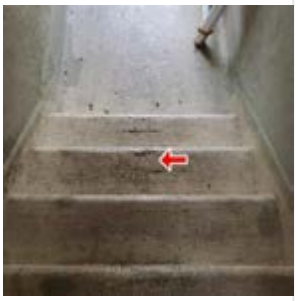
INSPECTED

3.2 EXTERIOR RAILINGS, STAIRWAYS AND PATIOS

REPAIR/REPLACE

(1) Surface cracking and deterioration observed at the exterior stairways. Recommend correction as needed.

3.2 Item 1 (Picture)



3.2 Item 2 (Picture)

3.2 Item 3 (Picture)

3.2 Item 4 (Picture)

(2) The exterior stairway railings do not meet modern building and safety standards.

(3) As of January 1, 2019, California law requires that exterior elevated elements and associated waterproofing elements, including decks and balconies, for buildings with 3 or more multifamily dwelling units be inspected independently by a licensed architect, licensed civil or structural engineer, a building contractor holding specified licenses, or an individual certified as a building inspector or building official.

3.2 Item 5 (Picture)

3.3 ENTRY DOORS

INSPECTED

3.4 WINDOWS & EXTERIOR GLAZING

INSPECTED

Bedroom windows are installed above 44 inches from the floor. This may have been acceptable during the period of construction but does not meet current egress standards.

B. The inspector is not required to: 1. Operate or evaluate any mechanical, electro-mechanical, or underground drainage systems . 2. Operate or evaluate storm windows, storm doors, screening, shutters or awnings. 3. Operate or evaluate remote-control devices, door operators, or gate operators. 4. Examine detached buildings and structures (other than the primary parking structure),

patio enclosures, fences, and retaining walls. 5. Examine items not visible from a readily accessible walking surface. 6. Perform a water test, warrant or certify against leakage of all exterior surfaces and components.

4. GARAGE(S)/CARPORT(S)

DESCRIPTION

Refer to Part II, Section 2 of the CREIA Commercial Standards of Practice: A. Items to be identified and reported: 1. Surface grade, hardscaping and drainage within six feet of the inspected *building* or associated *primary parking structure(s) or surfaces.* 2. Wall cladding, veneers, flashing, trim, eaves, soffits and fascias. 3. Exterior portions of a *representative sampling* of doors and windows. 4. Attached decks, porches, balconies, stairs, columns, walkways, guard-rails and handrails.

STYLES & MATERIALS: GARAGE(S)/CARPORT(S)

Garage/Carport Inspection:
Limited review - doors locked

Garage/Carport Type:
Attached

Garage Door Type:
Two car - Automatic

Garage Door Material:
Tilt-Up - Wood

ITEMS: GARAGE(S)/CARPORT(S)

4.0 INTERIOR FLOOR/SLAB, WALLS & CEILING

REPAIR/REPLACE

Efflorescence and deterioration observed at the exposed block retaining wall along the north side of the garage interiors. This is evidence of moisture presence in the material and may be signs of inadequate drainage on the exterior (noted in section 1.3). Recommend correction as needed by a licensed contractor.

4.0 Item 1 (Picture)

4.0 Item 2 (Picture)

4.0 Item 3 (Picture)

4.1 ACCESS & FIRE DOOR(S)

NOT PRESENT

4.2 GARAGE DOOR

INSPECTED

4.3 GARAGE DOOR OPERATOR(S)

INSPECTED

4.4 GARAGE/CARPORT COMMENTS

FURTHER EVALUATION RECOMMENDED

Deflection (sagging) observed at the support beam over the center garage door. The client is advised to consult a licensed structural engineer or other specialist regarding the condition.

4.4 Item 1 (Picture)

B. The inspector is not required to: 1. Operate or evaluate any mechanical, electro-mechanical, or underground drainage systems . 2. Operate or evaluate storm windows, storm doors, screening, shutters or awnings. 3. Operate or evaluate remote-control devices, door operators, or gate operators. 4. Examine detached buildings and structures (other than the primary parking structure), patio enclosures, fences, and retaining walls. 5. Examine items not visible from a readily accessible walking surface. 6. Perform a water test, warrant or certify against leakage of all exterior surfaces and components.

5. STRUCTURAL SYSTEM & CRAWLSPACE(S)

DESCRIPTION

Refer to Part II, Sections 1 & 3 of the CREIA Commercial Standards of Practice: (Section 1) A. Items to be identified and reported: 1. Foundation and other support *components.* 2. Under-floor ventilation. 3. Location of under-floor *access* opening(s). 4. Wood separation from soil. 5. Presence of drainage *systems* or sump pumps within foundation footprint. 6. Presence or absence of seismic anchoring and bracing *components.* (Section 3) A. Items to be identified and reported: 1. Roof coverings. 2. Flashing, vents, skylights and other penetrations. 3. Roof drainage *systems* . 4. Framing and sheathing. 5. *Accessibility and access* opening(s). 6. Insulation material(s). 7. Ventilation.

STYLES & MATERIALS: STRUCTURAL SYSTEM & CRAWLSPACE(S)

Exterior Wall Structure:
Wood Framed
Not Visible

Floor/Ceiling Assembly:
Not Visible

Attic Inspection & Access Location:
No Attic

Roof & Ceiling Structure:
Not Visible

Attic Insulation:
Not Visible

Attic Ventilation Type:
None

Roof Deck Sheathing:
Not Visible

Foundation Type:
CMU Retaining and Load Bearing Wall
Wood Framed Structural Platform
Steel Framed Retrofit

Crawlspace Inspection & Access Location:
Fully Accessed
Access Located in Garage

Foundation Stem Walls:
Formed Concrete

Subfloor Structure:
Floor Joists - 2X14

Sill Plate:
Bolted

Cripple Walls:
Exterior Cripple Walls Present
Not Braced

Crawlspace Insulation Type:
Not Installed

ITEMS: STRUCTURAL SYSTEM & CRAWLSPACE(S)

5.0 ROOF FRAMING SYSTEM & SHEATHING

NOT INSPECTED

5.1 INSULATION (ATTIC/CRAWLSPACE)

NOT INSPECTED

5.2 VENTILATION (ATTIC/CRAWLSPACE)

NOT PRESENT

5.3 STRUCTURAL WALLS

INSPECTED

5.4 FOUNDATION STEM WALLS

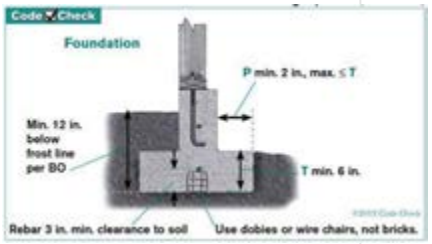
FURTHER EVALUATION RECOMMENDED

The west stem wall footing is undermined in the crawlspace under the front of the building. The client is advised to consult a licensed foundation contractor regarding the condition and correction options.

5.4 Item 1 (Picture)

5.4 Item 2 (Picture)

5.4 Item 3 (Picture)



5.4 Item 4 (Picture)

5.5 SUBFLOOR FRAMING SYSTEM

FURTHER EVALUATION RECOMMENDED

(1) Frass (suspected termite/WDO) observed at the wood subfloor system framing. The client is advised to consult a licensed termite contractor regarding the condition and treatment/repair options.

(2) Direct soil contact observed at the wood framing in a number of areas. This condition may allow for termite intrusion or deterioration of the framing. Recommend correcting.

5.5 Item 1 (Picture)

5.5 Item 2 (Picture)

5.5 Item 3 (Picture)

5.5 Item 4 (Picture)

5.6 SILL PLATE

INSPECTED

The sill plate is anchored to the foundation and the bolting is installed to the requirements of the time of the building's construction. Because of the age of the foundation and frequency of the bolting, the current foundation anchoring may not meet modern building standards.

5.7 CRIPPLE WALLS

INSPECTED

The cripple wall bracing is installed to the requirements of the time of the building's construction. Because of the age of the building, the current cripple wall bracing may not meet modern building standards.

5.7 Item 1 (Picture)

The inspector is not required to: (Section 1) B. 1. Enter under-floor areas that are not accessible or where entry could cause damage or pose a hazard to the inspector. 2. Move stored items, vegetation or debris, or perform any excavations or other intrusive testing to gain access . 3. Operate or evaluate adequacy of sump pumps or drainage systems. 4. Identify size, spacing, location or adequacy of

foundation bolting and bracing components or reinforcement systems . 5. Perform any intrusive examination or testing, or use any special equipment such as, but not limited to, levels, probes or meters. (Section 3) B. 1. Walk on the roof surface if, in the opinion of the inspector, there is a possibility of damage to the surface or a hazard to the inspector. 2. Perform a water test, warrant or certify against roof leakage or predict life expectancy. 3. Enter attic areas that, in the opinion of the inspector, are not a ccessible or where entry could cause damage. 4. Move insulation materials or identify composition or "R" value of insulation material. 5. Activate thermostatically operated fans.

6. ELECTRICAL SYSTEM(S)

DESCRIPTION

Refer to Part II, Section 5 of the CREIA Commercial Standards of Practice: A. Items to be identified and reported: 1. Service conductors, equipment, and capacity. 2. Panels and overcurrent protection devices. 3. Service and equipment grounding. 4. Wiring types and methods. 5. A *representative sampling* of switches, receptacles, and light *fixtures* . 6. Ground-fault circuit-interrupters.


Service Meters/Disconnects


House Panel


Unit 1


Unit 2


Unit 3


Unit 4


Unit 5


Unit 6


Unit 7


Unit 8


Unit 10

STYLES & MATERIALS: ELECTRICAL SYSTEM(S)

Electrical Service Wiring:
Overhead Service

Number of Meters:
11

Service Amperage & Voltage:
Main Panel - Rated 400 Amp
Sub Panel Disconnects - 50 Amp
120/240 Volt Service
1 Phase, 3 Wire

Meter or Service Panel Location:
Located in Basement

Main Service Panel Manufacturer:
B & B

Sub Panel(s) Location:
Located at Basement
Located at Unit Interiors

Sub Panel Manufacturer:
Federal Pacific

Sub Panel Disconnect Amperage:
50 AMP

Overload Protection Type:
Circuit Breakers

Branch Circuit Conductor Material & Type:
Copper Wiring
Conduit
MC/BX
Flexible Metal Conduit

Smoke Detectors:
Installed

Carbon Monoxide Detectors:
Installed

ITEMS: ELECTRICAL SYSTEM(S)

6.0 SERVICE WIRING, GROUNDING & MAIN DISCONNECT

FURTHER EVALUATION RECOMMENDED

The main service equipment is grounded at a single location (cold water main). This is typical of the age of the building, but does not meet modern building standards. Modern electrical equipment requires redundant grounding methods. The 2 wire branch wiring throughout the building is installed through metal conduit and the conduit is used as a grounding conductor. This is also typical for the age, but does not meet modern building standards. The client is advised to consult a licensed electrician regarding the condition of the electrical grounding for the building.

6.0 Item 1 (Picture)

6.1 SERVICE PANEL(S)

FURTHER EVALUATION RECOMMENDED

The sub panels and related components are over 30 years old and is outdated according to modern electrical standards. Panels are manufactured by Federal Electric. The inspector was unable to access the

interior of the majority of the panels due to painted/sealed covers. There are documented issues related to this manufacturer and the client is advised to consult a licensed electrician regarding the condition of the panels.

6.1 Item 1 (Picture)

6.1 Item 2 (Picture)

6.1 Item 3 (Picture)

6.2 OVERLOAD PROTECTION

REPAIR/REPLACE

(1) Improper double wiring observed at a 15 amp circuit breaker in the house panel. Wiring should be separated into independent breakers and this condition may cause the circuit breaker to be overloaded. Recommend correcting.

6.2 Item 1 (Picture)

(2) Circuits are not properly labeled throughout the building. Circuit breakers should be permanently labeled to distinguish the service areas.

6.3 BRANCH WIRING

INSPECTED

6.4 OUTLETS, SWITCHES & GFCI

INSPECTED

(1) Existing ground fault circuit interrupter (GFCI) receptacles responded to test at the time of inspection. GFCI receptacles and/or circuit breakers should be tested regularly to ensure proper operation.

(2) Switch controlled outlets (aka "half hots") are installed in a number of interior rooms. These outlets are intended to service a lamp or other light fixture and may or may not be distinguished by upside down installation.

(3) Outdated electrical receptacles remain installed. Modern fixtures are required to be tamper proof for child protection.

(4) Evaluation of interior electrical fixtures/receptacles was limited due to stored items blocking access.

