

Real Estate Inspection Report

November, 2009.



Sample HOA Common Areas Report

Los Angeles, CA

Inspector - Bud Hayes
Confidential and Proprietary

10623 Sherman Grove Ave., Sunland, CA
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SITE PHOTO



INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:

INSPECTION DATE: November, 2009.
INSPECTION TIME: 9:00 AM.
CLIENT NAME: Sample HOA Common Areas Report.
CITY: Los Angeles, CA.
INSPECTOR: Bud Hayes.

CLIMATIC CONDITIONS:

WEATHER: Clear.
TEMPERATURE: 70's.

BUILDING CHARACTERISTICS:

BUILDING TYPE: HOA condominium Condo With 25 units.
STORIES: Two.

UTILITY SERVICES:

UTILITIES STATUS: The utilities were on for the units.

The electricity and water were on but the gas was off for the house systems (Pool, spa & recreation room water heater)

OTHER INFORMATION:

BUILDING OCCUPIED: Yes, the units are occupied.
CLIENT PRESENT: Yes.

PAYMENT INFORMATION:

TOTAL FEE: \$TBA.

DEFINITIONS AND STANDARDS

TERMS OF THE INSPECTION:

- SERVICEABLE:** It is the inspectors opinion that this item is doing the job for which it was intended and exhibits normal wear and tear.
- NEEDS ATTENTION:** It is the inspectors opinion that this item is in need of further investigation and/or repairs or appears to be at the end of its service life. The inspector has made the client aware of this situation by calling it "needs attention" in the report and it is then the clients responsibility to take appropriate action concerning the situation with the appropriate professional during the inspection contingency period and prior to the close of escrow.
- NOT ACCEPTABLE:** It is the inspectors opinion that this item is either a safety hazard or not functioning properly, The inspector has made the client aware of this situation by calling it "not acceptable" and it is then the clients responsibility to take appropriate action concerning the situation with the appropriate professional during the inspection contingency period and prior to the close of escrow.
- STANDARDS:**
- A. The report conforms to the Standards and Practices of the California Real Estate Inspection Association and the Business and Professions Code which defines a real estate inspection as 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.
 - B. 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 life. The report may include the Inspector's recommendations for correction or further evaluation.
 - C. 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.

PLUMBING SYSTEM

While some plumbing observation may be code related, this inspection does not determine if the system complies with code. Supply and waste lines are inspected only where they are accessible and while operating accessible fixtures and drains. Performance of the water flow can vary during different times of the day and performance of the drain during actual usage is undetermined. Drain blockage is common in vacant property. It is advised to have any underground drain/sewer lines examined by a specialist with a camera to determine their actual condition. The following are not included; inaccessible supply or waste lines, leaks in inaccessible areas such as walls, underground or the crawl space, the interior of pipes for mineral or corrosive clogging, water hammering, solar equipment or water temperature, and the condition of shower pans or if a shower will leak when used. No water testing of any type is performed. The type of copper, whether it is M, L, or K, is not part of this inspection and will not be determined. The gas system is not tested for leaks and any underground or hidden gas lines are specifically excluded from this report. Determining the operation of sewer ejection systems is excluded from this inspection and it should be examined by a specialist. The angle stops under sinks and other plumbing valves, such as the main shut off valve, are not turned or tested.

MAIN WATER SUPPLY LINE:

MAIN WATER LINE
MATERIAL:



Left side water line and shut off

Copper piping is viewed coming out of the ground by the building and as the main line runs underground from the street to the building, this appears to be the main water line.. There are two main lines, one for each side at the front.

MAIN WATER SHUT
OFF LOCATION:

In the front of the building in the garage.

CONDITION:

Serviceable.

WATER SUPPLY PRESSURE REGULATOR:

CONDITION: There was a pressure regulator observed on the water supply system. It is not known how well or if it is functioning as all its parts are enclosed inside the regulator casing.

WATER PRESSURE: Just under 80 psi, this is serviceable. This is the maximum recommended pressure.

INTERIOR WATER SUPPLY LINES:

WATER SUPPLY PIPING MATERIAL: The interior water piping that supplies the water throughout the building and units is made of galvanized steel piping (Vertical lines in the garage) with a some newer copper piping in the system (Horizontal lines in the open garage area)

CONDITION:



Not Acceptable, there are sections of water lines which are galvanized steel pipes and have excessive rust and some are dripping seen in the garage. These are the original pipes and are at the end of their life and will need to be replaced. These are rusting, corroded and are showing excessive deterioration in areas. here are some immediate repairs seen to be needed and copper repiping should be planned for in the near future.

Needs Attention, there are some plumbing repairs needed in the recreation men's bath shower.

Note; There is no gas service to the house common area systems so the water heater could not be operated nor tested. None of the positions, nor the mixing quality, on the sink and shower fixtures for the hot and cold water could not be verified.

WATER SUPPLY PIPING COMMENTS:

Some of the pipes are copper to galvanized steel piping connections that appear to be without the proper fittings that keep these dissimilar metals apart. These metals react against each other without these fittings and the galvanized piping corrodes faster. Even proper fittings are just a temporary solution and will not correct or stop corrosion or handle the problems of pipes rusting out.

WASTE LINES:

WASTE LINE
MATERIAL:

The piping that takes the waste water to the sewer system is a combination of different materials where visible.

CONDITION:

A representative examination of the visible waste lines found that those examined were working properly.

GAS SYSTEM:

GAS METER
LOCATION:

The gas meters are located on both sides of the building.

CONDITION:

Needs Attention, the gas line coming out of the ground behind the spa equipment is not wrapped with a water protective tape and does not appear to be the green water resistant steel pipe. This is non standard and will rust and deteriorate prematurely.

It is typically advised to have the gas provider inspect the gas system to determine its condition and check all the gas appliances and fixtures. This is usually a free service.

WATER HEATER:

LOCATION:



The water heater is located in the basement recreation area in the closet off of the sauna for the common area bathrooms.

LOCATION
CONDITION:

Serviceable.

FUEL:

Gas.

SIZE:

30 Gallons.

AGE:

9 years old. Water heaters have an expected life of 8 - 12 years.

CONDITION:

Needs Attention, the water heater is old and nearing the end of its expected life span.

Note: the gas is turned off and this is not operating.

- COMBUSTION AIR:** Needs Attention, the water heater does not have sufficient air to properly combust the natural gas it is burning and is missing a vent. It is supposed to have two vents. One vent needs to be high (seen open to the exterior) and one low (not present) and each vent is required to provide at least 50 square inches for air flow.
- WATER HEATER STRAPPING AND SUPPORT:** Needs Attention, the water heater only has one strap, it needs to have two straps to meet the state standards for water heater strapping.
- TEMPERATURE/PRESSURE RELIEF VALVE:** Serviceable.
- VENTING:** Serviceable, where visible.
- COMMENTS:** The adequacy or efficiency of the hot water heater cannot be determined in a limited time visual inspection. It is not known how hot the water will get or how long it will last and this is many times a matter of personal preference.

