

RISK Assessment® Report

February 05, 2010.



17 Unit Apartment Building Long Beach, CA

Inspector - Bob Pace & Beau Gordon
Confidential and Proprietary

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RISK ASSESSMENT®

Commercial Real Estate Inspectors

3266 Kirkham Drive
Glendale CA 91202
818.957.4654

This is an assessment of the five major systems - Plumbing, Electrical, Heating and Air Conditioning, Structure and Roofing along with an assessment of any other current deferred maintenance issues for the site.

This assessment will cover three aspects of these systems per industry standards, namely:

- 1. Expected useful life left in each system.**
- 2. Maintenance/Repairs that are needed immediately for each system.**
- 3. Total costs that are expected over the next five years for each system.**

Note: The cost estimates are industry standards per the *R.S. Means - 2007 Building Construction Cost Data 20th Annual Western Edition* along with review and consultation with local contractors.

Although care and thought have gone into this assessment there are many variables that can cause the actual prices to differ greatly, such as: local building ordinances, requirements, specifications and details, local demand for labor, materials, etc.

No implied warrantee is given.

No cosmetic concerns have been addressed in these estimates.

No Routine Maintenance concerns have been addressed in these estimates below \$1000.

ADDRESS: Long Beach, CA.

<i>CLIENT: 17 Unit Apartment Building</i>	<i>February 05, 2010.</i>
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PLUMBING:

<p>1. The expected useful life left in the Plumbing System:</p> <p>The Expected Useful Life left in the system is for those portions of the system that appear to be original or very aged it is at or past its expected useful life.</p> <p>2. What Maintenance/Repairs are needed immediately for the Plumbing System:</p> <p>It is advised to have a Camera review of the Waste lines by a qualified plumbing specialist. Due to these being mostly underground this is the only way to determine the true condition.</p> <p>It is advised to remove and replace any existing galvanized piping in the system.</p> <p>3. What costs are expected over the next five years for the Plumbing System:</p> <p>Expect \$40,000 - \$50,000 not including any drain line replacements. Drain line replacements will require further review by a qualified plumbing contractor to determine scope of work needed</p>	<p>TOTAL:</p> <p>\$40,000 - \$50,000</p>
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ELECTRICAL:

<p>1. What is the expected useful life left in the Electrical System:</p> <p>The expected useful life of the electrical system is: in excess of 50 years.</p> <p>2. What Maintenance/Repairs are needed immediately for the Electrical System:</p> <p>The system appeared to be in serviceable condition at the time of the inspection and other than routine maintenance no immediate significant deficiencies or repairs were observed to be needed.</p>	
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<p>3. What costs are expected over the next five years for the Electrical System:</p> <p>The electrical system appears to be Serviceable and no major expenses are anticipated for the next five years other than minor repairs and routine maintenance</p>	<p>TOTAL: Routine Maintenance</p>
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HEATING AND COOLING:

<p>1. What is the expected useful life left in the Heating and Air Conditioning System:</p> <p>The typical life for wall units such as these is approx. 15-20 years if well maintained.</p> <p>2. What Maintenance/Repairs are needed immediately for the Heating and Air Conditioning system:</p> <p>Installing proper heating in all units is required. Not all units were inspected. Expect to pay from \$900 - \$1200 for gas wall units. Expect to pay from \$500 - \$750 per unit for wall electric heaters.</p> <p>3. What costs are expected over the next five years for the Heating and Air Conditioning System:</p> <p>To determine the full costing it will be required to review all units to see which ones are in need of heaters. Approx. 5 - 7 units appear to not have heat currently. Expect to pay approx. \$4,000 - \$8,000 for proper heating</p>	<p>TOTAL: \$4,000 - \$8,000</p>
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ROOF:

<p>1. What is the expected useful life left in the Roofing System:</p> <p>The roofing system has different areas in different conditions with different life expectancies. Portions of the front appear to be relatively new and some sections, such as over the right side lower area is aged and worn and near the end of it's expected useful life.</p> <p>2. What Maintenance/Repairs are needed immediately for the Roofing System:</p> <p>The roof is in need of some repairs and maintenance at this time. During this review by a qualified roofer other repairs may become apparent.</p> <p>It is recommended to install a reflective coating (Cool Roofing System) over the roofing surface at this time. This is not mandatory however recommended to help increase the cost savings due to lowered cooling costs and to prolong the life of the surface.</p> <p>It is advised to remove all areas of ponding water to help extend the life of the system.</p> <p>3. What costs are expected over the next five years for the Roofing System:</p> <p>\$8,000 - \$12,000 depending on the methods used</p>	<p>TOTAL:</p> <p>\$8,000 - \$12,000</p>
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STRUCTURE:

<p>1. What is the expected useful life left in the Structural System:</p> <p>It appears that the expected useful life is, 20 - 30 years</p> <p>2. What Maintenance/Repairs are needed immediately for the Structural System:</p>	
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<p>Some repairs are needed to areas under the building such as under unit 10 where some of the supports have been undermined. That appears to be best done by a foundation specialist.</p> <p>Further repairs may be recommended during a full review by a qualified foundation specialist however these do not appear to be mandatory at this time.</p> <p>3. What costs are expected over the next five years for the Structural System:</p> <p>Accurate estimates can only be determined after a full evaluation is done by the proper specialist and a detailed recommendation has been completed and reviewed by a qualified contractor. Expected costs for the above mentioned repair is approx. \$2,000 - \$3,000</p>	<p>TOTAL:</p> <p>\$2,000 - \$3,000</p>
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GENERAL MAINTENANCE & REPAIRS:

<p>1. What is the expected useful life left in the Site:</p> <p>The expected useful life left in the site is, approx. 20 - 30 years with routine maintenance.</p> <p>2. What Maintenance/Repairs are needed immediately currently for the Site:</p> <p>Some general window repairs are advised at this time. These are common for this type of site and the age.</p> <p>No cosmetic repairs or maintenance are addressed in this assessment.</p> <p>3. What costs are expected over the next five years for the Site:</p> <p>\$2,000 - \$3,000 for overall window repairs</p>	<p>TOTAL:</p> <p>\$2,000 - \$3,000</p>
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TOTAL COMBINED ESTIMATED EXPENSES:

Further review is advised at this time by qualified specialists to determine the full scope of work. These estimates should be used as guidelines only.

TOTAL:

\$56,000 - \$76,000

SITE PHOTO



17 Unit Apartment Building Long Beach CA

INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:

DATE OF INSPECTION: February 05, 2010.
TIME OF INSPECTION: 10:30 AM.
CLIENT NAME: 17 Unit Apartment Building.
ADDRESS: Long Beach CA.
INSPECTOR: Bob Pace & Beau Gordon.

CLIMATIC CONDITIONS:

WEATHER: Rain.
TEMPERATURE: 50's.

BUILDING CHARACTERISTICS:

BUILDING TYPE: Apartment Building.
STORIES: Two for part of it.

UTILITY SERVICES:

UTILITIES STATUS: The utilities were on.

OTHER INFORMATION:

OCCUPIED: The building was partially occupied. Of the units inspected two were vacant.
CLIENT PRESENT: Yes.
GENERAL OVERVIEW: The site is aged and there have been some upgrades to the major systems such as the electrical and some of the heating units. Some of the units were not able to be inspected such as 15,16 &17.

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 expected useful life. The inspector has made the client aware of this situation by calling it "needs attention" in the report. It is then the clients responsibility to take appropriate action concerning the situation with the appropriate professional in a timely manner.
- NOT ACCEPTABLE:** It is the inspectors opinion that this item is either in need of immediate repairs or is a safety hazard due to adverse conditions. Also the item may be in such a state of disrepair that significant repairs or replacement is strongly advised.
- 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 in a timely manner.
- STANDARDS:**
- A. The report conforms to the Commercial Standards of Practice of the California Real Estate Inspection Association and the Business and Professions Code which defines a commercial real estate inspection as: The inspection to be performed consists of non-intrusive visual observations to survey the readily accessible, easily visible material components, systems and equipment of the building. The inspection is designed to identify material physical deficiencies in the buildings components, systems and equipment, as they exist at the time of the inspection. Unless otherwise agreed between the inspector and client, the specific systems, structures and components of a building to be examined are listed in these Commercial Standards of Practice.
- B. A commercial real estate inspection report provides written documentation of material physical deficiencies 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 end of their expected useful life. The report may include the Inspector's recommendations for correction or further evaluation.
- The term **material physical deficiencies** means the presence of conspicuous patent defects or material deferred maintenance of the buildings material systems, components or building equipment as

observed during the inspection. **This definition specifically excludes deficiencies that may be remedied by routine maintenance.**

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 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 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 shutoff valves 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:

The visible portion of the water main is composed of galvanized pipe. This is the water supply piping that runs between the city water meter and the building.