6.5 GENERAL LIGHTING & CEILING FANS

INSPECTED

6.6 SMOKE AND CARBON MONOXIDE DETECTORS

INSPECTED

Smoke and CO alarms are required to be installed to the manufacturer's instructions. The client is advised to verify the proper installation and placement of the units for correction as needed. Initial testing and regular testing of the installed smoke and CO detectors is recommended to assure proper functionality.

6.7 ANCILLARY SYSTEMS

NOT INSPECTED

Identification, evaluation and testing of low voltage systems (TV, Internet, lighting, alarms, speakers, intercoms, etc.) is beyond the scope of this inspection.

B. The inspector is not required to: 1. Operate electrical systems or components that are disconnected or shut down. 2. Disconnect any energized system or appliance. 3. Remove dead-front covers , panels, or plates. 4. Operate overcurrent protection devices, or evaluate compatibility of overcurrent protection devices with the panelboard manufacturer. 5. Examine or test smoke detectors. 6. Operate circuit-interrupter devices. 7. Examine de-icing equipment, or private or emergency electrical supply sources, including but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facilities.

7. PLUMBING SYSTEM(S)

DESCRIPTION

Refer to Part II, Section 4 of the CREIA Commercial Standards of Practice: A. Items to be identified and reported: 1. Supply, waste, and vent piping. 2. Fixtures, faucets and drains. 3. Water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and temperature-pressure relief valves. 4. *Functional flow* of water supply and *functional drainage* at fixtures. 5. Gas piping and connectors. 6. *Cross-connections.*


Common Water Meter


Common Water Main


Gas Meters


Gas Meters


Common Plumbing


Common Plumbing

STYLES & MATERIALS: PLUMBING SYSTEM(S)

Number of Water Meters:
1

Water Service Shut-Off Location:
Located at West Side of Building - Exterior

Water Pressure Valves:
Pressure Relief Valve - Installed
Pressure Regulator - Installed

Water Distribution Piping:
Copper

Drain - Waste - Vent Piping:
Cast Iron

Location of Main Line Clean-out(s):
Located at Garage

Waste System Type:
Underground Waste Disposal System - Unable to Specify Type

Number of Gas Meters:
11

Natural Gas Service Shut-Off Location:
Located at Garage

Seismic Shut Off Valve:
Installed

Washer/Dryer Connection Location:
Common Room

Dryer Connection Type:
Natural Gas

ITEMS: PLUMBING SYSTEM(S)

7.0 WATER SERVICE ENTRANCE & STATIC PRESSURE

INSPECTED

Water pressure at the time of inspection was 65 static PSI.

7.0 Item 1 (Picture)

7.1 FUNCTIONAL WATER FLOW & DRAINAGE

INSPECTED

7.2 DISTRIBUTION PIPING

INSPECTED

7.3 DRAIN, WASTE & VENT PIPING

FURTHER EVALUATION RECOMMENDED

Rust and corrosion observed in areas of the exposed cast iron waste piping. Cast iron/galvanized waste piping has a typical service life of 80–100 years. As the material ages it becomes more susceptible to leaking and clogging issues. Slow drainage observed at several bathroom fixtures and tenants in unit 8 informed the inspector that periodic backup issues develop in the hallway bathroom. The client is advised to consult a licensed plumber regarding the condition of the DWV system.

7.3 Item 1 (Picture)

7.3 Item 2 (Picture)

7.3 Item 3 (Picture)

7.4 NATURAL GAS SERVICE & DISTRIBUTION

INSPECTED

The client is advised to contact the gas company for further evaluation of the fuel service, piping and appliances, and to have the system checked on a regular basis.

7.5 LAUNDRY CONNECTIONS

NOT INSPECTED

Testing of the appliances, washer/dryer connections, venting is beyond the scope of this inspection.

7.6 PLUMBING SYSTEM COMMENTS

INSPECTED

Evaluation of the distribution and DWV piping was limited due to interior wall/ceiling finishes, buried piping and components installed in non readily accessible areas.

B. The inspector is not required to: 1. Operate any valve other than fixture faucets and hose faucets attached to the building . 2. Operate any system , fixture or component that is shut down or disconnected . 3. Examine or verify operation of water supply or pressure assistance systems , including, but not limited to : wells, pumps, tanks, and related equipment. 4. Verify functional flow or pressure at any fixture or faucet where the flow end is capped or connected to an appliance , or measure pressure, volume or temperature. 5. Examine or operate any sewage disposal system or component including, but not limited to : septic tanks and/or any underground system or portion thereof, or ejector pumps for rain or waste. 6. Examine the overflow device of any fixture. 7. Evaluate the potability of water, compliance with local or state conservation or energy standards, or proper design or sizing of any water, waste, and venting components , fixtures , or piping. 8. Identify whether water supply and waste disposal systems are public or private. 9. Evaluate time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. 10. Examine ancillary systems or components such as, but not limited to : those relating to solar heating, hot water circulation, irrigation, water conditioning, water filtration, swimming pools or spas and related equipment, and fire suppression systems. 11. Test shower pans for leakage or fill any fixture with water during examination . 12. Evaluate the gas supply system for leaks or pressure. 13. Determine effectiveness of anti-siphon, back-flow prevention, temperature/pressure relief valves, or drain-stop devices. 14. Determine whether there are sufficient clean-outs for effective clearing of drains. 15. Evaluate gas, liquid propane, oil, or other storage tanks.

8. WATER HEATER(S)

DESCRIPTION

Refer to Part II, Section 4 of the CREIA Commercial Standards of Practice: A. Items to be identified and reported: 1. Supply, waste, and vent piping. 2. Fixtures, faucets and drains. 3. Water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and temperature-pressure relief valves. 4. *Functional flow* of water supply and *functional drainage* at fixtures. 5. Gas piping and connectors. 6. *Cross-connections.*

STYLES & MATERIALS: WATER HEATER(S)

Manufacturer:	Power Source & Capacity:	Manufacture Date:
American	Natural Gas 100 Gallons	2023

ITEMS: WATER HEATER(S)

8.0 EXHAUST VENT & COMBUSTION AIR

INSPECTED

8.1 WATER/FUEL PIPING & VALVES

INSPECTED

8.2 TEMPERATURE/PRESSURE RELIEF VALVE & DISCHARGE

INSPECTED

8.3 SEISMIC STRAPPING

INSPECTED

8.4 WATER HEATER COMMENTS

INSPECTED

(1) The water heating system was in functional condition at the time of inspection. The recommended maximum water temperature for domestic use is 120 degrees fahrenheit to prevent scalding. Water heaters require regular maintenance to prolong the service life and to maintain the efficiency and performance of

the system.

(2) Testing of circulator pumps is beyond the scope of this inspection.

8.4 Item 1 (Picture)

(3) Technical Data (see picture)

8.4 Item 2 (Picture)

B. The inspector is not required to: 1. Operate any valve other than fixture faucets and hose faucets attached to the building . 2. Operate any system , fixture or component that is shut down or disconnected . 3. Examine or verify operation of water supply or pressure assistance systems , including, but not limited to : wells, pumps, tanks, and related equipment. 4. Verify functional flow or pressure at any fixture or faucet where the flow end is capped or connected to an appliance , or measure pressure, volume or temperature. 5. Examine or operate any sewage disposal system or component including, but not limited to : septic tanks and/or any underground system or portion thereof, or ejector pumps for rain or waste. 6. Examine the overflow device of any fixture. 7. Evaluate the potability of water, compliance with local or state conservation or energy standards, or proper design or sizing of any water, waste, and venting components , fixtures , or piping. 8. Identify whether water supply and waste disposal systems are public or private. 9. Evaluate time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. 10. Examine ancillary systems or components such as, but not limited to : those relating to solar heating, hot water circulation, irrigation, water conditioning, water filtration, swimming pools or spas and related equipment, and fire suppression systems. 11. Test shower pans for leakage or fill any fixture with water during examination . 12. Evaluate the gas supply system for leaks or pressure. 13. Determine effectiveness of anti-siphon, back-flow prevention, temperature/pressure relief valves, or drain-stop devices. 14. Determine whether there are sufficient clean-outs for effective clearing of drains. 15. Evaluate gas, liquid propane, oil, or other storage tanks.

9(A) . HEATING & AIR CONDITIONING SYSTEM(S) - GENERAL COMMENTS

DESCRIPTION

Refer to Part II, Section 6 of the CREIA Commercial Standards of Practice: A. Items to be identified and reported: 1. Heating and cooling equipment. 2. Venting and combustion *systems* . *3.* Energy source and connections. 4. Heating and cooling distribution *system(s)* including a *representative sampling* of ducting, duct insulation, outlets, radiators, piping *systems* and valves. 5. Condensate drains .

ITEMS: HEATING & AIR CONDITIONING SYSTEM(S) - GENERAL COMMENTS

9.0.A HEATING SYSTEM

FURTHER EVALUATION RECOMMENDED

The gravity wall heating systems installed inside units 3-10 are original with the building and are beyond their intended service life. While the majority of the systems responded to test during the inspection, the client is advised to consult a licensed HVAC contractor for further evaluation of the systems.

9.1.A AIR CONDITIONING SYSTEM

NOT INSPECTED

Inspection and testing of window or wall mounted air conditioning units is typically beyond the scope of this inspection and the inspector performed a limited evaluation of the systems to test functionality.

B. The inspector is not required to: 1 . Examine or evaluate condition of heat exchangers. 2. Determine uniformity, temperature, airflow or air balance to any room or building or determine leakage in any distribution component. 3. Examine any distribution component, when access would require steps or a ladder. 4. Examine electric heater elements or heat pump fluid/gas materials, or examine below ground/slab systems , ducts, fuel tanks and related components . 5. Determine or examine thermostat calibration, temperature anticipation, automatic setbacks or clocks, or any sensors. 6. Examine radiant or geothermal heat pump systems . 7. Examine any solar-energy heating systems or components. 8. Examine air-filtering systems. 9. Operate heat pump systems when the ambient air temperature may damage the equipment, or operate any heat pump system in "emergency" heat mode. 10. Examine humidity control systems and components . 11. Operate any heating or cooling equipment. 12. Evaluate the building or equipment for proper percentage of outside or makeup air or evaluate other related devices or controls. 13. Shut down and open any boiler or other related equipment. 14. Examine electrical current, flow, or voltage at any component. 15. Examine fluids or gases, or leakage. 16. Examine any non-central cooling unit(s), evaporative coolers, gas-fired, solar or geothermal cooling system or food, wine or similar storage cooling system. 17. Enter or climb on cooling towers or evaluate water treatment of cooling tower. 18. Examine temperatures, pressures, or any equipment printouts or displays.

9(B) . HEATING & AIR CONDITIONING SYSTEM(S) - UNIT 1

DESCRIPTION

Refer to Part II, Section 6 of the CREIA Commercial Standards of Practice: A. Items to be identified and reported: 1. Heating and cooling equipment. 2. Venting and combustion *systems* . *3.* Energy source and connections. 4. Heating and cooling distribution *system(s)* including a *representative sampling* of ducting, duct insulation, outlets, radiators, piping *systems* and valves. 5. Condensate drains .

STYLES & MATERIALS: HEATING & AIR CONDITIONING SYSTEM(S) - UNIT 1

Heating System Type & Location:
Low Efficiency
Forced Air Natural Gas Furnace
Located at Hall Closet

Heating System Manufacturer:
Holly

Cooling System Type & Location:
Electric Window/Wall A/C

Cooling System Manufacturer:
Amana

Ducting Type:
Rigid
Insulated

Approximate System Age:
Furnace - Original with Home
A/C - 0-10 Years

Thermostat Location(s):
Located at Living Room

ITEMS: HEATING & AIR CONDITIONING SYSTEM(S) - UNIT 1

9.0.B HEATING SYSTEM

FURTHER EVALUATION RECOMMENDED

(1) The central furnace system is beyond it's service life and significant rust and corrosion observed inside the furnace compartment and/or inside the burners. The inspector is unable to determine the severity or the damage or the condition of any non-readily accessible components. The client is advised to consult a licensed HVAC contractor regarding the condition of the heating system.

9.0.B Item 1 (Picture)

(2) The heating system was in functional condition at the time of inspection.

9.0.B Item 2 (Picture)

9.1.B AIR CONDITIONING SYSTEM

INSPECTED

The A/C system was in functional condition at the time of inspection.

9.1.B Item 1 (Picture)

9.2.B THERMOSTAT(S)

INSPECTED

9.3.B DISTRIBUTION SYSTEM & RETURN AIR

FURTHER EVALUATION RECOMMENDED

After evaluation of the composition of the ducting system, my experience leads me to suspect that the ducting may contain asbestos. The client is advised to consult a licensed abatement specialist and/or contractor regarding the condition and correction options.