PLUMBING COMMENTS:

WASTE LINE COMMENTS: The sewer lines that go out to the sewer system are installed underground and are not visible. Their condition is unknown. The only way to determine what is going on with them is to have them checked out with a camera by a specialist to determine their true condition and any needed repairs. NOTE: there is a distinction between 'waste lines' and 'sewer lines' - while both take the drain / waste water away from sinks and toilets and out of the house, the 'waste line' is under the house, sometimes visible and sometimes not, and the 'sewer lines' start 2 feet outside the house and run to the city sewer. A typical 'sewer line inspection' is only the portion outside the house to the city sewer, and not under the house. Some plumbers can also inspect the 'waste / drain' lines actually under the house, using a smaller video camera system. This is a separate specialty inspection.

IMPORTANT! a recent change in LA building code requires that any structure built before 1965 that is undergoing plumbing repair or building remodeling with permits is required to have a video inspection of the sewer line between the house and the public sewer main to check for the presence of concrete sewer pipe, and if found, this may need to be repaired or replaced.

GENERAL COMMENTS: The majority of the water supply pipes, waste lines and gas lines are underground, in walls or installed in concealed parts of the structure and thus are not visible. Their condition cannot be determined and no representation is made as to their status.

It is advisable to have a licensed plumber examine the system and make all needed repairs to ensure a properly installed and correctly operating plumbing system. This investigation of the system should be done prior to the expiration of the contingency period so the repair or replacement costs are known and unexpected expenses are avoided. It is expected that when the plumbing specialist checks out the system they will find more problems as this is a general inspection and not designed to list every fault but refer it over to them when problems show up in the system.

ELECTRICAL SYSTEM

Electrical features are operated with normal controls. The general wiring, switches, outlets and fixtures are randomly checked in accessible areas. Wiring in the main box is inspected by removing the cover if accessible. While some observations may be code related, this inspection does not determine if the system complies with code. The inspection does not determine electrical capacity, determining over current capacity for any item including appliances, comparing circuit breaker capacity to installed appliance listings, interior or exterior low voltage wiring or fixtures, telephone, security, intercom, stereo, cable or satellite TV, remote controls or timers. The exterior lighting, landscape lighting or any lighting outside the footprint of the building is not inspected. Light bulbs are not removed or changed during an inspection. This inspection does not certify or warrant the system to be free of risk of fire, electrocution or personal injury or death.

MAIN ELECTRICAL SERVICE:

MAIN PANEL
LOCATION:

The main electrical panel is located in the garage.

MAIN PANEL
AMPERAGE:



There are three 600 amp panels and meters for each unit typically 90 amps each and 175 amps for the house meter.

TYPE OF CIRCUIT
PROTECTION
DEVICE:

The main electrical panel is on circuit breakers.

MAIN PANEL
CONDITION:

Serviceable appearing overall.

GROUNDING SYSTEM:



Not Acceptable, the grounding clamp was not connected to the cold water line or ground rod. This leaves the system without proper grounding which is a safety hazard.(It appears that the new copper line added did not have the ground clamps changed over and these are just dangling near the old abandoned steel pipe), This needs to be further examined and repaired as needed by an licensed electrician.

GROUNDING SYSTEM COMMENTS:

COMMENTS:

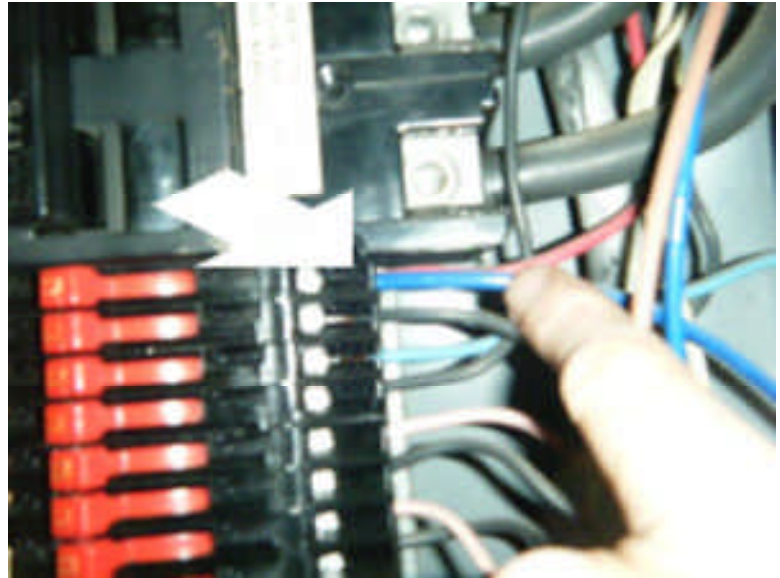
There was no driven ground rod observable at the main electrical panel. While not required in the past this is an important safety feature. It advised to have a secondary grounding system installed as a back up to the primary ground connection to the cold water pipe. This is a recommended upgrade but it is not a mandatory requirement unless alterations or modifications are made to the system.

ELECTRICAL SUBPANELS:

SUBPANEL LOCATION:

There is a house electrical subpanel, in the garage, next to the main panel and a sub panel in the rec room hall.

SUBPANEL
CONDITION:



Needs Attention, at the garage sub panel, there is more than one wire connected to a single circuit breaker, where only one wire should be connected to each breaker. This can sometimes cause overloading of the wires or breakers. It also can cause the wires to have improper contact with the breaker and arc between the wire and the breaker. one of these was noted. This needs to be further examined and repaired as needed by a licensed electrician.

SUBPANEL
COMMENTS:

The circuit breakers in the panels are not labeled and it is not known which circuit goes with which breaker.

Note; this is a "Zinsco" brand of circuit breakers and panel which is known for the circuit breakers to wear out quicker than other brands. When they begin to trip off too easily it is time to have an electrician replace those breakers. Some electricians advise to have the panel checked annually to insure that the connections of the breakers to the panel; are kept secure and in good contact.

INTERIOR ELECTRICAL WIRING:

TYPE OF WIRING: The wiring consists of plastic coated wires.

TYPE OF WIRING
CONDUIT: The conduit that carries the wiring is a combination of different types.

WIRING CONDITION:



Not Acceptable, there are some loose and open joints on the conduits on the roof and some wires are exposed such as the one leading the fan system for the garage vent system. This needs to be further examined and repaired as needed by a licensed electrician.