MAIN WATER SHUT

OFF LOCATION:

At the front of the building.



CONDITION:

Needs Attention: It appears to be the original plumbing.

WATER SUPPLY PRESSURE REGULATOR:

CONDITION: **No pressure regulator was observed at the main line where it enters the structure. They are sometimes installed in other locations that are not readily discoverable.**

INTERIOR WATER SUPPLY LINES:

WATER SUPPLY
PIPING MATERIAL:

The interior piping that supplies the water throughout the building is a combination of copper and galvanized steel piping with the majority of the piping observed under the sinks to be what appears to be original galvanized piping.

CONDITION:

Needs Attention: The original galvanized steel piping that is left in the system has rust and is showing deterioration. These will need to be replaced as they continue to wear out.

WATER VOLUME AT
FIXTURES:

Serviceable for the most part with some drop in volume at times.

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:

Needs Attention:
There are rusty areas on the exterior of the waste lines. It is not possible to tell when, but they will need replacing in the future as they continue to wear out.



Not Acceptable: There are areas of leaks noted under the building such as at unit 10.

WASTE LINE
COMMENTS:

The interior of the waste lines are not visible. A detailed investigation can only be performed by the use of an internal camera by a specialty contractor.

GAS SYSTEM:

SEISMIC GAS SHUT
OFF VALVE:

There is no automatic seismic gas shut-off valve on the main gas line. It is advised to have this installed for health and safety purposes.

GAS METER
LOCATION:

The meter is located on the right side of the building.



CONDITION: Serviceable.

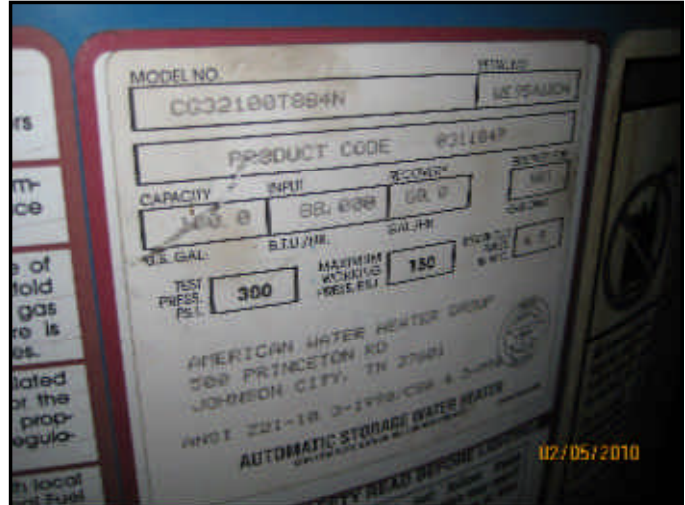
WATER HEATER:

LOCATION: The water heater is located in the utility area at the rear of the building on the lower floor.



FUEL: Gas.

SIZE: 100 gallons.



AGE: 15 years old. Water heaters have an expected life of 8 - 12 years.

CONDITION: **Needs Attention: The water heater is very old and past its expected life span. Industry standards indicate that it will need to be replaced in the near future.**

COMBUSTION AIR: Serviceable overall.

WATER HEATER STRAPPING AND SUPPORT: Serviceable.

RECIRCULATING PUMP: Serviceable.

TEMPERATURE/PRESSURE RELIEF VALVE: Serviceable.

VENTING: Serviceable.

COMMENTS: The adequacy or efficiency of any hot water heater cannot be determined in a limited time visual inspection. It is not known how hot 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 interior of the waste lines are not visible. A detailed investigation can only be performed by the use of an internal camera by a specialty contractor.

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. 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.

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.

COMMENTS:

The adequacy or efficiency of any hot water heater cannot be determined in a limited time visual inspection. It is not known how hot water will get or how long it will last and this is many times a matter of personal preference.

ELECTRICAL SYSTEM

Electrical features are operated with normal controls. The general wiring, switches, outlets and fixtures are randomly checked in accessible areas. 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 SUPPLY:

PATH OF

ELECTRICAL SUPPLY: The electricity is supplied by an overhead line to the building.

ELECTRICAL SUPPLY

CONDITION: Serviceable.

MAIN SUPPLY PANEL :

PANEL LOCATION:

The main electrical panel is located on the left exterior side of the building.



MAIN PANEL SPEC'S: 208Y 120 volt.
Service
Amperage - 400.



MAIN PANEL PROTECTION DEVICE: The main panel disconnect is a circuit breaker.



MAIN PANEL CONDITION: Serviceable.