9.3.B Item 1 (Picture)

B. The inspector is not required to: 1 . Examine or evaluate condition of heat exchangers. 2. Determine uniformity, temperature, airflow or air balance to any room or building or determine leakage in any distribution component. 3. Examine any distribution component, when access would require steps or a ladder. 4. Examine electric heater elements or heat pump fluid/gas materials, or examine below ground/slab systems , ducts, fuel tanks and related components . 5. Determine or examine thermostat calibration, temperature anticipation, automatic setbacks or clocks, or any sensors. 6. Examine radiant or geothermal heat pump systems . 7. Examine any solar-energy heating systems or components. 8. Examine air-filtering systems. 9. Operate heat pump systems when the ambient air temperature may damage the equipment, or operate any heat pump system in "emergency" heat mode. 10. Examine humidity control systems and components . 11. Operate any heating or cooling equipment. 12. Evaluate the building or equipment for proper percentage of outside or makeup air or evaluate other related devices or controls. 13. Shut down and open any boiler or other related equipment. 14. Examine electrical current, flow, or voltage at any component. 15. Examine fluids or gases, or leakage. 16. Examine any non-central cooling unit(s), evaporative coolers, gas-fired, solar or geothermal cooling system or food, wine or similar storage cooling system. 17. Enter or climb on cooling towers or evaluate water treatment of cooling tower. 18. Examine temperatures, pressures, or any equipment printouts or displays.

9(C) . HEATING & AIR CONDITIONING SYSTEM(S) - UNIT 2

DESCRIPTION

Refer to Part II, Section 6 of the CREIA Commercial Standards of Practice: A. Items to be identified and reported: 1. Heating and cooling equipment. 2. Venting and combustion *systems* . *3.* Energy source and connections. 4. Heating and cooling distribution *system(s)* including a *representative sampling* of ducting, duct insulation, outlets, radiators, piping *systems* and valves. 5. Condensate drains .

STYLES & MATERIALS: HEATING & AIR CONDITIONING SYSTEM(S) - UNIT 2

Heating System Type & Location:
Low Efficiency
Forced Air Natural Gas Furnace
Located at Interior Closet

Heating System Manufacturer:
Holly

Cooling System Type & Location:
Electric Window/Wall A/C

Ducting Type:
N/A

Approximate System Age:
Furnace – Original with Home
A/C – Over 10 Years

Thermostat Location(s):
Located at Living Room

ITEMS: HEATING & AIR CONDITIONING SYSTEM(S) - UNIT 2

9.0.C HEATING SYSTEM

FURTHER EVALUATION RECOMMENDED

(1) The central furnace system is beyond it's service life and significant rust and corrosion observed inside the furnace compartment and/or inside the burners. The inspector is unable to determine the severity or the damage or the condition of any non-readily accessible components. The client is advised to consult a licensed HVAC contractor regarding the condition of the heating system.

(2) The heating system was in functional condition at the time of inspection.

9.0.C Item 1 (Picture)

9.1.C AIR CONDITIONING SYSTEM

INSPECTED

The A/C system was in functional condition at the time of inspection.

9.1.C Item 1 (Picture)

9.2.C THERMOSTAT(S)

INSPECTED

9.3.C DISTRIBUTION SYSTEM & RETURN AIR

FURTHER EVALUATION RECOMMENDED

After evaluation of the composition of the ducting system, my experience leads me to suspect that the ducting may contain asbestos. The client is advised to consult a licensed abatement specialist and/or contractor regarding the condition and correction options.

9.3.C Item 1 (Picture)

B. The inspector is not required to: 1 . Examine or evaluate condition of heat exchangers. 2. Determine uniformity, temperature, airflow or air balance to any room or building or determine leakage in any distribution component. 3. Examine any distribution component, when access would require steps or a ladder. 4. Examine electric heater elements or heat pump fluid/gas materials, or examine below ground/slab systems , ducts, fuel tanks and related components . 5. Determine or examine thermostat calibration, temperature anticipation, automatic setbacks or clocks, or any sensors. 6. Examine radiant or geothermal heat pump systems . 7. Examine any solar-energy heating systems or components. 8. Examine air-filtering systems. 9. Operate heat pump systems when the ambient air temperature may damage the equipment, or operate any heat pump system in "emergency" heat mode. 10. Examine humidity control systems and components . 11. Operate any heating or cooling equipment. 12. Evaluate the building or equipment for proper percentage of outside or makeup air or evaluate other related devices or controls. 13. Shut down and open any boiler or other related equipment. 14. Examine electrical current, flow, or voltage at any component. 15. Examine fluids or gases, or leakage. 16. Examine any non-central cooling unit(s), evaporative coolers, gas-fired, solar or geothermal cooling system or food, wine or similar storage cooling system. 17. Enter or climb on cooling towers or evaluate water treatment of cooling tower. 18. Examine temperatures, pressures, or any equipment printouts or displays.

9(D) . HEATING & AIR CONDITIONING SYSTEM(S) - UNIT 3

DESCRIPTION

Refer to Part II, Section 6 of the CREIA Commercial Standards of Practice: A. Items to be identified and reported: 1. Heating and cooling equipment. 2. Venting and combustion *systems* . *3.* Energy source and connections. 4. Heating and cooling distribution *system(s)* including a *representative sampling* of ducting, duct insulation, outlets, radiators, piping *systems* and valves. 5. Condensate drains .

STYLES & MATERIALS: HEATING & AIR CONDITIONING SYSTEM(S) - UNIT 3

Heating System Type & Location:
Gravity Wall Furnace - Natural Gas

Heating System Manufacturer:
Holly

Cooling System Type & Location:
Electric Window/Wall A/C

Cooling System Manufacturer:
Amana

Ducting Type:
N/A

Approximate System Age:
Over 30 Years

Thermostat Location(s):
Located at Living Room

ITEMS: HEATING & AIR CONDITIONING SYSTEM(S) - UNIT 3

9.0.D HEATING SYSTEM

INSPECTED

The heating system was in functional condition at the time of inspection.

9.0.D Item 1 (Picture)

9.1.D AIR CONDITIONING SYSTEM

INSPECTED

(1) The A/C system was in functional condition at the time of inspection.

9.1.D Item 1 (Picture)

(2) Air conditioner is beyond its estimated service life.

9.2.D THERMOSTAT(S)

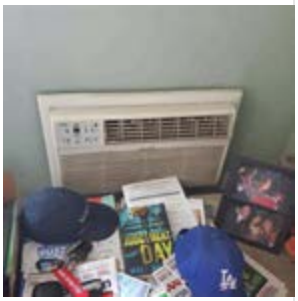
INSPECTED

B. The inspector is not required to: 1 . Examine or evaluate condition of heat exchangers. 2. Determine uniformity, temperature, airflow or air balance to any room or building or determine leakage in any distribution component. 3. Examine any distribution component, when access would require steps or a ladder. 4. Examine electric heater elements or heat pump fluid/gas materials, or examine below ground/slab systems , ducts, fuel tanks and related components . 5. Determine or examine thermostat calibration, temperature anticipation, automatic setbacks or clocks, or any sensors. 6. Examine radiant or geothermal heat pump systems . 7. Examine any solar-energy heating systems or components. 8. Examine air-filtering systems. 9. Operate heat pump systems when the ambient air temperature may damage the equipment, or operate any heat pump system in "emergency" heat mode. 10. Examine humidity control systems and components . 11. Operate any heating or cooling equipment. 12. Evaluate the building or equipment for proper percentage of outside or makeup air or evaluate other related devices or controls. 13. Shut down and open any boiler or other related equipment. 14. Examine electrical current, flow, or voltage at any component. 15. Examine fluids or gases, or leakage. 16. Examine any non-central cooling unit(s), evaporative coolers, gas-fired, solar or geothermal cooling system or food, wine or similar storage cooling system. 17. Enter or climb on cooling towers or evaluate water treatment of cooling tower. 18. Examine temperatures, pressures, or any equipment printouts or displays.

9(E) . HEATING & AIR CONDITIONING SYSTEM(S) - UNIT 4

DESCRIPTION

Refer to Part II, Section 6 of the CREIA Commercial Standards of Practice: A. Items to be identified and reported: 1. Heating and cooling equipment. 2. Venting and combustion *systems* . *3.* Energy source and connections. 4. Heating and cooling distribution *system(s)* including a *representative sampling* of ducting, duct insulation, outlets, radiators, piping *systems* and valves. 5. Condensate drains .



STYLES & MATERIALS: HEATING & AIR CONDITIONING SYSTEM(S) - UNIT 4

Heating System Type & Location:
Gravity Wall Furnace - Natural Gas

Heating System Manufacturer:
Holly

Cooling System Type & Location:
Electric Window/Wall A/C

Ducting Type:
N/A

Approximate System Age:
Furnace - Original with Home
A/C - Over 10 Years

Thermostat Location(s):
Located at Living Room

ITEMS: HEATING & AIR CONDITIONING SYSTEM(S) - UNIT 4

9.0.E HEATING SYSTEM

INSPECTED

The heating system was in functional condition at the time of inspection.

9.0.E Item 1 (Picture)

9.1.E AIR CONDITIONING SYSTEM

INSPECTED

The A/C system was in functional condition at the time of inspection.

9.1.E Item 1 (Picture)

9.2.E THERMOSTAT(S)

INSPECTED

B. The inspector is not required to: 1 . Examine or evaluate condition of heat exchangers. 2. Determine uniformity, temperature, airflow or air balance to any room or building or determine leakage in any distribution component. 3. Examine any distribution component, when access would require steps or a ladder. 4. Examine electric heater elements or heat pump fluid/gas materials, or examine below ground/slab systems , ducts, fuel tanks and related components . 5. Determine or examine thermostat calibration, temperature anticipation, automatic setbacks or clocks, or any sensors. 6. Examine radiant or geothermal heat pump systems . 7. Examine any solar-energy heating systems or components. 8. Examine air-filtering systems. 9. Operate heat pump systems when the ambient air temperature may damage the equipment, or operate any heat pump system in "emergency" heat mode. 10. Examine humidity control systems and components . 11. Operate any heating or cooling equipment. 12. Evaluate the building or equipment for proper percentage of outside or makeup air or evaluate other related devices or controls. 13. Shut down and open any boiler or other related equipment. 14. Examine electrical current, flow, or voltage at any component. 15. Examine fluids or gases, or leakage. 16. Examine any non-central cooling unit(s), evaporative coolers, gas-fired, solar or geothermal cooling system or food, wine or similar storage cooling system. 17. Enter or climb on cooling towers or evaluate water treatment of cooling tower. 18. Examine temperatures, pressures, or any equipment printouts or displays.

9(F) . HEATING & AIR CONDITIONING SYSTEM(S) - UNIT 5

DESCRIPTION

Refer to Part II, Section 6 of the CREIA Commercial Standards of Practice: A. Items to be identified and reported: 1. Heating and cooling equipment. 2. Venting and combustion *systems* . *3.* Energy source and connections. 4. Heating and cooling distribution *system(s)* including a *representative sampling* of ducting, duct insulation, outlets, radiators, piping *systems* and valves. 5. Condensate drains .

STYLES & MATERIALS: HEATING & AIR CONDITIONING SYSTEM(S) - UNIT 5

Heating System Type & Location:
Gravity Wall Furnace - Natural Gas

Heating System Manufacturer:
Holly

Cooling System Type & Location:
Electric Window/Wall A/C

Cooling System Manufacturer:
Kenmore

Ducting Type:
N/A

Approximate System Age:
Furnace - Original with Home
A/C - Over 10 Years

Thermostat Location(s):
Located at Living Room

ITEMS: HEATING & AIR CONDITIONING SYSTEM(S) - UNIT 5

9.0.F HEATING SYSTEM

INSPECTED

The heating system was in functional condition at the time of inspection.

9.0.F Item 1 (Picture)

9.1.F AIR CONDITIONING SYSTEM

INSPECTED

The A/C system was in functional condition at the time of inspection.

9.1.F Item 1 (Picture)

9.2.F THERMOSTAT(S)

INSPECTED

B. The inspector is not required to: 1 . Examine or evaluate condition of heat exchangers. 2. Determine uniformity, temperature, airflow or air balance to any room or building or determine leakage in any distribution component. 3. Examine any distribution component, when access would require steps or a ladder. 4. Examine electric heater elements or heat pump fluid/gas materials, or examine below ground/slab systems , ducts, fuel tanks and related components . 5. Determine or examine thermostat calibration, temperature anticipation, automatic setbacks or clocks, or any sensors. 6. Examine radiant or geothermal heat pump systems . 7. Examine any solar-energy heating systems or components. 8. Examine air-filtering systems. 9. Operate heat pump systems when the ambient air temperature may damage the equipment, or operate any heat pump system in "emergency" heat mode. 10. Examine humidity control systems and components . 11. Operate any heating or cooling equipment. 12. Evaluate the building or equipment for proper percentage of outside or makeup air or evaluate other related devices or controls. 13. Shut down and open any boiler or other related equipment. 14. Examine electrical current, flow, or voltage at any component. 15. Examine fluids or gases, or leakage. 16. Examine any non-central cooling unit(s), evaporative coolers, gas-fired, solar or geothermal cooling system or food, wine or similar storage cooling system. 17. Enter or climb on cooling towers or evaluate water treatment of cooling tower. 18. Examine temperatures, pressures, or any equipment printouts or displays.