FIXTURES:

CONDITION: Needs Attention, there are fixtures that have missing covers such as in the rec room men's bathroom.

EXTERIOR ELECTRICAL:

CONDITION: Needs Attention, the exterior conduit in the back near the spa is closer to the ground than normally recommended. This needs to be further examined and repaired as needed by a licensed electrician.

The exterior lighting outside the building such as in the yard, planters and on the grounds is not part of the inspection.

ELECTRICAL COMMENTS:

MISCELLANEOUS
BUILDING
COMPONENTS



Needs Attention, the exhaust fan on the roof is not working. It is old and deteriorated and this appears to be at the end of its useful life and probably needs replacement instead of repairs.



Not Acceptable, the sump pump system in the garage has a junction/relay box which below grade in the sump pump well which needs to be checked and insured this is a safe component or possibly relocated. This needs to be further examined and repaired as needed by an licensed electrician.

**ELECTRICAL WIRING
COMMENTS:**

Low voltage lighting and wiring is excluded from a standard property inspection including outdoor lights, phone lines, security systems and speaker systems. Regular voltage exterior lighting is also excluded.

ELECTRICAL
COMMENTS:

The wiring is enclosed within the walls and ceilings and other parts of the structure. It is not visible and its condition cannot be fully determined. No representation is made as to its status.

It is advisable to have an electrician examine the system and make all needed repairs to ensure a properly installed and correctly operating electrical system. It is expected that when the electrical specialist checks out the system they will find more problems as this is a general inspection and not designed to list every fault but to isolate areas in need of further detailed inspections.

HEATING AND COOLING SYSTEM

While some observations may be code related, this inspection does not determine if the system complies with code. Weather permitting the systems are operated with normal controls. In order not to damage the system, the air conditioners are not activated if the outdoor temperature is below 65 degrees. Gas furnaces are not checked for carbon monoxide leakage or fire risks. There are carbon monoxide and fire detection devices which can be purchased and installed, which we recommend. Air ducts and registers are randomly checked for air flow. Heat exchangers are specifically excluded from the inspection. They are visually obstructed by the design of the system and a complete inspection requires special tools and disassembly, which is beyond the scope of the inspection. The following items are beyond the scope of the inspection; balance of the air flow, capacity or velocity of the air flow, humidifiers, air duct cleanliness, the ability of the system to heat or cool evenly, the presence of toxic or hazardous material or asbestos, system refrigerant levels, cooling or heating capacity to determine if its sufficient for the building, electronic air filters, solar equipment, programmable thermostats and determining the remaining life of the system. Window A/C's are not built in units and therefore not inspected.

HEATING AND COOLING SYSTEM:

For the recreation room.

HEATING SYSTEM:

LOCATION:



The heating unit is located inside the building above the ceiling.

LOCATION
CONDITION:

Note: The ceiling panels are difficult to dismantle and were not fully removed and the interior components were not fully inspected.

SYSTEM TYPE:

The system is a heat pump. This is an all electric system that has a condenser that pumps the refrigerant in one direction to cool the building and it goes in reverse to heat it.

FAN AND MOTOR: Needs Attention, the fan is older and not working to full capacity.

CONDITION: **Not Acceptable, the unit is not working.**

THERMOSTAT: Needs Attention, the fan unit was turning on when the heat was on and the thermostat being turned down and then would turn off when turned up. This is older and this appears to be at the end of its useful life and probably needs replacement instead of repairs.

RETURN AIR AND FILTERS: Needs Attention, the air filter is dirty and needs to be replaced.

DUCTING AND AIR FLOW: Serviceable.

Note: it is typically recommended to have the ducts thoroughly cleaned if it has not been done recently.

COMMENTS: **It is advised to have a licensed heating contractor examine the heating system and make all needed repairs to ensure a safe and properly operating system. It is expected that the heating specialist may find additional items that need repair as the general inspection is designed to turn it over to them when problems show up in a system so it can be further investigated.**

COOLING SYSTEM:

LOCATION:



The condenser for the air conditioning is located on the roof.

TYPE: The air conditioning is a heat pump system, this is where the heating and cooling are both electric and the refrigerant goes in one direction for heating and reverses when cooling is needed.

CONDENSER
CONDITION:

Not Acceptable, the air conditioning system is older and past its expected service life. It is not working and appears deteriorated. this appears to be at the end of its useful life and probably needs replacement instead of repairs.

SYSTEM CONDITION:

Not Acceptable, the air conditioner did not turn on and operate when tested with the normal controls.

CONDENSATE LINE:

the condensate line is not fully visible and it could not be verified as being correctly installed. No problems are evident at this time to show it is not working well.

COMMENTS:

The air conditioning system will need further evaluation to determine its true condition and any repairs or replacement carried out by a qualified air conditioning contractor. The air conditioning specialist may find addition items that need repair to the system and this is expected and why it is being turned over to them for further investigation.

HEATING AND COOLING SYSTEM:

The individual roof packages on the roof above each unit.

Note: these are typically the individual owners responsibility for each unit.

COOLING SYSTEM:

CONDENSATE LINE:



Needs Attention, some of the units have their drain lines emptying onto the roof instead of the gutter and drain system.

HEATING AND COOLING COMMENTS:

COMMENTS:

Per the California Energy Commission, "Beginning October 1, 2005, Title 24 of the Building Energy Efficiency Standards requires that ducts be tested for leaks when a central air conditioner or furnace is installed or replaced. Ducts that leak 15% or more must be repaired"

A property inspection will not be able to determine if this air loss exceeds the maximum allowed of 15%. This test can only be done by a qualified technician and is beyond the scope of this inspection. It is advised to consult with a qualified specialist on this matter as the examination may determine that repairs or replacement of the ducting system is required.

ROOF SYSTEM

The report is not intended to be conclusive regarding the life span of the roofing system, if it is leak free or how long it will remain leak free in the future. The inspection and report are based on visible and apparent condition at the time of the inspection. The inspection does not address manufacturing defects, fastener appropriateness, if the roof was installed per code, if flashing is present in all locations or the numbers of layers present. Unless a rain has fallen just prior to the inspection, it is not possible to determine if active leakage is occurring. Not all attic areas are readily accessible for inspection. Tile roofs and steeply pitched roofs are not safe to walk on and access is limited on them. Conclusions made by the inspector do not constitute a warranty, guaranty, or policy of insurance. All roofs require periodic maintenance to achieve typical life spans and should be inspected annually. Expect to make minor repairs to any roof.

While it is possible some prior repairs and leaks may be reported, it is not the intention of the inspection to identify and report all prior repairs and conditions. It is recommended to refer to the seller and sellers disclosure about the presence of any roof leaks or prior repairs. Also it should be noted that all gutters have rust and have a limited life span before they need to be replaced.