MAIN PANEL CIRCUIT BREAKERS: Serviceable.

COMMENTS: This is a new system.

ELECTRICAL SUBPANELS:

SUBPANEL
LOCATION:



Typical sub panel.

Each unit has its own subpanel.

SUBPANEL
CONDITION:

Serviceable overall.

SUBPANEL
COMMENTS:

All the panels in the units appears to have been replaced.

INTERIOR ELECTRICAL WIRING:

WIRING CONDITION:

Serviceable however it is not known if all the interior wiring has been changed out to new wiring. This is beyond the scope of the general visual inspection to determine this.

OUTLETS:

CONDITION:

A representative sampling of outlets were tested and those that were checked were found to be in working order.

SWITCHES:

CONDITION:

A representative sampling of switches were checked and those that were tested were found to be in working order.

FIXTURES:

CONDITION:

Serviceable overall.

SMOKE DETECTORS:

CONDITION: Smoke detectors are installed in the correct locations but they are not tested as part of this inspection.

Needs Attention, there are missing smoke detectors in areas of the units. See units for details.

EXTERIOR ELECTRICAL:

CONDITION: The exterior lighting outside the building and on the grounds is not part of the inspection.

FIRE SUPPRESSION & SAFETY SYSTEMS

FIRE SAFETY
SYSTEMS:

This type of building site is required to have certain fire safety items. These are items such as exit signs and fire extinguishers. It is advised to check with the local Fire Marshall to determine if this building meets current fire safety regulations.

ELECTRICAL COMMENTS:

ELECTRICAL SYSTEM
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. 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.

HEATING AND COOLING SYSTEM

While some observations may be code related, this inspection does not determine if the system complies with code. Weather permitting a representative sampling of 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 are additional items that 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 usually inspected.

GENERAL COMMENTS:

Some of the apartment units have had new gas wall heaters installed.

Some of the units do not have permanent heating. This is required.

See individual units section for details.

HEATING AND COOLING SYSTEMS:

LOCATION: The heating unit is located inside the building Each unit has its own heating system, they are gas fired wall units for the most part where they exist.

SYSTEM TYPE: The furnace is a gas-fired wall unit for the most part where viewed.

CONDITION: **Not Acceptable, some of the units have no permanent source of heat. This is required. See individual units for details.**

Some of the existing units operated when tested and some did not.

COMMENTS: **It is advised to have a licensed heating contractor examine the systems and make all needed repairs to ensure safe and properly operating systems are present in all units. 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.**

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.

ROOF OVERVIEW:

The low slope sections of the roof are aged and worn and there have been some areas of recent repairs. Also there are some areas of recent patching such as at the upper left section and over the right front lower section that is plastic. Full disclosure by the current owner is advised at this time.

ACCESS TO ROOF:

The access to the roof is only by a personal ladder. There is no built in roof access.

ROOF:

ROOF STYLE:

The roofing system is a flat roof with a low pitch.



TYPE OF ROOFING
MATERIAL LOW
SLOPE ROOF:



The roofing material on the low sloped roof is multi layered roofing materials.

ROOF ACCESS:

The roofing was walked on to inspect it for the majority. The left upper section was not walked on but observed from the other roofing areas.

**ROOF COVERING
STATUS:**

Needs Attention, on the low sloped roof, the roofing material has areas of wear, deterioration and some areas it is losing its granule surface. This sort of wear is usually an indication that the roofing



material is past the half way point of it's expected useful life. there are signs of standing water from the past from discoloration noted in more than one location. It is noted there are areas of the roof that have had patching and or repairs done to them. This is usually an indication that there have been leaks and past issues. It is advised to have full disclosure by the seller as to the history of any roof leaks.



EXPOSED FLASHINGS:

CONDITION:



Not Acceptable, there are numerous missing weather cap covers.

SCUPPER, GUTTERS, DOWNSPOUTS & ROOF DRAINAGE:

SCUPPER OR GUTTER
CONDITION:

**Needs Attention,
It is noted that
no secondary
drains were
observed. This is
a standard
requirement and
is strongly
recommended.**



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. It is for this reason it is being referred to a specialist, as he can determine all the problems and give an accurate estimate of the costs involved.

It is advised to consider a "Cool Roof" solution for the life of the roof. This will help prolong the life of the roof and help maintain lower temperatures inside the building that result in lowered cooling costs. Consult with a qualified roofing contractor at this time regarding this solution.