9(G) . HEATING & AIR CONDITIONING SYSTEM(S) - UNIT 6

DESCRIPTION

Refer to Part II, Section 6 of the CREIA Commercial Standards of Practice: A. Items to be identified and reported: 1. Heating and cooling equipment. 2. Venting and combustion *systems* . *3.* Energy source and connections. 4. Heating and cooling distribution *system(s)* including a *representative sampling* of ducting, duct insulation, outlets, radiators, piping *systems* and valves. 5. Condensate drains .

STYLES & MATERIALS: HEATING & AIR CONDITIONING SYSTEM(S) - UNIT 6

Heating System Type & Location:
Gravity Wall Furnace - Natural Gas

Heating System Manufacturer:
Holly

Cooling System Type & Location:
Electric Window/Wall A/C

Cooling System Manufacturer:
LG

Ducting Type:
N/A

Approximate System Age:
Furnace - Original with Home A/C - 0-10 Years

Thermostat Location(s):
Located at Living Room

ITEMS: HEATING & AIR CONDITIONING SYSTEM(S) - UNIT 6

9.0.G HEATING SYSTEM

INSPECTED

The heating system was in functional condition at the time of inspection.

9.0.G Item 1 (Picture)

9.1.G AIR CONDITIONING SYSTEM

INSPECTED

The A/C system was in functional condition at the time of inspection.

9.1.G Item 1 (Picture)

9.2.G THERMOSTAT(S)

INSPECTED

B. The inspector is not required to: 1 . Examine or evaluate condition of heat exchangers. 2. Determine uniformity, temperature, airflow or air balance to any room or building or determine leakage in any distribution component. 3. Examine any distribution component, when access would require steps or a ladder. 4. Examine electric heater elements or heat pump fluid/gas materials, or examine below ground/slab systems , ducts, fuel tanks and related components . 5. Determine or examine thermostat calibration, temperature anticipation, automatic setbacks or clocks, or any sensors. 6. Examine radiant or geothermal heat pump systems . 7. Examine any solar-energy heating systems or components. 8. Examine air-filtering systems. 9. Operate heat pump systems when the ambient air temperature may damage the equipment, or operate any heat pump system in "emergency" heat mode. 10. Examine humidity control systems and components . 11. Operate any heating or cooling equipment. 12. Evaluate the building or equipment for proper percentage of outside or makeup air or evaluate other related devices or controls. 13. Shut down and open any boiler or other related equipment. 14. Examine electrical current, flow, or voltage at any component. 15. Examine fluids or gases, or leakage. 16. Examine any non-central cooling unit(s), evaporative coolers, gas-fired, solar or geothermal cooling system or food, wine or similar storage cooling system. 17. Enter or climb on cooling towers or evaluate water treatment of cooling tower. 18. Examine temperatures, pressures, or any equipment printouts or displays.

9(H) . HEATING & AIR CONDITIONING SYSTEM(S) - UNIT 7

DESCRIPTION

Refer to Part II, Section 6 of the CREIA Commercial Standards of Practice: A. Items to be identified and reported: 1. Heating and cooling equipment. 2. Venting and combustion *systems* . *3.* Energy source and connections. 4. Heating and cooling distribution *system(s)* including a *representative sampling* of ducting, duct insulation, outlets, radiators, piping *systems* and valves. 5. Condensate drains .

STYLES & MATERIALS: HEATING & AIR CONDITIONING SYSTEM(S) - UNIT 7

Heating System Type & Location:
Gravity Wall Furnace - Natural Gas

Heating System Manufacturer:
Holly

Cooling System Type & Location:
Electric Window/Wall A/C

Cooling System Manufacturer:
LG

Ducting Type:
N/A

Approximate System Age:
Furnace - Original with Home
A/C - 0-10 Years

Thermostat Location(s):
Located at Living Room

ITEMS: HEATING & AIR CONDITIONING SYSTEM(S) - UNIT 7

9.0.H HEATING SYSTEM

NOT INSPECTED

Unable to test the heating system due to an unlit pilot light at the time of inspection.

9.1.H AIR CONDITIONING SYSTEM

REPAIR/REPLACE

The A/C system does not appear to be in functional condition. Recommend correction or replacement as needed.

9.2.H THERMOSTAT(S)

INSPECTED

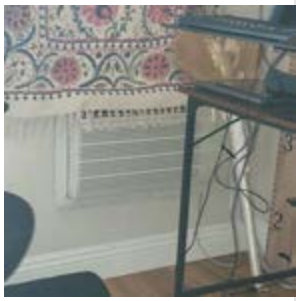
B. The inspector is not required to: 1 . Examine or evaluate condition of heat exchangers. 2.

Determine uniformity, temperature, airflow or air balance to any room or building or determine leakage in any distribution component. 3. Examine any distribution component, when access would require steps or a ladder. 4. Examine electric heater elements or heat pump fluid/gas materials, or examine below ground/slab systems , ducts, fuel tanks and related components . 5. Determine or examine thermostat calibration, temperature anticipation, automatic setbacks or clocks, or any sensors. 6. Examine radiant or geothermal heat pump systems . 7. Examine any solar-energy heating systems or components. 8. Examine air-filtering systems. 9. Operate heat pump systems when the ambient air temperature may damage the equipment, or operate any heat pump system in "emergency" heat mode. 10. Examine humidity control systems and components . 11. Operate any heating or cooling equipment. 12. Evaluate the building or equipment for proper percentage of outside or makeup air or evaluate other related devices or controls. 13. Shut down and open any boiler or other related equipment. 14. Examine electrical current, flow, or voltage at any component. 15. Examine fluids or gases, or leakage. 16. Examine any non-central cooling unit(s), evaporative coolers, gas-fired, solar or geothermal cooling system or food, wine or similar storage cooling system. 17. Enter or climb on cooling towers or evaluate water treatment of cooling tower. 18. Examine temperatures, pressures, or any equipment printouts or displays.

9(I) . HEATING & AIR CONDITIONING SYSTEM(S) - UNIT 8

DESCRIPTION

Refer to Part II, Section 6 of the CREIA Commercial Standards of Practice: A. Items to be identified and reported: 1. Heating and cooling equipment. 2. Venting and combustion *systems* . *3.* Energy source and connections. 4. Heating and cooling distribution *system(s)* including a *representative sampling* of ducting, duct insulation, outlets, radiators, piping *systems* and valves. 5. Condensate drains .



STYLES & MATERIALS: HEATING & AIR CONDITIONING SYSTEM(S) - UNIT 8

Heating System Type & Location:
Gravity Wall Furnace - Natural Gas

Heating System Manufacturer:
Holly

Cooling System Type & Location:
Electric Window/Wall A/C

Cooling System Manufacturer:
Unable to Determine

Ducting Type:
N/A

Approximate System Age:
Furnace - Original with Home
A/C - 0-10 Years

Thermostat Location(s):
Located at Living Room

ITEMS: HEATING & AIR CONDITIONING SYSTEM(S) - UNIT 8

9.0.I HEATING SYSTEM

INSPECTED

The heating system was in functional condition at the time of inspection.

9.0.I Item 1 (Picture)

9.1.I AIR CONDITIONING SYSTEM

NOT INSPECTED

9.2.I THERMOSTAT(S)

INSPECTED

B. The inspector is not required to: 1 . Examine or evaluate condition of heat exchangers. 2. Determine uniformity, temperature, airflow or air balance to any room or building or determine leakage in any distribution component. 3. Examine any distribution component, when access would require steps or a ladder. 4. Examine electric heater elements or heat pump fluid/gas materials, or examine below ground/slab systems , ducts, fuel tanks and related components . 5. Determine or examine thermostat calibration, temperature anticipation, automatic setbacks or clocks, or any sensors. 6. Examine radiant or geothermal heat pump systems . 7. Examine any solar-energy heating systems or components. 8. Examine air-filtering systems. 9. Operate heat pump systems when the ambient air temperature may damage the equipment, or operate any heat pump system in "emergency" heat mode. 10. Examine humidity control systems and components . 11. Operate any heating or cooling equipment. 12. Evaluate the building or equipment for proper percentage of outside or makeup air or evaluate other related devices or controls. 13. Shut down and open any boiler or other related equipment. 14. Examine electrical current, flow, or voltage at any component. 15. Examine fluids or gases, or leakage. 16. Examine any non-central cooling unit(s), evaporative coolers, gas-fired, solar or geothermal cooling system or food, wine or similar storage cooling system. 17. Enter or climb on cooling towers or evaluate water treatment of cooling tower. 18. Examine temperatures, pressures, or any equipment printouts or displays.

9(J) . HEATING & AIR CONDITIONING SYSTEM(S) - UNIT 9

DESCRIPTION

Refer to Part II, Section 6 of the CREIA Commercial Standards of Practice: A. Items to be identified and reported: 1. Heating and cooling equipment. 2. Venting and combustion *systems* . *3.* Energy source and connections. 4. Heating and cooling distribution *system(s)* including a *representative sampling* of ducting, duct insulation, outlets, radiators, piping *systems* and valves. 5. Condensate drains .

ITEMS: HEATING & AIR CONDITIONING SYSTEM(S) - UNIT 9

9.0.J HEATING & A/C SYSTEM COMMENTS

NOT INSPECTED

Unit 9 was not accessed at the time of the inspection.

B. The inspector is not required to: 1 . Examine or evaluate condition of heat exchangers. 2. Determine uniformity, temperature, airflow or air balance to any room or building or determine leakage in any distribution component. 3. Examine any distribution component, when access would require steps or a ladder. 4. Examine electric heater elements or heat pump fluid/gas materials, or examine below ground/slab systems , ducts, fuel tanks and related components . 5. Determine or examine thermostat calibration, temperature anticipation, automatic setbacks or clocks, or any sensors. 6. Examine radiant or geothermal heat pump systems . 7. Examine any solar-energy heating systems or components. 8. Examine air-filtering systems. 9. Operate heat pump systems when the ambient air temperature may damage the equipment, or operate any heat pump system in "emergency" heat mode. 10. Examine humidity control systems and components . 11. Operate any heating or cooling equipment. 12. Evaluate the building or equipment for proper percentage of outside or makeup air or evaluate other related devices or controls. 13. Shut down and open any boiler or other related equipment. 14. Examine electrical current, flow, or voltage at any component. 15. Examine fluids or gases, or leakage. 16. Examine any non-central cooling unit(s), evaporative coolers, gas-fired, solar or geothermal cooling system or food, wine or similar storage cooling system. 17. Enter or climb on cooling towers or evaluate water treatment of cooling tower. 18. Examine temperatures, pressures, or any equipment printouts or displays.

9(K) . HEATING & AIR CONDITIONING SYSTEM(S) - UNIT 10

DESCRIPTION

Refer to Part II, Section 6 of the CREIA Commercial Standards of Practice: A. Items to be identified and reported: 1. Heating and cooling equipment. 2. Venting and combustion *systems* . *3.* Energy source and connections. 4. Heating and cooling distribution *system(s)* including a *representative sampling* of ducting, duct insulation, outlets, radiators, piping *systems* and valves. 5. Condensate drains .

STYLES & MATERIALS: HEATING & AIR CONDITIONING SYSTEM(S) - UNIT 10

Heating System Type & Location:
Gravity Wall Furnace - Natural Gas

Heating System Manufacturer:
Holly

Cooling System Type & Location:
Electric Window/Wall A/C

Cooling System Manufacturer:
Amana

Ducting Type:
N/A

Approximate System Age:
Over 30 Years

Thermostat Location(s):
Living Room

ITEMS: HEATING & AIR CONDITIONING SYSTEM(S) - UNIT 10

9.0.K HEATING SYSTEM

INSPECTED

The heating system was in functional condition at the time of inspection.

9.0.K Item 1 (Picture)

9.1.K AIR CONDITIONING SYSTEM

REPAIR/REPLACE

(1) The A/C system does not appear to be in functional condition. Recommend correction or replacement as needed.

(2) Air conditioner is beyond its estimated service life.