ATTIC INSULATION:

INSULATION
CONDITION: Unknown.

ROOF:

ROOF STYLE: The roof is a combination of styles.

TYPE OF ROOFING
MATERIAL: The roofing material on the sloped roof is made of clay tile along the edges on the inside and front and back.

The roofing material on the low sloped roof is rolled composition roofing.

ROOF ACCESS: The upper flat roof(s) was walked on to inspect it.

ROOF COVERING
STATUS: Needs Attention, on the tile roof the underlayment on the roof is getting old and feels a little brittle and worn when reached and touched along the edges at the left roof ladder. This is under the tile material and is a vital part of the waterproofing of the roof. It will need to be replaced in the near future, which involves taking off the tiles and then relaying them over new underlayment.



There is no mortar at the top ridge caps of the tile sections and some gaps are visible and does not appear to be a reliable water proof seal.



Left roof area

on the low sloped roof, the roofing material is worn, deteriorating and losing its granule surface. It is nearing the time to replace this roof. It is advised to have a roofing contractor further examine this and make any needed repairs. The left roof has many areas with worn granules and various patches and some new material added.



Close up view of worn area on left roof



Left roof

Not Acceptable; There is a torn area of roofing material on the left roof inner parapet wall near the middle area.



Right roof area

The right roof appears to be in better shape than the left roof, but wear is seen in some areas and some patching and more sections of newer material. Some servicing is still needed to prolong the life of the roof.



Near ladder

The roof is especially worn at the ladder area where heavy foot traffic occurs.

Needs Attention, there are tree branches growing over the roof and brushing against the structure which needs to be trimmed back such as on the left side.

EXPOSED FLASHINGS:

CONDITION:



Needs Attention, there are low voltage wires penetrating near the vent pipe on the left roof near the middle which is sealed but appears non standard and hazardous next to the fireplace vent pipe.

There are many areas of deteriorated mastic and a leak is reported in unit #3 below their roof package furnace.

GUTTERS, DOWNSPOUTS & ROOF DRAINAGE:

GUTTER CONDITION: Serviceable overall.

DOWNSPOUT
CONDITION:



Right side

Needs Attention, the added horizontal downspout on the right side has rusty areas at some joints and stains down the wall indicating leaks and needs servicing.

GUTTER COMMENTS: There are portions of the building that have no guttering system to take the roof water properly off the structure.

There are no gutters along the edges of the tile roof sections. It is typically advised to have a complete gutter system with downspouts to help take the water away from the building and improve site drainage

such as in the center courtyard.

ROOF COMMENTS:

COMMENTS:

A licensed roofing contractor should examine the roof and make all needed repairs (or replacements) to ensure a long lasting leak free condition. The roofing contractor may find more problems with the roof and this is why it is being referred to a specialist so they can determine all the problems and give an accurate estimate of the costs involved.

The roof has been inspected at a time when it was not raining. Since one of the purposes of the roof is to repel water this could not be observed and verified as occurring in all cases. Therefore the roof has not been tested under wet conditions and how it performs in these condition is unknown. No warranty is made that it will not leak when it is under a wet condition.

It is important for all roofs to have regular maintenance, including cleaning out the gutters and drainlines and ensuring all the penetrations are properly sealed. This needs to be done at this time.

FOUNDATION SYSTEM

Structural comments are of the conditions observed at the time of the inspection and are the opinion of the inspector and not fact. If further information or facts are needed, they can be obtained through a structural engineer or foundation expert. The inspection does not determine the potential of the structure to experience future problems, geological conditions or the potential of the underlying soils to experience movement or water flow or whether the soil is stable. If any form of prior structural movement is reported you should expect future movements and possible repairs.

The inspection does not calculate crawl space ventilation capacities, deck and balcony capacity, retaining wall conditions, construction material type, quality or capacity. It does not address the existence of prior repairs, the potential of future repairs, failure analysis, documentation of all possible movement or cracks in floor slabs covered by floor furnishings. It is typical for concrete floor slabs to have some hairline cracks as a result of the normal drying process of the concrete plus the stress occurring by settlement and seismic activity. Crawl spaces are observed in a cursory fashion and wood probing is not done and wood damage, dryrot and termites are not part of this inspection but part of the structural pest control operators report.

FOUNDATION:

SLAB ON GRADE:

This building is on a concrete slab over earth, with no crawl space underneath. There were no observable signs of significant settlement or deflection in the slab from observing the finish flooring. It appears to be performing its function of supporting the structure however the the actual slab itself was not seen and it may appear different once the finish flooring is removed. By the nature of slab construction the structure would be bolted to this concrete slab per the standards at the time of construction.

SLAB ON GRADE COMMENTS:

The concrete slab is not visible due to floor coverings, thus any cracks cannot be seen, however all concrete has some typical cracking and it is expected that this would have them if it would be fully exposed to view.

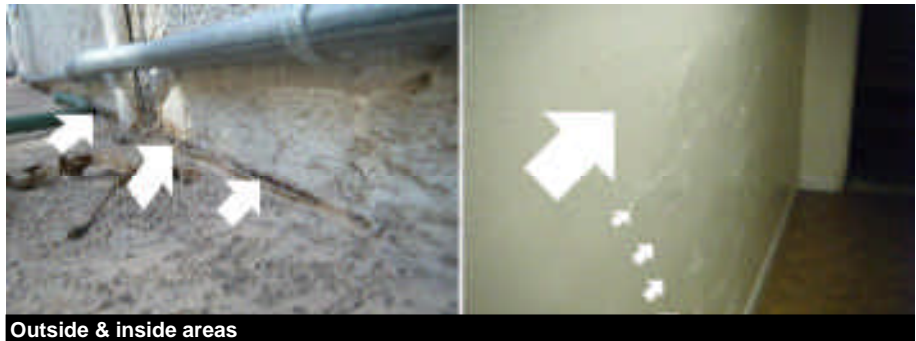
EXTERIOR

The exterior is viewed in a cursory fashion. Areas of the exterior that are hidden from view by vegetation or stored items cannot be judged and are not a part of this inspection. Minor cracks are typical in many exterior wall coverings and most do not represent a structural problem. Peeling and cracking exterior paint on windows, doors and trim allow water to enter and cause damage and deterioration. It is important to keep these exterior surfaces properly painted and/or sealed. Many times chimneys have hidden undisclosed cracks that cannot be seen. A chimney specialist inspector should be employed to determine the true condition of the structure of any chimney as it is beyond the scope of this inspection to determine damage to chimneys. All exterior grades should allow for surface and roof water to flow away from the foundation and exterior walls.

EXTERIOR COVERING OF THE BUILDING:

MATERIAL: The exterior building covering is stucco and some wood siding and trim pieces in the center courtyard area.