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

It is important for all roofs to have regular maintenance, including cleaning out any and all drainlines or gutters and ensuring all the penetrations are properly sealed.

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.

GENERAL DESCRIPTION OF THE STRUCTURE:

Overall the foundation system appear to be servicing the building and doing the job for which it was intended. This is an older building and some deterioration and settlement has been observed but for the most part does not appear to be significant or beyond the scope of what is common for sites of this age, built in the 1920's.

FOUNDATION:

CRAWL SPACE:

Not Acceptable there is a section under the site near unit 10 that is wet and sunken. Some leaking is noted under unit 10.



**RAISED
FOUNDATION:**

Serviceable, though it is noted that some areas of deterioration are noted such as at the exposed edges of the foundation.



**FOUNDATION
BOLTING:**

Needs Attention, the structure is not bolted to the foundation. Ideally foundation anchor bolts would be added to attach the wood frame of the building to the foundation to prevent movement in case of seismic activity. It is noted this is not a mandatory requirement.

**FOUNDATION
CRIPPLE WALLS:**

The cripple walls, or portions of it, have not been strengthened with seismic reinforcement (shear panels etc). 'Cripple walls' are short walls between the foundation and the under side of the building framing. Although this may not be required, seismic reinforcement would help reduce damage to the structure during seismic activity. For detailed information consult with a foundation specialist.

POSTS AND PIERS:

Needs Attention, the piers and posts that hold up the structure are undermined in areas where the earth under them has been removed. They do not have full bearing on the soil and cannot give full support, Such as under unit 10.

FOUNDATION VENTS:

Serviceable, with typical wear and tear in areas and a few are bent.

STRUCTURAL COMMENTS:

**GENERAL
SUGGESTIONS:**

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. Please consult the Termite report for full details.

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.

CONDITION: Serviceable overall, There is typical cracking in the exterior walls.



EXTERIOR WINDOW SURFACES:

MATERIAL: The exterior window surfaces are wood.

CONDITION:



Needs Attention, there are areas of deterioration to the exterior of the windows such as around some of the edges. These are aged and worn for the most part.

EXTERIOR DOOR SURFACES:

MATERIAL: The exterior door surfaces are wood.

CONDITION: Serviceable overall, with typical wear noted.

DECKS AND BALCONIES:

DECK CONDITION: Needs Attention, the deck has roofing material installed that is not suitable for foot traffic.



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 by the "termite" company in a timely manner and they usually have a guarantee on their work. Please refer to the structural pest control report for any information

concerning them

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.

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: Serviceable overall.



LANDSCAPING:

CONDITION: The grounds on the property have generally been maintained.

DRAINAGE:

SITE: Flat site.

DRAINAGE CONDITION: There were no observable significant defects in the grading and drainage around the immediate building areas. It is noted however that the site is a "flat" or very low slope site and it is expected that there will be some areas where water will pool or pond during rainy periods.

It is advised to consult the current owner to determine if there have been any history of adverse conditions in the past after rains.

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.

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.

INTERIOR AREAS:

WINDOW CONDITION: The windows are the original double-hung wooden.

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.

ADDITIONAL NOTES: It is typical when a building is remodeled or repairs are undertaken that additional problems surface that were not noted on the inspection report. This is to be expected as walls, floors and ceilings are opened up during the work to reveal areas that were not accessible during the inspection. Any remodeling work undertaken on a property should be expected to reveal some of these problems and it is recommended that additional sums be set aside for this purpose.

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 absence of any mold that may affect the health or safety of the occupants.

Units

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 any cracking or damage to the chimney or its flue. This can only be determined by a chimney expert.

UNIT:1

DESCRIPTION: This is a single (studio).
The apartment is vacant.

UTILITY STATUS: The utilities were on at the time of inspection.

INTERIOR LIVING AREAS:

The interior living areas are aged, but remain serviceable overall.

Needs Attention: The wood flooring has been patched in various locations.



Needs Attention: There are areas of the floor that are uneven or sloping in the living room.

RESTROOM:

Needs Attention: While the restroom is generally serviceable, there are areas with excessive wear.



Needs Attention: The water volume drops when more than one fixture is used.

Needs Attention: The bathtub has been resurfaced (painted) and is peeling.

Needs Attention: The interior surfaces, such as walls, ceiling and cabinets are generally serviceable, but there are areas of excessive wear.

HEATING

The heating system is a gas wall furnace.

Needs Attention: The heating- did not operate when tested.

This heater has been updated.



WATER HEATER

LOCATION - There is a common water heater for all the units, this unit does not have it's own.