9.2.K THERMOSTAT(S)

INSPECTED

B. The inspector is not required to: 1 . Examine or evaluate condition of heat exchangers. 2. Determine uniformity, temperature, airflow or air balance to any room or building or determine leakage in any distribution component. 3. Examine any distribution component, when access would require steps or a ladder. 4. Examine electric heater elements or heat pump fluid/gas materials, or examine below ground/slab systems , ducts, fuel tanks and related components . 5. Determine or examine thermostat calibration, temperature anticipation, automatic setbacks or clocks, or any sensors. 6. Examine radiant or geothermal heat pump systems . 7. Examine any solar-energy heating systems or components. 8. Examine air-filtering systems. 9. Operate heat pump systems when the ambient air temperature may damage the equipment, or operate any heat pump system in "emergency" heat mode. 10. Examine humidity control systems and components . 11. Operate any heating or cooling equipment. 12. Evaluate the building or equipment for proper percentage of outside or makeup air or evaluate other related devices or controls. 13. Shut down and open any boiler or other related equipment. 14. Examine electrical current, flow, or voltage at any component. 15. Examine fluids or gases, or leakage. 16. Examine any non-central cooling unit(s), evaporative coolers, gas-fired, solar or geothermal cooling system or food, wine or similar storage cooling system. 17. Enter or climb on cooling towers or evaluate water treatment of cooling tower. 18. Examine temperatures, pressures, or any equipment printouts or displays.

10(A) . INTERIORS - GENERAL COMMENTS

DESCRIPTION

Refer to Part II, Section 8 of the CREIA Commercial Standards of Practice: A. Items to be identified and reported: 1. Walls, ceilings and floors. 2. Security bars, ventilation *components* , and a *representative sampling* of doors and windows. 3. Stairs, handrails, and guardrails. 4. *Permanently installed* cabinet surfaces and countertop surfaces. 5. Safety glazing in locations subject to human impact .

ITEMS: INTERIORS - GENERAL COMMENTS

10.0.A FLOORS, WALLS & CEILINGS

INSPECTED

General cracking observed at the walls and/or ceilings in areas throughout the units. This condition is typical of older buildings and is generally related to normal movement or settlement over time.

10.1.A CABINETRY, CLOSETS & STORAGE

INSPECTED

Evaluation of these areas was limited due to stored personal items or other conditions restricting visibility.

10.2.A KITCHEN FIXTURES & APPLIANCES

INSPECTED

The garbage disposals and range hoods in most units are directly wired. This may have been acceptable at the time of installation, but does not meet modern standards.

10.3.A BATHROOM FIXTURES & FINISHES

INSPECTED

(1) Outdated valves and fixtures remain installed throughout the bathrooms. The client is advised to replace the valves and fixtures or to monitor the condition of the outdated components for correction/ replacement as needed.

(2) The electric heat source has been removed in most unit bathrooms. Heating is typically required in bathrooms.

10.4.A UNIT COMMENTS

NOT INSPECTED

Materials in buildings built prior to 1980 are more likely to contain potentially harmful substances (lead, asbestos, etc.). Identification, evaluation, and testing of potentially harmful materials is beyond the scope of this inspection.

B The inspector is not required to: 1. Operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards. 2. Determine whether a building or any area of the property is secure from forcible or unauthorized entry. 3 . Evaluate the condition of floor, wall or ceiling finishes or coverings, or other surfaces for other than evidence of moisture damage. 4. Examine window or door coverings or treatments. 5. Evaluate fastening of countertops, furniture or cabinets supported by floors, ceilings

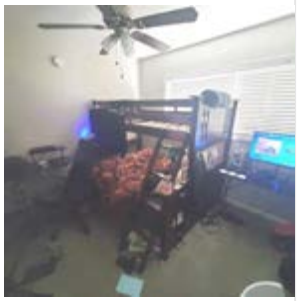
and/or walls. 6. Evaluate separation or fire-walls, ceilings, and floors, including, but not limited to, fire resistivity or acoustical characteristics. 7. Examine the floor surface when concealed by any floor coverings. 8. Examine or evaluate ancillary systems or components such as, but not limited to : those relating to ingress and egress.

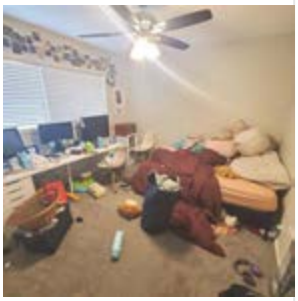
10(B) . INTERIORS - UNIT 1

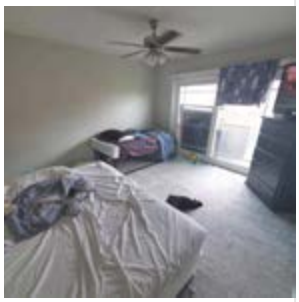
DESCRIPTION

Refer to Part II, Section 8 of the CREIA Commercial Standards of Practice: A. Items to be identified and reported: 1. Walls, ceilings and floors. 2. Security bars, ventilation *components* , and a *representative sampling* of doors and windows. 3. Stairs, handrails, and guardrails. 4. *Permanently installed* cabinet surfaces and countertop surfaces. 5. Safety glazing in locations subject to human impact .

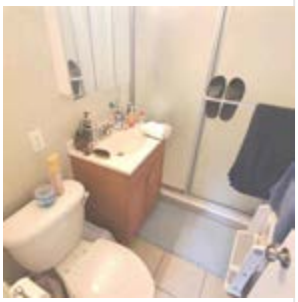

Living Room


Bedroom #1


Bedroom #2


Bedroom #3


Hallway Bathroom


En Suite Bathroom


Kitchen

STYLES & MATERIALS: INTERIORS - UNIT 1

Occupancy:
Tenant Occupied

Bedrooms/Bathrooms:
3/2

Interior Area Fixtures/ Finishes:
Flooring – Tile
Flooring – Carpet
Walls/Ceilings – Button Board
Interior Doors – Hollow Core

Bathroom Fixtures/Finishes:
Counter – Cultured Marble

Kitchen Fixtures/Finishes:
Counter – Natural Stone

Cabinetry - Wood	Cabinetry - Wood
Tub - Porcelain	Garbage Disposal - Installed
Shower - Tile	Dishwasher - Installed
Sink - Cultured Marble	Stove/Oven - Installed
Ventilation - Mechanical Fan	Exhaust System - Installed
	Microwave - Not Installed

ITEMS: INTERIORS - UNIT 1

10.0.B INTERIOR & EXTERIOR DOORS

INSPECTED

(1) The sliding screen door is torn at bedroom #3.

10.0.B Item 1 (Picture)

(2) The living room slider door lock is not functional.

10.1.B WINDOWS & EXTERIOR GLAZING

INSPECTED

10.2.B FLOORS, WALLS & CEILINGS

INSPECTED

10.3.B CABINETRY, CLOSETS & STORAGE

INSPECTED

10.4.B KITCHEN FIXTURES & APPLIANCES

INSPECTED

Loose cabinet door observed under the sink

10.4.B Item 1 (Picture)

10.5.B BATHROOM FIXTURES & FINISHES

REPAIR/REPLACE

Deteriorated grout or sealant observed at the shower surround and/or pan in both bathrooms. Recommend repair.

10.5.B Item 1 (Picture)

10.5.B Item 2 (Picture)

B The inspector is not required to: 1. Operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards. 2. Determine whether a building or any area of the property is secure from forcible or unauthorized entry. 3 . Evaluate the condition of floor, wall or ceiling finishes or coverings, or other surfaces for other than evidence of moisture damage. 4. Examine window or door coverings or treatments. 5. Evaluate fastening of countertops, furniture or cabinets supported by floors, ceilings and/or walls. 6. Evaluate separation or fire-walls, ceilings, and floors, including, but not limited to, fire resistivity or acoustical characteristics. 7. Examine the floor surface when concealed by any floor coverings. 8. Examine or evaluate ancillary systems or components such as, but not limited to : those relating to ingress and egress.

10(C) . INTERIORS - UNIT 2

DESCRIPTION

Refer to Part II, Section 8 of the CREIA Commercial Standards of Practice: A. Items to be identified and reported: 1. Walls, ceilings and floors. 2. Security bars, ventilation *components* , and a *representative sampling* of doors and windows. 3. Stairs, handrails, and guardrails. 4. *Permanently installed* cabinet surfaces and countertop surfaces. 5. Safety glazing in locations subject to human impact .

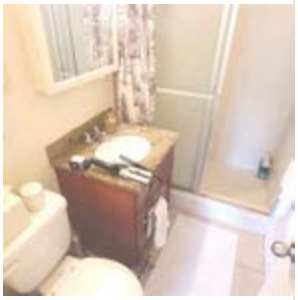

Living Room


Bedroom #1


Bedroom #2


Bedroom #3


Hallway Bathroom


Ensuite Bathroom


Kitchen

STYLES & MATERIALS: INTERIORS - UNIT 2

Occupancy:
Tenant Occupied

Bedrooms/Bathrooms:
3/2

Interior Area Fixtures/ Finishes:
Flooring – Tile
Flooring – Carpet
Walls/Ceilings – Button Board
Interior Doors – Hollow Core

Bathroom Fixtures/Finishes:
Counter – Granite

Kitchen Fixtures/Finishes:
Counter – Natural Stone

Cabinetry - Wood
Tub - Porcelain
Shower - Tile
Sink - Porcelain
Ventilation - Mechanical Fan

Cabinetry - Wood
Garbage Disposal - Installed
Dishwasher - Installed
Stove/Oven - Installed
Exhaust System - Installed
Microwave - Not Installed

ITEMS: INTERIORS - UNIT 2

10.0.C INTERIOR & EXTERIOR DOORS

INSPECTED

10.1.C WINDOWS & EXTERIOR GLAZING

INSPECTED

10.2.C FLOORS, WALLS & CEILINGS

INSPECTED

10.3.C CABINETRY, CLOSETS & STORAGE

INSPECTED

10.4.C KITCHEN FIXTURES & APPLIANCES

INSPECTED

10.5.C BATHROOM FIXTURES & FINISHES

REPAIR/REPLACE

(1) Cracking observed at the shower pan in the en suite bathroom. This condition may allow for water to penetrate into the adjacent walls or subfloor. Recommend correction by a licensed contractor.

10.5.C Item 1 (Picture)

10.5.C Item 2 (Picture)

(2) Deteriorated grout or sealant observed at the shower surround in the hallway bathroom. Recommend repair.

10.5.C Item 3 (Picture)

(3) Leaking observed at the base of the sink faucet in the hallway bathroom. Recommend correcting.

10.5.C Item 4 (Picture)

(4) Water drains slowly at the sink in the en suite bathroom. Recommend correcting.

10.5.C Item 5 (Picture)

(5) Sink faucet aerator is missing in the hall bathroom.

10.5.C Item 6 (Picture)

10.6.C ELECTRICAL FIXTURES & COMPONENTS

REPAIR/REPLACE

Smoke alarm is missing in bedroom #2. Recommend replacement.

10.6.C Item 1 (Picture)

B The inspector is not required to: 1. Operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards. 2. Determine whether a building or any area of the property is secure from forcible or unauthorized entry. 3 . Evaluate the condition of floor, wall or ceiling finishes or coverings, or other surfaces for other than evidence of moisture damage. 4. Examine window or door coverings or treatments. 5. Evaluate fastening of countertops, furniture or cabinets supported by floors, ceilings and/or walls. 6. Evaluate separation or fire-walls, ceilings, and floors, including, but not limited to, fire resistivity or acoustical characteristics. 7. Examine the floor surface when concealed by any floor coverings. 8. Examine or evaluate ancillary systems or components such as, but not limited to : those relating to ingress and egress.

10(D) . INTERIORS - UNIT 3

DESCRIPTION

Refer to Part II, Section 8 of the CREIA Commercial Standards of Practice: A. Items to be identified and reported: 1. Walls, ceilings and floors. 2. Security bars, ventilation *components* , and a *representative sampling* of doors and windows. 3. Stairs, handrails, and guardrails. 4. *Permanently installed* cabinet surfaces and countertop surfaces. 5. Safety glazing in locations subject to human impact .


Living Room


Dining Area


Bedroom


Bathroom


Kitchen

STYLES & MATERIALS: INTERIORS - UNIT 3

Occupancy:
Tenant Occupied

Bedrooms/Bathrooms:
1/1

Interior Area Fixtures/ Finishes:
Flooring – Tile
Flooring – Carpet
Walls/Ceilings – Button Board
Interior Doors – Hollow Core

Bathroom Fixtures/Finishes:
Counter – Granite
Cabinetry – Wood
Tub – Porcelain
Shower – Tile
Sink – Porcelain
Ventilation – Window
No Heat Source

Kitchen Fixtures/Finishes:
Counter – Granite
Cabinetry – Wood
Garbage Disposal - Installed
Dishwasher - Installed
Stove/Oven - Installed
Exhaust System - Installed
Microwave – Not Installed

ITEMS: INTERIORS - UNIT 3

10.0.D INTERIOR & EXTERIOR DOORS

INSPECTED

10.1.D WINDOWS & EXTERIOR GLAZING

INSPECTED

10.2.D FLOORS, WALLS & CEILINGS

INSPECTED

10.3.D CABINETRY, CLOSETS & STORAGE

INSPECTED

10.4.D KITCHEN FIXTURES & APPLIANCES

REPAIR/REPLACE

(1) Water drains slowly at the kitchen sink. Recommend correcting.