CONDITION: **Not acceptable there are several areas along the center courtyard area which has moisture intrusion issues in some units around the planters. This needs to be further examined by an approved professional experienced in water proofing and repaired to insure this is safe and properly operating. (See the interior section of the report for more details on each unit.)**



Outside & inside areas

There is moisture intrusion seen in the back rec room just below the grade of the patio near the spa which needs correction.



There are gaps at the sidewalk and porches at the joints at the

bottom of the stucco which need proper weather proofing.

ADDITIONAL NOTES: There is no weep screed installed as part of the stucco system. This is a piece of metal trim installed at the bottom of the stucco. Weep screeds were not in use at the time this stucco was installed and so are not part of this system. As a result there may be times where the moisture behind the stucco does not drain properly or moisture wicks up into the stucco from the earth.

EXTERIOR WINDOW SURFACES:

MATERIAL: The exterior window surfaces are metal.

CONDITION: Needs Attention, some of the windows appear to have clogged weep holes and these should be kept cleaned.



Not acceptable, there is a broken window in the back near the pool.

Note: these are older glass panes and are not safety glass and are close to the ground.

There are panes of glass that are within 18 inches of the floor that are not safety glass. In newer construction it is required that the glass be a tempered type of safety glass. Making this older glass into safety glass by tempering or putting a safety film on it may not be a requirement but it is recommended. The replacement glass would be typically required to be a proper safety glass.

EXTERIOR DOOR SURFACES:

MATERIAL: The exterior door surfaces are wood.

CONDITION:



Not Acceptable, there are areas of damage to the exterior of the doors such as at unit #1 front door and Unit #22 back door and some deterioration on other exterior back doors. see the pest control report for more information.

EXTERIOR DOOR THRESHOLDS:

CONDITION: Needs Attention, many of the back door thresholds are worn and have no finish on them and need servicing.

EXTERIOR TRIM:

MATERIAL: The exterior trim surfaces are wood.

CONDITION: **Needs Attention, the newer wood trim in the front courtyard is suspect of not being properly sealed and water proofed since there are so many areas of moisture intrusion from the courtyard into the back units. See the interior section of the report for more details on each unit. This needs to be further examined by an approved professional and repaired to insure this is safe and properly operating.**

RAILINGS:

CONDITION:



Not Acceptable, there is rust and corrosion showing on the new front gate area and appears this may not be properly painted.



Needs Attention, the back railing around the lower patio near the spa and rec room area has areas of rusting and deterioration and needs repair and repainting.

CHIMNEY:

MATERIAL:

The gas appliance fireplaces have metal flues.

CONDITION:



Needs Attention, one flue was seen loose and poorly secured secured on the left roof middle area.

It is beyond the scope of the inspection to determine the condition of the chimney(s) as this can only be done by observing the inside of the flue for cracks. A chimney expert can do a proper examination of this system and it advised to consult with one and get it checked out at this time.

CHIMNEY:

CONDITION:

Needs Attention, one chimney has low voltage wires running down through the chase next to the vent pipe (see the roof section of the report for picture and details)

EXTERIOR COMMENTS:

COMMENTS:

This inspection is not a structural pest control inspection, otherwise known as a termite inspection. The "termite" inspection also covers such things as dryrot and wood damage and deterioration as well as wood destroying organisms. Any and all of these items need to be examined and any repairs completed before the close of escrow by the "termite" company and they usually have a guarantee on their work. Please refer to the structural pest control report for any information concerning them.

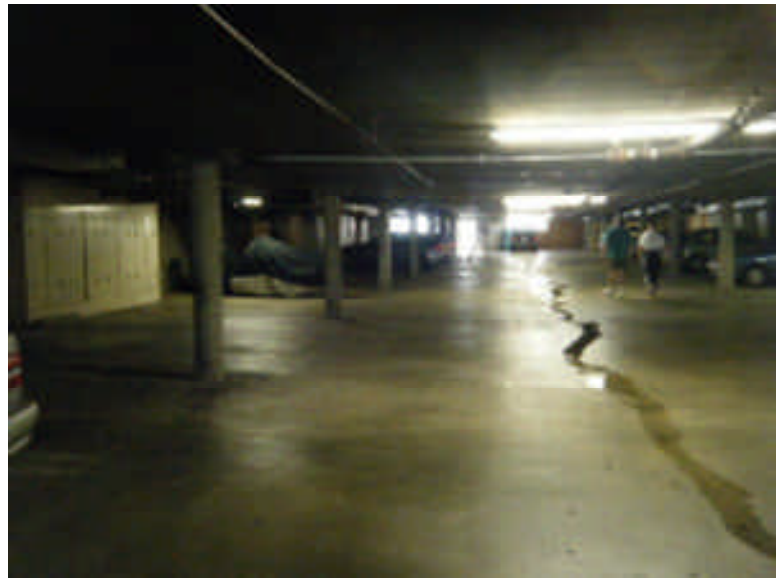
There are areas of concern and it is strongly advised to have this fully examined by a pest control operator

This is not a mold or fungus inspection, it is therefore advised to have a mold specialist examine the property and structure and do a complete inspection to determine the presence or not of any mold that may affect the health or safety of the occupants.

Important Note: there are several areas of moisture intrusion in the units and rec room. This needs to be further examined by an approved professional and repaired to insure this is safe and properly water proofed building.

GARAGE - CARPORT

Garage doors, starting in 1992, were required to have an electronic beam installed across the garage door opening to automatically reverse the garage door if there was a blockage of the beam. This prevents the door from closing and damaging people or objects that may be in the garage door opening when the door is operated. Prior to the above date, some garage doors had an automatic reverse feature that operated on pressure. If while descending, the door met resistant, it would automatically reverse and not continue to close. The pressure feature of the garage door will not be checked by the inspector as it may damage the garage door to stop it during its operation. It is advised to have all garage doors upgraded with an electronic beam to ensure the safe operation of the door.



STYLE:

LOCATION: The garage is under main building and courtyard area.

GARAGE FLOOR:

CONDITION: Serviceable.

GARAGE DOORS:

TYPE: The garage door is an open frame iron gate.

CONDITION: Serviceable.

OPENERS: The automatic safety reverse features were not tested.

GARAGE INTERIOR:

CONDITION: Serviceable, with typical wear and tear in areas.

GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geo-technical engineer should be consulted. Proper grading is important to keep water away from the foundation. If it is not raining during the inspection the course of water flowing toward the structure or off the site cannot be observed. The soil should slope away from the structure to prevent problems caused by excess water not flowing away properly. Gutter discharge should be directed away from the foundation for the same reason. Out buildings, such as storage sheds, on the property are excluded from the inspection. Fire pits, a B.B.Q. and other similar items are not inspected nor is the gas to them tested or lit.