KITCHEN:



The kitchen is generally aged, but remains serviceable.

Part of the kitchen has been updated, such as partial new cabinets and countertop and tile floor.

Copper was noted under the kitchen sink.

UNIT:2

DESCRIPTION:

This is a single (studio).

INTERIOR LIVING AREAS:

The interior living areas are aged and worn, but remains serviceable overall.

Needs Attention: The wood flooring has surface wear in areas of the floor.

Needs Attention: There are areas of the floor that are uneven or sloping in the area of the heater.

RESTROOM:



Needs Attention: While the restroom is generally serviceable, there are areas with excessive wear. The sink has been updated.

Needs Attention: The sink drains slowly.

Needs Attention: There is deterioration in around the tub enclosure.

Needs Attention: There are areas of damage at the walls and/or ceiling.

HEATING



Needs Attention: The gas wall furnace does not appear to be being used. The pilot was off.

The heating system is a floor gravity heat system.

NOTE: The floor grill can get very hot, which can burn bare feet.

ELECTRICAL

Serviceable.

It is noted that the electrical has been at least partially upgraded. Each unit has its own new sub panel.



SMOKE DETECTORS -

Serviceable.



KITCHEN:



Needs Attention: While the kitchen generally functioning, there are areas with excessive wear.

UNIT: 4

DESCRIPTION:

This is a 1 bedroom, 1 bathroom unit

INTERIOR LIVING AREAS:

The interior living areas are aged, but remain serviceable overall.



BEDROOMS:

The bedroom interiors are aged, but remain serviceable overall.

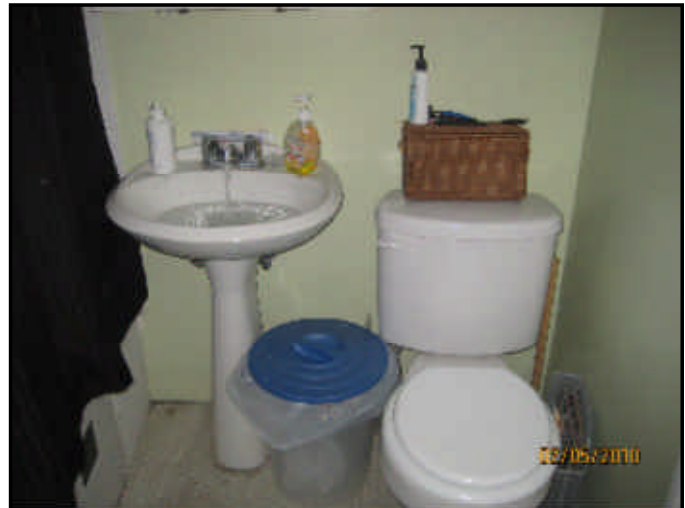
Needs Attention: There are areas of moisture stains and/or damage on the ceiling.



RESTROOM:

The restroom is generally aged and worn, but remains serviceable.

Needs Attention: The sink drains slowly.



HEATING

Serviceable: The unit appeared to perform correctly when operated and exhibited typical wear and tear.

This is a typical new unit.



ELECTRICAL

Serviceable.

SMOKE DETECTORS -

Serviceable.

KITCHEN:

The kitchen is generally aged, but remains serviceable.

This is a typical renovated kitchen.

UNIT:3

DESCRIPTION:

This is a 2 bedroom, 1 bathroom unit.

UTILITY STATUS:

The utilities were on at the time of inspection.

INTERIOR LIVING
AREAS:

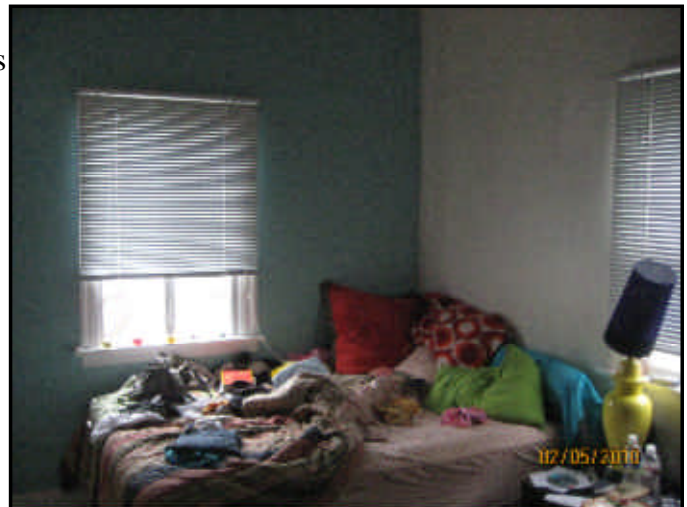
The overall interior living areas were found to be serviceable.