10.4.D Item 1 (Picture)

(2) The range hood ducting is dented and damaged. Recommend replacement.

10.4.D Item 2 (Picture)

10.5.D BATHROOM FIXTURES & FINISHES

REPAIR/REPLACE

(1) Surface cracking observed at the shower surround tiles. Recommend correction as needed.

10.5.D Item 1 (Picture)

(2) Water drains slowly at the bathroom sink. Recommend correcting.

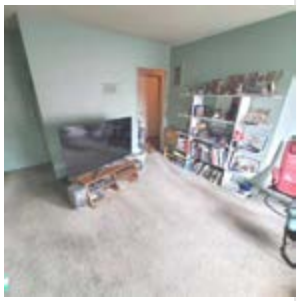
10.5.D Item 2 (Picture)

B The inspector is not required to: 1. Operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards. 2. Determine whether a building or any area of the property is secure from forcible or unauthorized entry. 3 . Evaluate the condition of floor, wall or ceiling finishes or coverings, or other surfaces for other than evidence of moisture damage. 4. Examine window or door coverings or treatments. 5. Evaluate fastening of countertops, furniture or cabinets supported by floors, ceilings and/or walls. 6. Evaluate separation or fire-walls, ceilings, and floors, including, but not limited to, fire resistivity or acoustical characteristics. 7. Examine the floor surface when concealed by any floor coverings. 8. Examine or evaluate ancillary systems or components such as, but not limited to : those relating to ingress and egress.

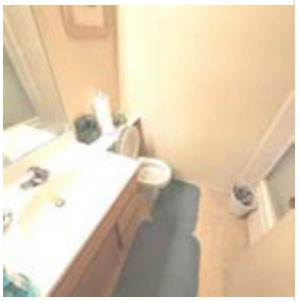
10(E) . INTERIORS - UNIT 4

DESCRIPTION

Refer to Part II, Section 8 of the CREIA Commercial Standards of Practice: A. Items to be identified and reported: 1. Walls, ceilings and floors. 2. Security bars, ventilation *components* , and a *representative sampling* of doors and windows. 3. Stairs, handrails, and guardrails. 4. *Permanently installed* cabinet surfaces and countertop surfaces. 5. Safety glazing in locations subject to human impact .


Living Room


Bedroom #2


Hallway Bathroom


En Suite Bathroom


Kitchen

STYLES & MATERIALS: INTERIORS - UNIT 4

Occupancy:
Tenant Occupied

Bedrooms/Bathrooms:
2/2

Interior Area Fixtures/ Finishes:
Flooring – Vinyl
Flooring – Carpet
Walls/Ceilings – Button Board
Interior Doors – Hollow Core

Bathroom Fixtures/Finishes:
Counter – Cultured Marble
Cabinetry – Wood
Tub – Porcelain
Shower – Tile
Ventilation – Fan/Window
Electric Ceiling Heater

Kitchen Fixtures/Finishes:
Counter – Laminate
Cabinetry – Wood
Garbage Disposal - Installed
Dishwasher - Installed
Stove/Oven - Installed
Exhaust System - Installed
Microwave – Not Installed

ITEMS: INTERIORS - UNIT 4

10.0.E INTERIOR & EXTERIOR DOORS

INSPECTED

10.1.E WINDOWS & EXTERIOR GLAZING

INSPECTED

10.2.E FLOORS, WALLS & CEILINGS

FURTHER EVALUATION RECOMMENDED

Suspect moisture damage observed at the wall under the hallway bathroom sink. The inspector is unable to definitively determine if the moisture issue is active. The client is advised to consult a licensed contractor or other specialist regarding the apparent moisture issues for correction or remediation options as needed.

10.2.E Item 1 (Picture)

10.3.E CABINETRY, CLOSETS & STORAGE

INSPECTED

10.4.E KITCHEN FIXTURES & APPLIANCES

REPAIR/REPLACE

(1) Damaged conduit and exposed wiring observed at the garbage disposal. Recommend repair.

10.4.E Item 1 (Picture)

(2) Appliances are beyond their estimated service life and are in general disrepair.

10.5.E BATHROOM FIXTURES & FINISHES

REPAIR/REPLACE

(1) Deteriorated grout or sealant observed at the shower surround in the hallway bathroom. Recommend repair.

10.5.E Item 1 (Picture)

10.5.E Item 2 (Picture)

10.5.E Item 3 (Picture)

(2) Water drains slowly at the hall bathroom tub. Recommend correcting.

10.5.E Item 4 (Picture)

10.6.E ELECTRICAL FIXTURES & COMPONENTS

INSPECTED

10.7.E UNIT COMMENTS

NOT INSPECTED

(1) Bedroom #1 was not accessed due to sleeping tenant.

(2) Evaluation of the floors, walls and other components throughout the interior was significantly limited due to an excessive number of personal items blocking access and observation.

B The inspector is not required to: 1. Operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards. 2. Determine whether a building or any area of the property is secure from forcible or unauthorized entry. 3 . Evaluate the condition of floor, wall or ceiling finishes or coverings, or other surfaces for other than evidence of moisture damage. 4. Examine window or door coverings or treatments. 5. Evaluate fastening of countertops, furniture or cabinets supported by floors, ceilings and/or walls. 6. Evaluate separation or fire-walls, ceilings, and floors, including, but not limited to, fire resistivity or acoustical characteristics. 7. Examine the floor surface when concealed by any floor

coverings. 8. Examine or evaluate ancillary systems or components such as, but not limited to : those relating to ingress and egress.

10(F) . INTERIORS - UNIT 5

DESCRIPTION

Refer to Part II, Section 8 of the CREIA Commercial Standards of Practice: A. Items to be identified and reported: 1. Walls, ceilings and floors. 2. Security bars, ventilation *components* , and a *representative sampling* of doors and windows. 3. Stairs, handrails, and guardrails. 4. *Permanently installed* cabinet surfaces and countertop surfaces. 5. Safety glazing in locations subject to human impact .


Living Room


Dining Area


Bedroom


Bathroom


Kitchen

STYLES & MATERIALS: INTERIORS - UNIT 5

Occupancy:
Tenant Occupied

Bedrooms/Bathrooms:
1/1

Interior Area Fixtures/ Finishes:
Flooring – Tile
Flooring – Carpet
Walls/Ceilings – Button Board
Interior Doors – Hollow Core

Bathroom Fixtures/Finishes:
Counter – Granite
Cabinetry – Wood
Tub – Porcelain
Shower – Tile
Sink – Porcelain
Ventilation – Mechanical Fan
No Heat Source

Kitchen Fixtures/Finishes:
Counter – Natural Stone
Cabinetry – Wood
Garbage Disposal - Installed
Dishwasher - Installed
Stove/Oven - Installed
Exhaust System - Installed
Microwave – Not Installed

ITEMS: INTERIORS - UNIT 5

10.0.F INTERIOR & EXTERIOR DOORS

INSPECTED

10.1.F WINDOWS & EXTERIOR GLAZING

INSPECTED

10.2.F FLOORS, WALLS & CEILINGS

FURTHER EVALUATION RECOMMENDED

Suspect moisture damage observed at the ceiling in the bathroom and living room. The inspector is unable to definitively determine if the moisture issue is active. The client is advised to consult a licensed contractor or other specialist regarding the apparent moisture issues for correction or remediation options as needed.

10.2.F Item 1 (Picture)

10.2.F Item 2 (Picture)

10.3.F CABINETRY, CLOSETS & STORAGE

INSPECTED

10.4.F KITCHEN FIXTURES & APPLIANCES

INSPECTED

10.5.F BATHROOM FIXTURES & FINISHES

INSPECTED

B The inspector is not required to: 1. Operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards. 2. Determine whether a building or any area of the property is secure from forcible or unauthorized entry. 3 . Evaluate the condition of floor, wall or ceiling finishes or coverings, or other surfaces for other than evidence of moisture damage. 4. Examine window or door coverings or treatments. 5. Evaluate fastening of countertops, furniture or cabinets supported by floors, ceilings and/or walls. 6. Evaluate separation or fire-walls, ceilings, and floors, including, but not limited to, fire resistivity or acoustical characteristics. 7. Examine the floor surface when concealed by any floor coverings. 8. Examine or evaluate ancillary systems or components such as, but not limited to : those relating to ingress and egress.

10(G) . INTERIORS - UNIT 6

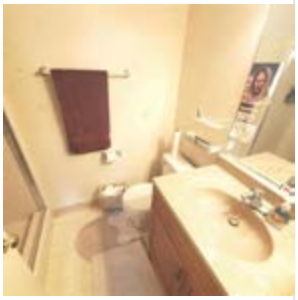
DESCRIPTION

Refer to Part II, Section 8 of the CREIA Commercial Standards of Practice: A. Items to be identified and reported: 1. Walls, ceilings and floors. 2. Security bars, ventilation *components* , and a *representative sampling* of doors and windows. 3. Stairs, handrails, and guardrails. 4. *Permanently installed* cabinet surfaces and countertop surfaces. 5. Safety glazing in locations subject to human impact .


Living Room


Bedroom #2


Hallway Bathroom


En Suite Bathroom


Kitchen

STYLES & MATERIALS: INTERIORS - UNIT 6

Occupancy:
Tenant Occupied

Bedrooms/Bathrooms:
2/2

Interior Area Fixtures/ Finishes:
Flooring – Vinyl
Flooring – Carpet
Walls/Ceilings – Button Board
Interior Doors – Hollow Core

Bathroom Fixtures/Finishes:
Counter – Laminate
Counter – Cultured Marble
Cabinetry – Wood
Tub – Porcelain
Shower – Tile
Ventilation – Mechanical Fan
Electric Ceiling Heater

Kitchen Fixtures/Finishes:
Counter – Laminate
Cabinetry – Wood
Garbage Disposal - Installed
Dishwasher - Installed
Stove/Oven - Installed
Exhaust System - Installed
Microwave – Not Installed

ITEMS: INTERIORS - UNIT 6

10.0.G INTERIOR & EXTERIOR DOORS

INSPECTED

10.1.G WINDOWS & EXTERIOR GLAZING

INSPECTED

10.2.G FLOORS, WALLS & CEILINGS

FURTHER EVALUATION RECOMMENDED

(1) Suspect moisture damage observed at the ceiling in bedroom #2 and dining area. The inspector is unable to definitively determine if the moisture issue is active. The client is advised to consult a licensed contractor or other specialist regarding the apparent moisture issues for correction or remediation options as needed.

10.2.G Item 1 (Picture)

10.2.G Item 2 (Picture)

(2) Significant cracking observed at the ceiling in several areas. Recommend repair.

10.2.G Item 3 (Picture)

10.2.G Item 4 (Picture)

10.3.G CABINETRY, CLOSETS & STORAGE

INSPECTED

10.4.G KITCHEN FIXTURES & APPLIANCES

REPAIR/REPLACE

(1) The dishwasher is not in functional condition. Recommend replacement.

(2) Appliances are beyond their estimated service life and are in general disrepair.

10.5.G BATHROOM FIXTURES & FINISHES

REPAIR/REPLACE

(1) Exhaust fans did not respond to test in both bathrooms. Recommend replacement.

(2) Surface cracking observed at the shower surround tiles and caulking is deteriorated in the en suite bathroom. Recommend correcting.

10.5.G Item 1 (Picture)

(3) Water drains slowly at the hall bathroom sink. Recommend correcting.

10.5.G Item 2 (Picture)

B The inspector is not required to: 1. Operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards. 2. Determine whether a building or any area of the property is secure from forcible or unauthorized entry. 3 . Evaluate the condition of floor, wall or ceiling finishes or coverings, or other surfaces for other than evidence of moisture damage. 4. Examine window or door coverings or treatments. 5. Evaluate fastening of countertops, furniture or cabinets supported by floors, ceilings and/or walls. 6. Evaluate separation or fire-walls, ceilings, and floors, including, but not limited to, fire resistivity or acoustical characteristics. 7. Examine the floor surface when concealed by any floor coverings. 8. Examine or evaluate ancillary systems or components such as, but not limited to : those relating to ingress and egress.