This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Landscape lighting, sprinklers and their timers are not part of a general property inspection. The inspection report does not include the identification of the property boundaries.

WALKWAYS:

CONDITION: Needs Attention, there are chipped and damaged areas of the water proof material in some areas which should be patched and repaired such as at one step in the middle courtyard area and the patio walkway back near the spa.

LANDSCAPING:

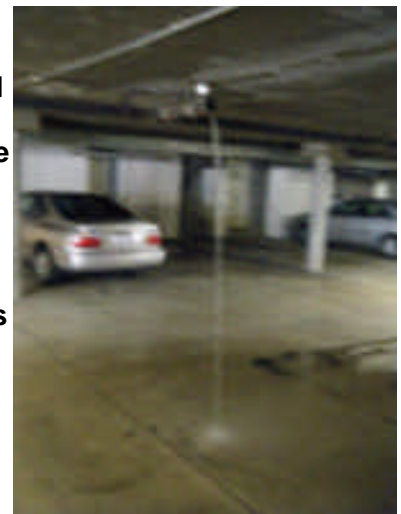
CONDITION: The grounds on the property need general maintenance in areas.

DRAINAGE:

SITE: Gentle slope.

DRAINAGE
CONDITION:

Not Acceptable, the courtyard area drains were found to have water standing in them. A cap was removed in the garage and an abundance of smelly stagnant water came out of the pipes. There is a drain line in the back area which slopes up and then down and does not appear to be allowing the water to drain. Some sediment is seen in the pipes and this system needs repairs and servicing.





The back lower patio near the rec room sliding door was reported that this has backed up in the past.

The area drains should be fully cleaned and serviced and slopes corrected so this is a reliable system. This needs to be further examined by an approved professional and repaired to insure this is safe and properly operating.

COMMENTS:

Determining the adequacy of the grounds to shed water and prevent moisture intrusion into the structure is beyond the scope of the inspection. It is advised to obtain the history of any drainage problems and monitor the site regarding water run-off and drainage in general.

This inspection does not address drainage issues further than 6 feet from the building. Additionally drainage systems that are not visible

such as underground systems are not evaluated or inspected. If more information is required it is advised to consult with a drainage specialist.

PROPERTY WALLS, FENCES & GATES:

CONDITION: Needs Attention, the back left gate to the pool is not self closing properly and needs correction for pool safety.

GROUNDS COMMENTS:

The manual or automatic sprinkler systems of the property are not tested or examined. These are not part of any property inspection.

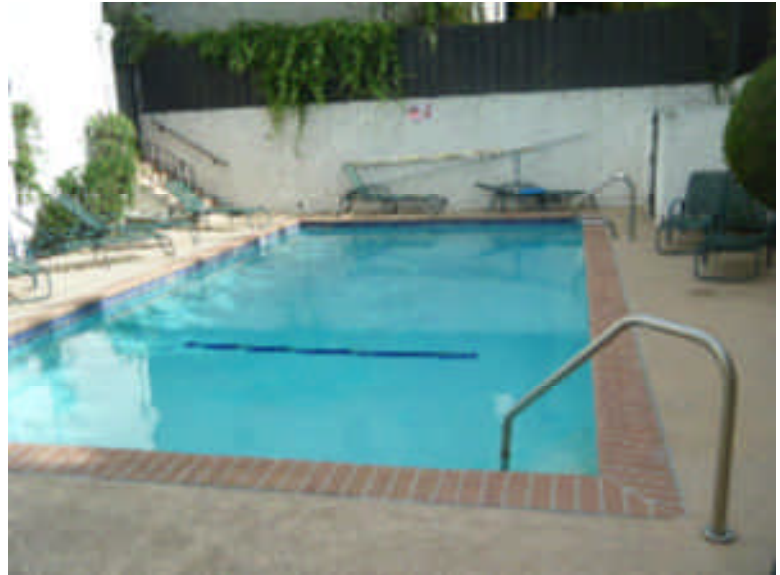
Area drains are not tested as part of this inspection and their condition is unknown. It is recommended that these be tested and cleaned as necessary to ensure they function properly.

GENERAL
COMMENTS:

It is advisable to have a drainage specialist fully examine the site and make any recommendation concerning erosion and drainage.

POOL AND SPA EQUIPMENT

The inspection was limited to those areas which are above ground or water level. The distortion of the water in the pool makes observing the pool surface difficult. The only way to detect an underground leak in a supply line, buried pipe fitting, or pool surface crack is by observation of the persistent and continuous loss of water from the pool over an extended period of time. Pool filtering devices are not disassembled to determine the condition of any installed filter elements. Operation of time clock motors and thermostatic temperature controls cannot be verified during a visual inspection. Pilot lights on gas pool heaters are not lit during the inspection.



POOL/SPA SURFACE:

TYPE OF POOL SURFACE: The pool surface is made of plastered concrete.

TYPE OF SPA SURFACE: The spa surface is made of fiberglass.

CONDITION: Serviceable.

POOL/SPA COVER:

CONDITION: None.

SKIMMER & BASKET:

CONDITION: Serviceable.

COPING AND DECKING:

CONDITION: Serviceable, though there is some minor deterioration and cracking and this will need to be serviced and repaired in the near future.

POOL/SPA LIGHT:

CONDITION: **Needs Attention, the pool and spa light are not working at this time.**

Also, there was no GFCI protection device located for the pool light, this is a safety feature that should be installed to protect from electric shock.

PUMPING EQUIPMENT:

PUMP MOTOR CONDITION: Serviceable, though the spa motors are older.

LEAF BASKET: Needs Attention, The spa pump(s) is an older type without a see through cap, so the leaf basket could not be observed.

PRESSURE IN PSI: The gauge on the spa filter was broken and not working so the pressure could not be determined.

15 pounds per square inch for the pool filter.

POOL FILTER: Needs Attention, there is water on the ground around the pool and spa equipment and these or the lines may be leaking and need servicing.

VISIBLE PLUMBING LINES:

CONDITION: Needs Attention, there is water on the ground around the pool and spa equipment and these or the lines may be leaking and need servicing.

POOL/SPA HEATERS:

TYPE: The pool and spa have gas-fired heaters to heat the water.

CONDITION: There is no gas service to the building so this could not be operated nor tested.



Spa gas supply line

Needs Attention; The gas line to the spa is also rusty at the ground and unreliable. The pool heater line was reported as leaking and a new gas line is scheduled for installation. It is advised to have the contractor modify this line to include a new supply pipe for the spa equipment

POOL AND SPA ELECTRICAL ITEMS:

CONDITION:



Not Acceptable, the timer box(s) has a missing plastic cover guard inside it. The electrical wires are exposed to contact in this condition and it is recommended that this be re-installed.