BEDROOMS:

The overall bedroom interiors were found to be serviceable.

It was noted that there is a bathroom sink mounted in the bedroom closet.



RESTROOM:

Serviceable.

Needs Attention: The bathtub has been resurfaced (painted) and is peeling.



HEATING

Needs Attention: The gas wall furnace does not appear to be being used. The pilot was off.

The heating system is a floor gravity heat system.

NOTE: The floor grill can get very hot, which can burn bare feet.

ELECTRICAL

Serviceable.

SMOKE DETECTORS -

Needs Attention: There are areas that are not protected with smoke detectors where it is recommended they be installed, as bedrooms or hallways.

KITCHEN: **Needs Attention: While the kitchen generally functioning, there are areas with excessive wear.**

FAUCET:
Needs Attention: There is not hot at the kitchen sink.

UNIT:8

DESCRIPTION: This is a single (studio).

INTERIOR LIVING AREAS: The interior living areas are aged and worn, but remains serviceable overall.

RESTROOM: **Needs Attention: While the restroom is generally serviceable, there are areas with excessive wear.**

Needs Attention: The sink drains slowly.



Needs Attention: The toilet is damaged.

Needs Attention: The interior surfaces, such as walls, ceiling and cabinets are generally serviceable, but there are areas of excessive wear.

CABINETS:
Needs Attention: The bathroom cabinet is damaged.

HEATING **Not Acceptable: There is no heating in the unit.**

SMOKE DETECTORS - **Needs Attention: There are areas that are not protected with smoke detectors where it is recommended they be installed, as bedrooms or hallways.**

KITCHEN: **Needs Attention: While the kitchen generally functioning, there are areas with excessive wear.**

UNIT:7

DESCRIPTION: This is a single (studio).

It has excessive personal items, which limits the ability to observe and report on existing conditions.

INTERIOR LIVING AREAS: **Needs Attention: This unit is showing excessive wear.**

RESTROOM: **Not Acceptable: This restroom is showing areas excessive wear.**

Not Acceptable: The interior surfaces, such as walls, ceiling and cabinets are excessively worn and/or damaged.
Needs Attention: There are areas of a mold like substance on the ceiling/walls.

HEATING **Not Acceptable: The kitchen cooktop is being used for heating the unit.**

ELECTRICAL **Serviceable.**

SMOKE DETECTORS - **Needs Attention: There are smoke detectors that have been removed or not properly mounted.**

KITCHEN: **Not Acceptable: This kitchen is showing excessive wear.**

UNIT:5

DESCRIPTION: This is a single (studio).

The apartment is vacant.

INTERIOR LIVING
AREAS:

The interior living areas are aged, but remain serviceable overall.

RESTROOM:

The restroom is generally aged and worn, but remains serviceable.

Needs Attention: The sink drains slowly.

Needs Attention: The toilet is loose.

The interior surfaces, such as walls, ceiling and cabinets are generally aged and worn, but remain serviceable.

HEATING

Not Acceptable: There is no heater in the unit.

SMOKE DETECTORS -

Serviceable.

KITCHEN:

The kitchen is generally aged, but remains serviceable.

UNIT 6:

DESCRIPTION: This is a single (studio).

The apartment is vacant.

INTERIOR LIVING
AREAS:

The interior living areas are aged, but remain serviceable overall.

RESTROOM:

The restroom is generally aged and worn, but remains serviceable.

The interior surfaces, such as walls, ceiling and cabinets are generally aged and worn, but remain serviceable.

The restroom is generally aged and worn, but remains serviceable.

The interior surfaces, such as walls, ceiling and cabinets are generally aged and worn, but remain serviceable.

HEATING

Not Acceptable: No heating for the unit.

SMOKE DETECTORS -

Serviceable.

KITCHEN:

This is a typical unit.

UNIT 11:

DESCRIPTION:

This is a single (studio).

INTERIOR LIVING
AREAS:

Not Acceptable: There are areas of moisture staining and or damage on the ceiling.

RESTROOM:

The restroom is generally aged and worn, but remains serviceable.

Needs Attention: The toilet is loose.

Needs Attention: The bathtub has been resurfaced (painted) and is peeling.

The interior surfaces, such as walls, ceiling and cabinets were found to be serviceable.