10(H) . INTERIORS - UNIT 7

DESCRIPTION

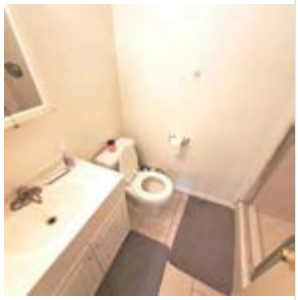
Refer to Part II, Section 8 of the CREIA Commercial Standards of Practice: A. Items to be identified and reported: 1. Walls, ceilings and floors. 2. Security bars, ventilation *components* , and a *representative sampling* of doors and windows. 3. Stairs, handrails, and guardrails. 4. *Permanently installed* cabinet surfaces and countertop surfaces. 5. Safety glazing in locations subject to human impact .


Living Room


Bedroom #1


Bedroom #2


Hallway Bathroom


En Suite Bathroom


Kitchen

STYLES & MATERIALS: INTERIORS - UNIT 7

Occupancy:
Tenant Occupied

Bedrooms/Bathrooms:
2/2

Interior Area Fixtures/ Finishes:
Flooring – Tile
Flooring – Vinyl
Flooring – Carpet
Walls/Ceilings – Button Board
Interior Doors – Hollow Core

Bathroom Fixtures/Finishes:
Counter – Cultured Marble
Cabinetry – Wood
Tub – Porcelain
Shower – Tile
Sink – Porcelain
Ventilation – Fan/Window
No Heat Source

Kitchen Fixtures/Finishes:
Counter – Laminate
Cabinetry – Wood
Garbage Disposal - Installed
Dishwasher - Installed
Stove/Oven - Installed
Exhaust System - Installed
Microwave – Not Installed

ITEMS: INTERIORS - UNIT 7

10.0.H INTERIOR & EXTERIOR DOORS

INSPECTED

10.1.H WINDOWS & EXTERIOR GLAZING

INSPECTED

10.2.H FLOORS, WALLS & CEILINGS

FURTHER EVALUATION RECOMMENDED

Suspect moisture damage observed at the ceiling in both bedrooms and in the living room area. The inspector is unable to definitively determine if the moisture issue is active. The client is advised to consult a licensed contractor or other specialist regarding the apparent moisture issues for correction or remediation options as needed.

10.2.H Item 1 (Picture)

10.2.H Item 2 (Picture)

10.2.H Item 3 (Picture)

10.3.H CABINETRY, CLOSETS & STORAGE

INSPECTED

10.4.H KITCHEN FIXTURES & APPLIANCES

REPAIR/REPLACE

(1) The range hood is damaged and not functional. Recommend replacement.

10.4.H Item 1 (Picture)

(2) The oven and dishwasher appliances are not functional. Recommend replacement.

10.4.H Item 2 (Picture)

10.4.H Item 3 (Picture)

(3) Appliances are beyond their estimated service life and are in general disrepair.

10.5.H BATHROOM FIXTURES & FINISHES

REPAIR/REPLACE

Deteriorated grout or sealant observed at the shower surround in both bathrooms. Recommend repair.

10.5.H Item 1 (Picture)

10.5.H Item 2 (Picture)

10.6.H ELECTRICAL FIXTURES & COMPONENTS

REPAIR/REPLACE

Inoperable GFCI receptacle observed in the kitchen. Recommend replacement.

10.6.H Item 1 (Picture)

B The inspector is not required to: 1. Operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards. 2. Determine whether a building or any area of the property is secure from forcible or unauthorized entry. 3 . Evaluate the condition of floor, wall or ceiling finishes or coverings, or other surfaces for other than evidence of moisture damage. 4. Examine window or door coverings or treatments. 5. Evaluate fastening of countertops, furniture or cabinets supported by floors, ceilings and/or walls. 6. Evaluate separation or fire-walls, ceilings, and floors, including, but not limited to, fire resistivity or acoustical characteristics. 7. Examine the floor surface when concealed by any floor coverings. 8. Examine or evaluate ancillary systems or components such as, but not limited to : those relating to ingress and egress.

10(I) . INTERIORS - UNIT 8

DESCRIPTION

Refer to Part II, Section 8 of the CREIA Commercial Standards of Practice: A. Items to be identified and reported: 1. Walls, ceilings and floors. 2. Security bars, ventilation *components* , and a *representative sampling* of doors and windows. 3. Stairs, handrails, and guardrails. 4. *Permanently installed* cabinet surfaces and countertop surfaces. 5. Safety glazing in locations subject to human impact .


Living Room


Bedroom #1


Bedroom #2


Hallway Bathroom


En Suite Bathroom


Kitchen

STYLES & MATERIALS: INTERIORS - UNIT 8

Occupancy:
Tenant Occupied

Bedrooms/Bathrooms:
2/2

Interior Area Fixtures/ Finishes:
Flooring – Tile
Flooring – Laminate
Flooring – Carpet
Walls/Ceilings – Button Board
Interior Doors – Hollow Core

Bathroom Fixtures/Finishes:
Counter – Cultured Marble
Cabinetry – Wood
Tub – Porcelain
Shower – Tile
Sink – Porcelain
Ventilation – Fan/Window
No Heat Source

Kitchen Fixtures/Finishes:
Counter – Granite
Cabinetry – Wood
Garbage Disposal - Installed
Dishwasher - Installed
Stove/Oven - Installed
Exhaust System - Installed
Microwave – Not Installed

Smoke & CO Detectors:
Installed

ITEMS: INTERIORS - UNIT 8

10.0.I INTERIOR & EXTERIOR DOORS

INSPECTED

10.1.I WINDOWS & EXTERIOR GLAZING

INSPECTED

10.2.I FLOORS, WALLS & CEILINGS

FURTHER EVALUATION RECOMMENDED

Suspect moisture damage observed at the windows in both bedrooms and in the hall bathroom. Tenant informed the inspector that heavy leaking was present at the bedroom windows during heavy rain in recent years. The inspector is unable to definitively determine if the moisture issue is active. The client is advised to consult a licensed contractor or other specialist regarding the apparent moisture issues for correction or remediation options as needed.

10.2.I Item 1 (Picture)

10.2.I Item 2 (Picture)

10.2.I Item 3 (Picture)

10.3.I CABINETRY, CLOSETS & STORAGE

INSPECTED

10.4.I KITCHEN FIXTURES & APPLIANCES

REPAIR/REPLACE

(1) The dishwasher appliance is not functional. Recommend replacement.

(2) Improper flexible material is installed off the exhaust venting system. This material is typically not appropriate for this type of installation due to the risk or tearing or clogging. This material may not be rated rated for or intended to be in contact with heat.

10.4.I Item 1 (Picture)

10.5.I BATHROOM FIXTURES & FINISHES

REPAIR/REPLACE

(1) Cracking observed at the shower pan in the en suite bathroom. This condition may allow for water to penetrate into the adjacent walls or subfloor. Recommend correction by a licensed contractor.

10.5.I Item 1 (Picture)

(2) Deteriorated grout or sealant observed at the shower surround in both bathrooms. Recommend repair.

10.5.I Item 2 (Picture)

10.5.I Item 3 (Picture)

B The inspector is not required to: 1. Operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards. 2. Determine whether a building or any area of the property is secure from forcible or unauthorized entry. 3 . Evaluate the condition of floor, wall or ceiling finishes or coverings, or other surfaces for other than evidence of moisture damage. 4. Examine window or door coverings or treatments. 5. Evaluate fastening of countertops, furniture or cabinets supported by floors, ceilings and/or walls. 6. Evaluate separation or fire-walls, ceilings, and floors, including, but not limited to, fire resistivity or acoustical characteristics. 7. Examine the floor surface when concealed by any floor coverings. 8. Examine or evaluate ancillary systems or components such as, but not limited to : those relating to ingress and egress.

10(J) . INTERIORS - UNIT 9

DESCRIPTION

Refer to Part II, Section 8 of the CREIA Commercial Standards of Practice: A. Items to be identified and reported: 1. Walls, ceilings and floors. 2. Security bars, ventilation *components* , and a *representative sampling* of doors and windows. 3. Stairs, handrails, and guardrails. 4. *Permanently installed* cabinet surfaces and countertop surfaces. 5. Safety glazing in locations subject to human impact .

ITEMS: INTERIORS - UNIT 9

10.0.J UNIT COMMENTS

NOT INSPECTED

Unit 9 was not accessed at the time of the inspection.

B The inspector is not required to: 1. Operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards. 2. Determine whether a building or any area of the property is secure from forcible or unauthorized entry. 3 . Evaluate the condition of floor, wall or ceiling finishes or coverings, or other surfaces for other than evidence of moisture damage. 4. Examine window or door coverings or treatments. 5. Evaluate fastening of countertops, furniture or cabinets supported by floors, ceilings and/or walls. 6. Evaluate separation or fire-walls, ceilings, and floors, including, but not limited to, fire resistivity or acoustical characteristics. 7. Examine the floor surface when concealed by any floor coverings. 8. Examine or evaluate ancillary systems or components such as, but not limited to : those relating to ingress and egress.

10(K) . INTERIORS - UNIT 10

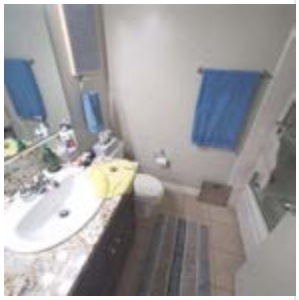
DESCRIPTION

Refer to Part II, Section 8 of the CREIA Commercial Standards of Practice: A. Items to be identified and reported: 1. Walls, ceilings and floors. 2. Security bars, ventilation *components* , and a *representative sampling* of doors and windows. 3. Stairs, handrails, and guardrails. 4. *Permanently installed* cabinet surfaces and countertop surfaces. 5. Safety glazing in locations subject to human impact .


Living Room


Bedroom #1


Bedroom #2


Hall Bathroom


En Suite Bathroom


Kitchen

STYLES & MATERIALS: INTERIORS - UNIT 10

Occupancy:
Tenant Occupied

Bedrooms/Bathrooms:
2/2

Interior Area Fixtures/ Finishes:
Flooring – Tile
Flooring – Carpet
Walls/Ceilings – Button Board
Interior Doors – Hollow Core

Bathroom Fixtures/Finishes:
Counter – Granite
Cabinetry – Wood
Tub – Porcelain
Shower – Tile
Sink – Porcelain
Ventilation – Fan/Window
Electric Ceiling Heater

Kitchen Fixtures/Finishes:
Counter – Natural Stone
Cabinetry – Wood
Garbage Disposal - Installed
Dishwasher - Installed
Stove/Oven - Installed
Exhaust System - Installed
Microwave – Not Installed

Smoke & CO Detectors:
Installed

ITEMS: INTERIORS - UNIT 10

10.0.K INTERIOR & EXTERIOR DOORS

INSPECTED

10.1.K WINDOWS & EXTERIOR GLAZING

INSPECTED

10.2.K FLOORS, WALLS & CEILINGS

INSPECTED

10.3.K CABINETRY, CLOSETS & STORAGE

INSPECTED

10.4.K KITCHEN FIXTURES & APPLIANCES

INSPECTED

10.5.K BATHROOM FIXTURES & FINISHES

REPAIR/REPLACE

Cracked tiles and deteriorated sealant observed at the shower surround in both bathrooms. Recommend repair.

10.5.K Item 1 (Picture)

10.5.K Item 2 (Picture)

10.5.K Item 3 (Picture)

10.6.K ELECTRICAL FIXTURES & COMPONENTS

REPAIR/REPLACE

The GFCI receptacle in the en suite bathroom did not respond to test. Recommend replacement.

10.6.K Item 1 (Picture)

B The inspector is not required to: 1. Operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards. 2. Determine whether a building or any area of the property is secure from forcible or unauthorized entry. 3 . Evaluate the condition of floor, wall or ceiling finishes or coverings, or other surfaces for other than evidence of moisture damage. 4. Examine window or door coverings or treatments. 5. Evaluate fastening of countertops, furniture or cabinets supported by floors, ceilings and/or walls. 6. Evaluate separation or fire-walls, ceilings, and floors, including, but not limited to, fire resistivity or acoustical characteristics. 7. Examine the floor surface when concealed by any floor coverings. 8. Examine or evaluate ancillary systems or components such as, but not limited to : those relating to ingress and egress.