The equipment is not bonded with a bonding wire between all the pool equipment. This is a heavy copper wire that is a standard safety feature on pool equipment

There was no GFCI protection device located for the pool light, this is a safety feature that should be installed (or located and verified as operational) to protect from electric shock.

POOL/SPA ENCLOSURE:

CONDITION:

Needs Attention, the gates to the pool/spa are not all self-closing as they are required to be for pool safety such as the back left gate.

SPA EQUIPMENT:

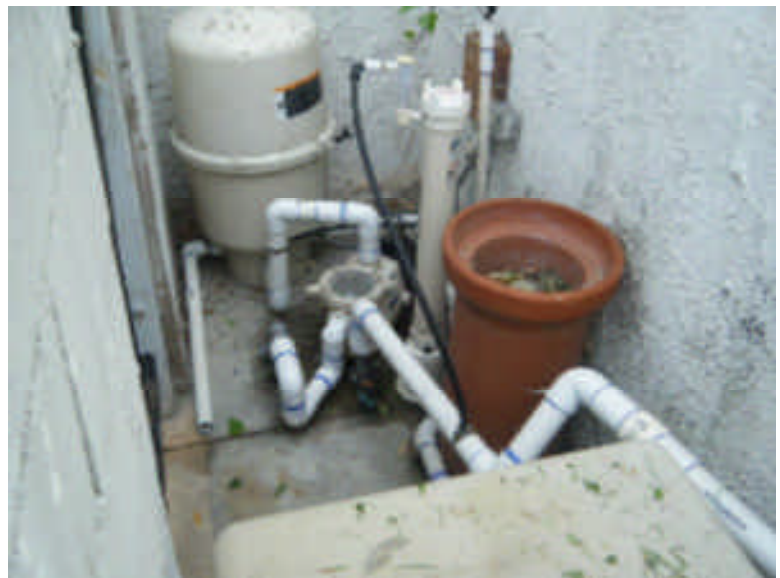
CONDITION:



Needs Attention, some of the equipment is older and nearing the end of it expected useful life.

EQUIPMENT AREA:

CONDITION:



Serviceable.

POOL/SPA COMMENTS:

It is advised to have a pool specialist examine the pool and equipment and make any and all repairs to it to ensure that it is operating properly. The specialist may find more problems with the pool and equipment as some problems were noted and it should be fully examined to ensure it is all working properly.

Pool leaks cannot be detected during a general visual inspection. The only way to detect an underground leak in a supply line, buried pipe fitting, or pool surface crack is by observation of the persistent and continuous loss of water from the pool over an extended period of time. There are specialists that may have other methods for locating leaks but all of these are beyond the scope of this inspection.

Note: It was reported that there was a bid for installing automatic shut off switches for the pool and spa equipment . This is beyond a general inspection to verify this referenced mandatory code and it is advised to consult with a licensed pool specialist for more information.

INTERIORS

As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Minor cracks are found on interior surfaces in all buildings and are typically cosmetic in nature. The condition of floors underneath carpet, furniture and other coverings cannot be determined and is specifically excluded from the inspection and report. Only the general condition of visible portions of floors is included in this inspection. Window and door security bars are not tested or operated. Determining the condition of insulated glass is not always possible due to weather, temperature and lighting conditions. All fireplaces should be cleaned and inspected on a regular basis to make sure that it is a safe and structurally sound system. It is beyond the scope of this inspection to determine and cracking or damage to the chimney or its flue. This can only be determined by a chimney expert.

Recreation room.

INTERIORS:

HALLS:

Not Acceptable, there are areas of moisture stains and damage on the wall below the back patio area(see the exterior section of the report for more details)

BATHROOM AREA 1:

BATH LOCATION: Men's bath.

WALLS AND CEILING:



Not Acceptable, there is "damage" to the wall under the sink, see the pest control report for more information.

FLOORING:

Needs Attention, the bathroom linoleum is peeling in areas.

- COUNTERS: Serviceable.
- CABINETS: Serviceable.
- SINKS: Serviceable.
- FAUCETS: Serviceable.
- TOILETS: Serviceable.
- SHOWER FIXTURES: **Not Acceptable, this is not working, It is advised to have a licensed Plumber further examine this and make any needed repairs.**
- MIRRORS: Serviceable.
- BATH VENTILATION: Serviceable.

BATHROOM AREA 2:

- BATH LOCATION: Women's bath.
- WALLS AND CEILING: Serviceable, with typical wear.
- FLOORING: Serviceable, with typical wear.
- COUNTERS: Serviceable.
- CABINETS:



Needs Attention, the cabinet base below the sink has moisture damage and the cabinet base below the sink has mold like substances in it and it is advised to have a professional mold inspection evaluate the area and take any remedial actions necessary .

SINKS: Serviceable.
FAUCETS: Serviceable.
TOILETS: Serviceable.
SHOWER FIXTURES: Serviceable.
SHOWER WALLS: Serviceable.
SHOWER ENCLOSURE: Serviceable.
MIRRORS: Serviceable.
BATH VENTILATION: **Not Acceptable, the bathroom exhaust fan did not work.**
ADDITIONAL FIXTURES:



Sauna

Needs Attention, the floor boards are worn and deteriorated.

The system operated when testing.

BATHROOM COMMENTS:

Note: There is no gas service to this section of the building so the water heater could not be operated nor tested. None of the positions, nor the mixing quality, on the sink and shower fixtures for the hot and cold water could not be verified.

Unit #9.

INTERIORS:

LIVING AREA:



Not Acceptable. water stains and intrusion is found near the edge of the exterior planter and in the middle area.



Unit #21.

INTERIORS:

LIVING AREA:



Not Acceptable. there are areas of moisture stains inside near the edge of the planter area.

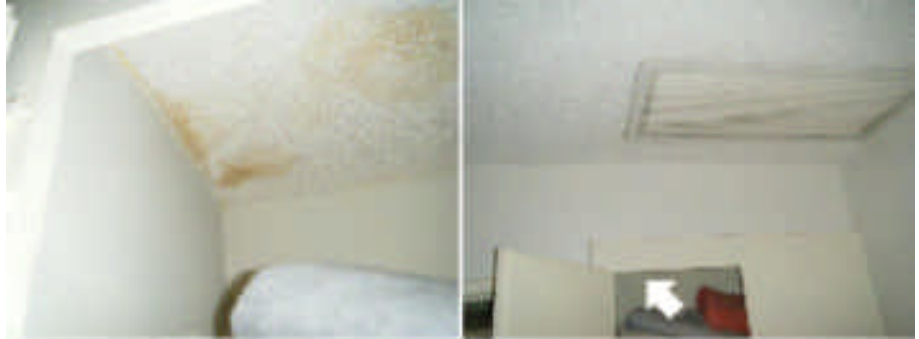


The tenant had put a vaseline on the joints in an attempt to seal this jointed area (the vaseline has aged and turned black)

Unit #3.