HEATING

Not Acceptable: There is no heating in the unit.

ELECTRICAL

Serviceable.

KITCHEN:

Needs Attention: While the kitchen generally functioning, there are areas with excessive wear.

SINK:

Rusty water. **Needs Attention:** The sink drain is slow.

UNIT 12:

DESCRIPTION:

This is a single (studio).

INTERIOR LIVING
AREAS:

The overall interior living areas were found to be serviceable.

RESTROOM:

Needs Attention: The toilet is loose.

Needs Attention: The tub controls are not properly sealed to the wall.

The restroom is generally aged and worn, but remains serviceable.

The interior surfaces, such as walls, ceiling and cabinets are generally aged and worn, but remain serviceable.

HEATING

Serviceable: The unit appeared to perform correctly when operated and exhibited typical wear and tear.

ELECTRICAL Serviceable.
SMOKE DETECTORS - Serviceable.

KITCHEN: The kitchen is generally aged, but remains serviceable.

Needs Attention: The counters have damage to the tile and/or deteriorated grout.

UNIT:18

DESCRIPTION: This is a single (studio).

INTERIOR LIVING AREAS: The interior living areas are aged, but remain serviceable overall.

RESTROOM: The restroom is generally aged and worn, but remains serviceable.

Sink

Needs Attention: The sink is loose.

The bathtub has been resurfaced (painted).

Needs Attention: The interior surfaces, such as walls, ceiling and cabinets are generally serviceable, but there are areas of excessive wear.

HEATING **Needs Attention: The gas wall furnace does not appear to be being used. The pilot was off.**

ELECTRICAL Serviceable.

SMOKE DETECTORS - Serviceable.

KITCHEN: **Needs Attention: While the kitchen generally functioning, there are areas with excessive wear.**

UNIT: Laundry Room.

DESCRIPTION: This is the upper floor laundry room.

The unit is showing excessive wear.

It is noted there is a sign on the wall that says do not wash and dry at the same time or the power will shut off.

UNIT:14

DESCRIPTION: This is a single (studio).

INTERIOR LIVING AREAS:

The interior living areas are aged and worn, but remains serviceable overall.

RESTROOM:

The restroom is generally aged and worn, but remains serviceable.

Needs Attention: The toilet runs continuously.

Needs Attention: The interior surfaces, such as walls, ceiling and cabinets are generally serviceable, but there are areas of excessive wear.

CABINETS:

Needs Attention: The bathroom cabinet is damaged.

HEATING **Not Acceptable: No heating for the unit.**

ELECTRICAL Serviceable.

SMOKE DETECTORS - Serviceable.

KITCHEN: **Needs Attention: While the kitchen generally functioning, there are areas with excessive wear.**

UNIT:10

DESCRIPTION: This is a single (studio).

It has excessive personal items, which limits the ability to observe and report on existing conditions.

Per disclosure the tub drain leaks under the building.

INTERIOR LIVING AREAS:

The interior living areas are aged and worn, but remains serviceable overall.

Needs Attention: There are areas of the floor that are uneven or sloping. It was reported by the tenant that the water from the bathtub is draining into the crawls space. This was brought to their attention by a plumber, but to their knowledge the problem has not been fixed.

There is evidence of settlement, centered around the area of the bathroom.

HEATING Serviceable: The unit appeared to perform correctly when operated and exhibited typical wear and tear.

SMOKE DETECTORS - **Needs Attention: There are areas that are not protected with smoke detectors where it is recommended they be installed, as bedrooms or hallways.**

KITCHEN: **Needs Attention: While the kitchen generally functioning, there are areas with excessive wear.**

UNIT:15,16,17

DESCRIPTION: **There was no access to units 15, 16 and 17.**

UNIT:9

DESCRIPTION: This is a single (studio).

This unit has been better maintained than the average at this site.

INTERIOR LIVING AREAS:

The overall interior living areas were found to be serviceable.

There is typical wear to the surfaces.

RESTROOM:

Serviceable.

The interior surfaces, such as walls, ceiling and cabinets are generally aged and worn, but remain serviceable.

HEATING

Needs Attention: No source of providing heat to the unit was located, though do to tenant items it is possible that one exists. Providing heat is a mandatory requirement. Further investigation is advised.

ELECTRICAL

This is a typical unit.

SMOKE DETECTORS -

Serviceable.

KITCHEN: The kitchen is generally aged, but remains serviceable.

Needs Attention:

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 a 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 are 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.