EXECUTIVE SUMMARY

Fort South Inspection Services, Inc.
www.FortSouthInspects.com
844-446-7728

Customer
Bonnye LaPenotiere Sirk

Address
1316 N Wilson Ave
Pasadena CA 91104

If you haven't done so already, please review the CREIA Standards Of Practice in it's entirety, prior to reviewing this summary or the complete report. This summary is intended to be used as a quick reference for the overall condition of the property. The following comments indicate that these systems, components or units do not function as intended, adversely affect the habitability of the property, appear to warrant further investigation by a specialist, or require subsequent observation. This summary shall not contain recommendations for routine upkeep of a system, component or unit to keep it in proper functioning condition or recommendations to upgrade or enhance the function, efficiency, or safety of the property. This summary is not the complete report and does not include additional information of concern to the client. It is strongly recommended that the client read the complete report and carefully consider the information within.

3. EXTERIORS & BUILDING ENVELOPE(S)

3.2 EXTERIOR RAILINGS, STAIRWAYS AND PATIOS

REPAIR/REPLACE

(1) Surface cracking and deterioration observed at the exterior stairways. Recommend correction as needed.

4. GARAGE(S)/CARPORT(S)

4.0 INTERIOR FLOOR/SLAB, WALLS & CEILING

REPAIR/REPLACE

Efflorescence and deterioration observed at the exposed block retaining wall along the north side of the garage interiors. This is evidence of moisture presence in the material and may be signs of inadequate drainage on the exterior (noted in section 1.3). Recommend correction as needed by a licensed contractor.

4.4 GARAGE/CARPORT COMMENTS

FURTHER EVALUATION RECOMMENDED

Deflection (sagging) observed at the support beam over the center garage door. The client is advised to consult a licensed structural engineer or other specialist regarding the condition.

5. STRUCTURAL SYSTEM & CRAWLSPACE(S)

5.4 FOUNDATION STEM WALLS

FURTHER EVALUATION RECOMMENDED

The west stem wall footing is undermined in the crawlspace under the front of the building. The client is advised to consult a licensed foundation contractor regarding the condition and correction options.

5.5 SUBFLOOR FRAMING SYSTEM

FURTHER EVALUATION RECOMMENDED

(1) Frass (suspected termite/WDO) observed at the wood subfloor system framing. The client is advised to consult a licensed termite contractor regarding the condition and treatment/repair options.

(2) Direct soil contact observed at the wood framing in a number of areas. This condition may allow for termite intrusion or deterioration of the framing. Recommend correcting.

6. ELECTRICAL SYSTEM(S)

6.0 SERVICE WIRING, GROUNDING & MAIN DISCONNECT

FURTHER EVALUATION RECOMMENDED

The main service equipment is grounded at a single location (cold water main). This is typical of the age of the building, but does not meet modern building standards. Modern electrical equipment requires redundant grounding methods. The 2 wire branch wiring throughout the building is installed through metal conduit and the conduit is used as a grounding conductor. This is also typical for the age, but does not meet modern building standards. The client is advised to consult a licensed electrician regarding the condition of the electrical grounding for the building.

6.1 SERVICE PANEL(S)

FURTHER EVALUATION RECOMMENDED

The sub panels and related components are over 30 years old and is outdated according to modern electrical standards. Panels are manufactured by Federal Electric. The inspector was unable to access the interior of the majority of the panels due to painted/sealed covers. There are documented issues related to this manufacturer and the client is advised to consult a licensed electrician regarding the condition of the panels.

6.2 OVERLOAD PROTECTION

REPAIR/REPLACE

(1) Improper double wiring observed at a 15 amp circuit breaker in the house panel. Wiring should be separated into independent breakers and this condition may cause the circuit breaker to be overloaded. Recommend correcting.

7. PLUMBING SYSTEM(S)

7.3 DRAIN, WASTE & VENT PIPING

FURTHER EVALUATION RECOMMENDED

Rust and corrosion observed in areas of the exposed cast iron waste piping. Cast iron/galvanized waste piping has a typical service life of 80-100 years. As the material ages it becomes more susceptible to leaking and clogging issues. Slow drainage observed at several bathroom fixtures and tenants in unit 8 informed the inspector that periodic backup issues develop in the hallway bathroom. The client is advised to consult a licensed plumber regarding the condition of the DWV system.

9(A) . HEATING & AIR CONDITIONING SYSTEM(S) - GENERAL COMMENTS

9.0.A HEATING SYSTEM

FURTHER EVALUATION RECOMMENDED

The gravity wall heating systems installed inside units 3-10 are original with the building and are beyond their intended service life. While the majority of the systems responded to test during the inspection, the client is advised to consult a licensed HVAC contractor for further evaluation of the systems.

9(B) . HEATING & AIR CONDITIONING SYSTEM(S) - UNIT 1

9.0.B HEATING SYSTEM

FURTHER EVALUATION RECOMMENDED

(1) The central furnace system is beyond it's service life and significant rust and corrosion observed inside the furnace compartment and/or inside the burners. The inspector is unable to determine the severity or the damage or the condition of any non-readily accessible components. The client is advised to consult a licensed HVAC contractor regarding the condition of the heating system.

9.3.B DISTRIBUTION SYSTEM & RETURN AIR

FURTHER EVALUATION RECOMMENDED

After evaluation of the composition of the ducting system, my experience leads me to suspect that the ducting may contain asbestos. The client is advised to consult a licensed abatement specialist and/or contractor regarding the condition and correction options.

9(C) . HEATING & AIR CONDITIONING SYSTEM(S) - UNIT 2

9.0.C HEATING SYSTEM

FURTHER EVALUATION RECOMMENDED

(1) The central furnace system is beyond it's service life and significant rust and corrosion observed inside the furnace compartment and/or inside the burners. The inspector is unable to determine the severity or the damage or the condition of any non-readily accessible components. The client is advised to consult a licensed HVAC contractor regarding the condition of the heating system.

9.3.C DISTRIBUTION SYSTEM & RETURN AIR

FURTHER EVALUATION RECOMMENDED

After evaluation of the composition of the ducting system, my experience leads me to suspect that the ducting may contain asbestos. The client is advised to consult a licensed abatement specialist and/or contractor regarding the condition and correction options.

9(H) . HEATING & AIR CONDITIONING SYSTEM(S) - UNIT 7

9.1.H AIR CONDITIONING SYSTEM

REPAIR/REPLACE

The A/C system does not appear to be in functional condition. Recommend correction or replacement as needed.

9(K) . HEATING & AIR CONDITIONING SYSTEM(S) - UNIT 10

9.1.K AIR CONDITIONING SYSTEM

REPAIR/REPLACE

(1) The A/C system does not appear to be in functional condition. Recommend correction or replacement as needed.

10(B) . INTERIORS - UNIT 1

10.5.B BATHROOM FIXTURES & FINISHES

REPAIR/REPLACE

Deteriorated grout or sealant observed at the shower surround and/or pan in both bathrooms. Recommend repair.

10(C) . INTERIORS - UNIT 2

10.5.C BATHROOM FIXTURES & FINISHES

REPAIR/REPLACE

(1) Cracking observed at the shower pan in the en suite bathroom. This condition may allow for water to penetrate into the adjacent walls or subfloor. Recommend correction by a licensed contractor.

(2) Deteriorated grout or sealant observed at the shower surround in the hallway bathroom. Recommend repair.

(3) Leaking observed at the base of the sink faucet in the hallway bathroom. Recommend correcting.

(4) Water drains slowly at the sink in the en suite bathroom. Recommend correcting.

10.6.C ELECTRICAL FIXTURES & COMPONENTS

REPAIR/REPLACE

Smoke alarm is missing in bedroom #2. Recommend replacement.

10(D) . INTERIORS - UNIT 3

10.4.D KITCHEN FIXTURES & APPLIANCES

REPAIR/REPLACE

(1) Water drains slowly at the kitchen sink. Recommend correcting.

(2) The range hood ducting is dented and damaged. Recommend replacement.

10.5.D BATHROOM FIXTURES & FINISHES

REPAIR/REPLACE

(1) Surface cracking observed at the shower surround tiles. Recommend correction as needed.

(2) Water drains slowly at the bathroom sink. Recommend correcting.

10(E) . INTERIORS - UNIT 4

10.2.E FLOORS, WALLS & CEILINGS

FURTHER EVALUATION RECOMMENDED

Suspect moisture damage observed at the wall under the hallway bathroom sink. The inspector is unable to definitively determine if the moisture issue is active. The client is advised to consult a licensed contractor or other specialist regarding the apparent moisture issues for correction or remediation options as needed.

10.4.E KITCHEN FIXTURES & APPLIANCES

REPAIR/REPLACE

(1) Damaged conduit and exposed wiring observed at the garbage disposal. Recommend repair.

10.5.E BATHROOM FIXTURES & FINISHES

REPAIR/REPLACE

(1) Deteriorated grout or sealant observed at the shower surround in the hallway bathroom. Recommend repair.

(2) Water drains slowly at the hall bathroom tub. Recommend correcting.

10(F) . INTERIORS - UNIT 5

10.2.F FLOORS, WALLS & CEILINGS

FURTHER EVALUATION RECOMMENDED

Suspect moisture damage observed at the ceiling in the bathroom and living room. The inspector is unable to definitively determine if the moisture issue is active. The client is advised to consult a licensed contractor or other specialist regarding the apparent moisture issues for correction or remediation options as needed.

10(G) . INTERIORS - UNIT 6

10.2.G FLOORS, WALLS & CEILINGS

FURTHER EVALUATION RECOMMENDED

(1) Suspect moisture damage observed at the ceiling in bedroom #2 and dining area. The inspector is unable to definitively determine if the moisture issue is active. The client is advised to consult a licensed contractor or other specialist regarding the apparent moisture issues for correction or remediation options as needed.

(2) Significant cracking observed at the ceiling in several areas. Recommend repair.

10.4.G KITCHEN FIXTURES & APPLIANCES

REPAIR/REPLACE

(1) The dishwasher is not in functional condition. Recommend replacement.

10.5.G BATHROOM FIXTURES & FINISHES

REPAIR/REPLACE

(1) Exhaust fans did not respond to test in both bathrooms. Recommend replacement.

(2) Surface cracking observed at the shower surround tiles and caulking is deteriorated in the en suite bathroom. Recommend correcting.

(3) Water drains slowly at the hall bathroom sink. Recommend correcting.

10(H) . INTERIORS - UNIT 7

10.2.H FLOORS, WALLS & CEILINGS

FURTHER EVALUATION RECOMMENDED

Suspect moisture damage observed at the ceiling in both bedrooms and in the living room area. The inspector is unable to definitively determine if the moisture issue is active. The client is advised to consult a licensed contractor or other specialist regarding the apparent moisture issues for correction or remediation options as needed.

10.4.H KITCHEN FIXTURES & APPLIANCES

REPAIR/REPLACE

(1) The range hood is damaged and not functional. Recommend replacement.

(2) The oven and dishwasher appliances are not functional. Recommend replacement.

10.5.H BATHROOM FIXTURES & FINISHES

REPAIR/REPLACE

Deteriorated grout or sealant observed at the shower surround in both bathrooms. Recommend repair.

10.6.H ELECTRICAL FIXTURES & COMPONENTS

REPAIR/REPLACE

Inoperable GFCI receptacle observed in the kitchen. Recommend replacement.

10(I) . INTERIORS - UNIT 8

10.2.I FLOORS, WALLS & CEILINGS

FURTHER EVALUATION RECOMMENDED

Suspect moisture damage observed at the windows in both bedrooms and in the hall bathroom. Tenant informed the inspector that heavy leaking was present at the bedroom windows during heavy rain in recent years. The inspector is unable to definitively determine if the moisture issue is active. The client is advised to consult a licensed contractor or other specialist regarding the apparent moisture issues for correction or remediation options as needed.

10.4.I KITCHEN FIXTURES & APPLIANCES

REPAIR/REPLACE

(1) The dishwasher appliance is not functional. Recommend replacement.

10.5.I BATHROOM FIXTURES & FINISHES

REPAIR/REPLACE

(1) Cracking observed at the shower pan in the en suite bathroom. This condition may allow for water to penetrate into the adjacent walls or subfloor. Recommend correction by a licensed contractor.

(2) Deteriorated grout or sealant observed at the shower surround in both bathrooms. Recommend repair.

10(K) . INTERIORS - UNIT 10

10.5.K BATHROOM FIXTURES & FINISHES

REPAIR/REPLACE

Cracked tiles and deteriorated sealant observed at the shower surround in both bathrooms. Recommend repair.

10.6.K ELECTRICAL FIXTURES & COMPONENTS

REPAIR/REPLACE

The GFCI receptacle in the en suite bathroom did not respond to test. Recommend replacement.

Fort South Inspection Services, Inc.
www.FortSouthInspects.com
844-446-7728

Report Attachments

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/ attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.

Cover Letter

Inspection Agreement and SOP

Fort South Inspection Services, Inc.

Ian Souden, CCI, CMI

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844-446-7728