INTERIORS:

HALLS:



Not Acceptable; there are areas of moisture stains on the ceiling in the upstairs closet at the top of the stairs near the air return. This appears to be a leak from the heating duct penetrations through the roof.



Heating unit on roof above this area needs servicing.

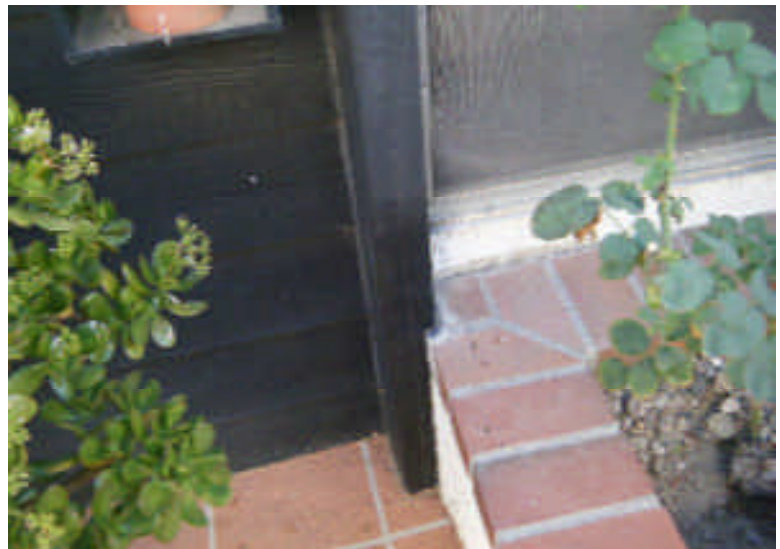
Unit #18.

INTERIORS:

LIVING AREA:



Not Acceptable. there are areas of moisture stains at the left and right sections near the edges of the planters.



Left side of planter section

Unit #24.

INTERIORS:

LIVING AREA:



Not Acceptable, there are areas cupping and bowing pergo type flooring along the planter area especially near the front door.



Unit #22.

INTERIORS:

There was some peeling paint on the front window sill which appears to be from improper painting and sun exposure

There were some areas on the ceilings upstairs which had leaks several years ago which have been patched and painted.

The back door has some rotted areas on the exterior, see the pest control report for more information.

INTERIOR COMMENTS:

COMMENTS: This is a general visual inspection, there was no destructive or intrusion testing performed. The intention of this report is to inform the client of the overall condition of the property and the material defects therein, not to itemize or list all the individual flaws.

GENERAL COMMENTS:

The interior of the building has personal items and furniture blocking the view and therefore access to parts of the property.

This is not a mold or fungus inspection, it is advised to have a mold specialist examine the property and structure and do a complete inspection to determine the presence or not of any mold that may affect the health or safety of the occupants.

During this inspection there may be items discovered that require further inspection and/or subsequent repairs. Where further inspection by a specialty trade is advised, this is meant to be done during the inspection period, prior to the contingency expiring and certainly prior to the close of escrow. The whole intent of this procedure being to fully discover the extent of the repairs needed and the associated costs.

INSPECTION LIMITATIONS

SPECIFIC EXCLUSIONS AND LIMITATIONS:

OUR GOAL: Our Goal is to enlighten you as to the condition of the property by identifying material defects that would significantly affect the property and therefore your decisions concerning it. We strive to add significantly to your knowledge of the building. **Thus the goal is not to identify every defect concerning the property but focus upon the material defects and thereby put you in a much better position to make an informed decision.**

GENERALIST VS. SPECIALIST A property inspector is a generalist and the inspection is conducted along generalist guidelines as listed above. The generalist job is to note material defects in the property he is inspecting. When he observes and finds one or more problems in a system of the property that affects its performance he may then refer the entire system over to a specialist in that field for a further detailed investigation. The specialist is expected to conduct a more detailed examination on that system from his specialist sphere of knowledge and training to determine all the problems with the system and the related costs of repairs. The specialist is inspecting from a depth of knowledge and experience that the generalist does not have.

REPRESENTATIVE SAMPLING: The building has many identical components such as windows, electrical outlets, etc. We inspect a representative sampling of these only. We do not move any furniture or personal belongings. This means that some deficiencies which were there may go unnoted or there may be items which are impossible to anticipate. We suggest that you plan for unforeseen repairs. This is part of property ownership as all buildings will have some of these repairs as well as normally occurring maintenance.

USE OF THE REPORT: The inspection report does not constitute a warranty, insurance policy or guarantee of any kind. It is confidential and is given solely for the use and benefit of the client and is not intended to be used for the benefit of or be relied upon by any other buyer or other third party.

PRE-INSPECTION AGREEMENT: Terms and conditions crucial to interpretation of the report are contained in a separate pre-inspection agreement. Do not use this report without consulting the pre-inspection agreement as use of this report constitutes the acceptance of all the terms, conditions and limitations in that agreement.

MOLD, MILDEW AND FUNGI:

Mold, mildew and fungus are specifically excluded from the inspection and the report. The inspector is not qualified to note the presence or absence of mold. Mold can be a serious problem and should not be overlooked. The structure should be inspected for mold during the inspection contingency period by a specialist in this field to ensure that this hazard does not exist.

WOOD DESTROYING ORGANISMS:

Termites, dryrot, wood rot and wood destroying organisms are covered by the structural pest control operator's report. These are not part of the inspection and the inspector will not be inspecting for them. The Business and Professions Code prohibits anyone but licensed structural pest control operators from commenting on this subject.

BUILDING CODES:

This is not a building code or code compliance inspection. That is a different type of inspection performed by the local municipality, usually during construction. It is advised to obtain all available documentation such as building permits and certificates of occupancy during the inspection contingency period.

HAZARDOUS SUBSTANCES:

Identifying hazardous substances is not part of this inspection. Items such as formaldehyde, lead based paint, asbestos, toxic or flammable chemicals and environmental hazards are not tested for and not within the scope of the inspection.

INSPECTION LIMITATIONS:

This is a limited time visual inspection. It excludes any items we cannot directly observe such as chimney interiors, furnace heat exchangers, underground piping, etc. These are specialty inspections and those inspections can be arranged using specialized equipment.

Additionally we do not inspect to see if components are installed properly. We do not have the specialized training, instruction sheets or manuals to determine if they meet manufacture's or building code requirements for installation, which can be quite varied. This is part of the specialist's inspection and any questions concerning installation would best be answered by the specialist.