

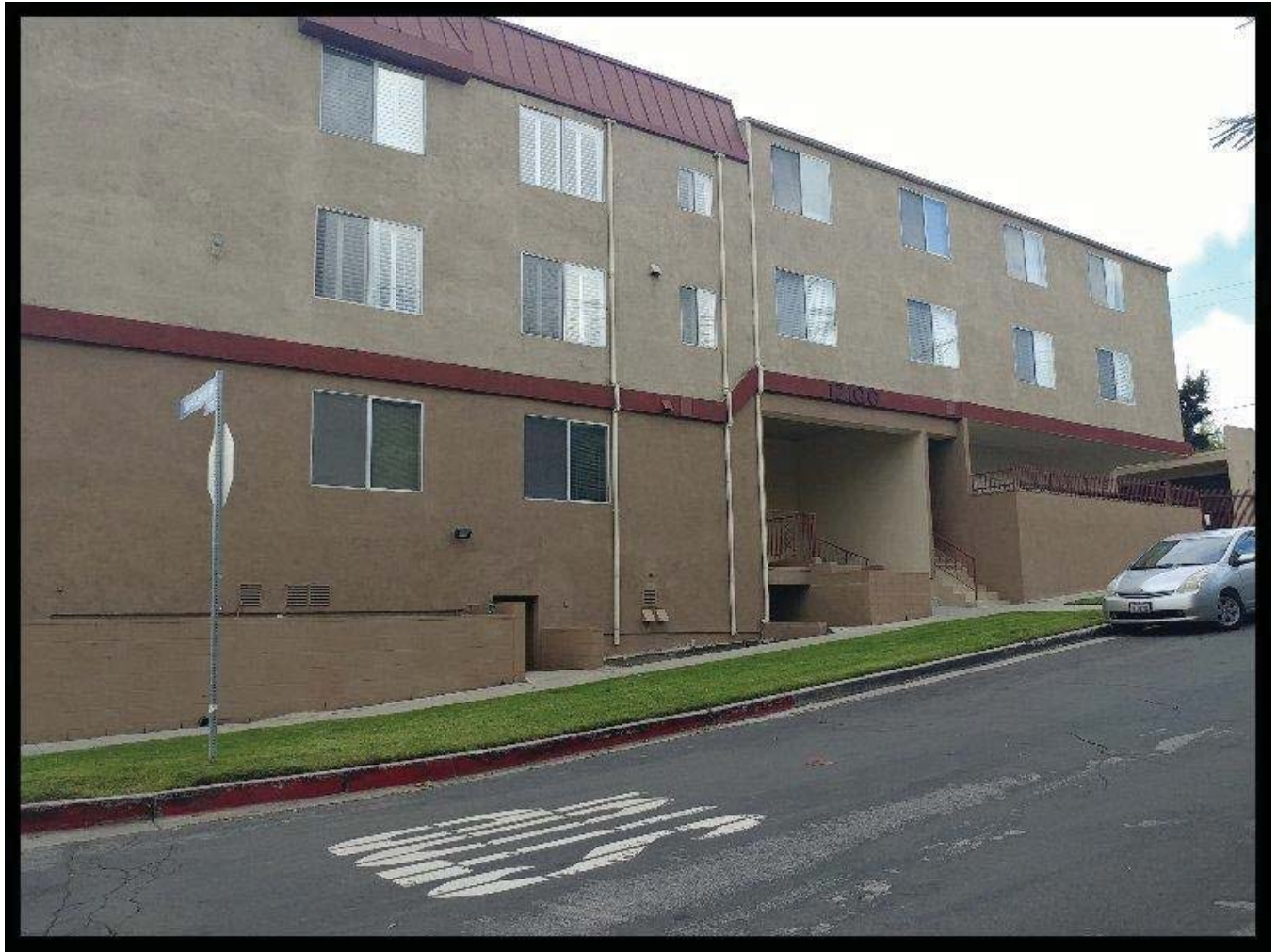
RISK Assessment® Report



Studio City, CA 91604

Inspector - Bob Pace & Tim Gavigan
Confidential and Proprietary

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RISK ASSESSMENT®

Commercial Real Estate Inspectors

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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:

<i>CLIENT:</i>	
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PLUMBING:

<p>1. The expected useful life left in the Plumbing System:</p> <p>The expected useful life left appears to be approx. 20 - 30+ years- If properly maintained.</p> <p>Those portions of the system that appear to be original or very aged appear to be at or past their expected useful life however it appears all the supply lines have been upgrade to newer copper piping.</p> <p>For the waste lines the expected useful life can only be determined with an internal camera inspection. Per industry standards the life expectancy of typical waste lines is approx. 40 - 60 years depending on many variables. Only with an internal camera inspection can the conditions and life expectancy be determined for the site.</p> <p>2. What Maintenance/Repairs are needed immediately for the Plumbing System:</p> <p>As a precaution it is strongly 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. (Note: due to the majority of the waste lines being underground the expected useful life can't be accurately determined without an internal camera inspection which is beyond the scope of this general visual inspection and advised at this time.) Typical costs for a single line camera waste line inspection: \$250 - \$350.</p> <p>It is advised to have the water heater properly installed. This will involve items such as properly installed flexible connectors for the incoming and outgoing water lines and proper handling of the exposed wires at the recirculating pump.</p> <p>3. What costs are expected over the next five years for the Plumbing System:</p> <p>The above repairs/upgrades are considered routine maintenance</p>	<p>TOTAL:</p> <p>Routine Maintenance. Specialty Evaluation recommended</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 left of the electrical system is approximately - 10 - 20+ years if properly maintained.</p>	
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<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> <p>It is advised to have GFCI outlets installed in all recommended locations such as the older apartments.</p> <p>3. What costs are expected over the next five years for the Electrical System:</p> <p>The above repairs appear to be approx. \$1,000 or less. This is considered routine maintenance.</p>	<p>TOTAL:</p> <p>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 roof mounted units such as these is approx. 15-20 years if well maintained. Of the 20 total HVAC units observed 18 of them are past their expected useful lives.</p> <p>2. What Maintenance/Repairs are needed immediately for the Heating and Air Conditioning system:</p> <p>Due to the age of the units, approximately 10 years or more since the date of manufacture, the presence of the coolant known as R22 is typical. This coolant is no longer allowed to be used and if repairs are needed that involve installing more coolant for any reason, replacement of the unit is usually warranted.</p> <p>It is advised to have each unit fully cleaned and serviced at this time. Typical cost is approx. \$100 - \$150 per individual unit.</p> <p>A service contract is advised with an HVAC professional to help ensure maximum life and optimum performance.</p> <p>A full evaluation is advised at this time by a qualified HVAC specialist to determine what the best course of action is for this site and the conditions present.</p>	
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<p>Within the next five years significant maintenance, repairs and/or replacements will most likely be needed to a vast majority of the units per industry standards due to age.</p> <p>3. What costs are expected over the next five years for the Heating and Air Conditioning System:</p> <p>Anticipated replacement cost in the next five years for the units on this site is approx. \$100,000 - \$125,000+ at current costs. If individual units are replaced then the costs could go up due to crane costs for each unit installed versus doing them all at the same time.</p>	<p>TOTAL:</p> <p>\$100,000 - \$125,000+</p>
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ROOF:

<p>1. What is the expected useful life left in the Roofing System:</p> <p>The roofing system is at the end of its expected useful life. It exhibits weathering and deterioration to the point it is no longer a reliable moisture barrier in it's present condition.</p> <p>2. What Maintenance/Repairs are needed immediately for the Roofing System:</p> <p>Though full review by a qualified roofing contractor is recommended at this time, it appears diligent annual maintenance will be needed for this roofing system and replacement is very likely soon and within the next five years replacement is almost assured.</p> <p>Though full review by a qualified roofing contractor is recommended at this time, replacement of the existing roof system is advised.</p> <p>It is strongly advised to remove all areas where the water does not flow off the roof easily. Ponding will accelerate the deterioration of the roof materials greatly and should be removed. Review by a qualified roofing specialist is advised.</p> <p>It is advised to have a Core Sample done of the roofing material. This is the only way to fully understand the number of layers of roofing present and the true condition of the roofing material. This is beyond the scope of this general visual inspection.</p>	
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<p>3. What costs are expected over the next five years for the Roofing System:</p> <p>In five years replacement of the roof appears likely. Estimated costs: \$45,000 - \$55,000+</p>	<p>TOTAL:</p> <p>\$45,000 - \$55,000+</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 from roughly 30 - 50+ years if properly maintained.</p> <p>2. What Maintenance/Repairs are needed immediately for the Structural System:</p> <p>It is advised to have a qualified seismic specialist examine the seismic retrofitting that has been done at this time to determine if it is up to the standards required at the time the work was done. This is mentioned as a precaution and not due to any significant deficiencies observed.</p> <p>Due to the building having been built before the 1994 Northridge earthquake a review by the local building department is advised to see if any structural repairs or upgrades were done with the Building Department approvals due to this seismic event.</p> <p>3. What costs are expected over the next five years for the Structural System:</p> <p>No significant costs are anticipated in the next five years to the Structure.</p>	<p>TOTAL:</p> <p>Routine Maintenance. Specialty Evaluation recommended</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>	
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2. What Maintenance/Repairs are needed immediately currently for the Site:

This site has what appears to be Exterior Elevated Elements. These are, in short, decks, walkways and balconies along with their railings, over six feet off the ground that appear to have substantial structural support from wood. The Exterior Elevated Elements Inspection is a specialty inspection and not part of this general visual inspection. This specialty inspection is required by law by a qualified professional for each apartment building location with three or more apartment units every six years and no later than Jan 1st, 2025. This detailed review is strongly advised at this time for health and safety due to observations at the time of this inspection.

It is advised to have the decking fully cleaned, and any needed repairs made then sealed to help ensure a leak free moisture barrier.

The parking area is worn and aged and there are sections that are deteriorated to the point that resurfacing of the asphalt is advised at this time.

Due to modifications to the site since the original construction that would typically require Building Department permits it is advised to have all paperwork reviewed by a qualified general contractor with the local Department of Building and Safety to ensure all proper procedures were taken and approved.

3. What costs are expected over the next five years for the Site:

The above repairs/upgrades are considered routine maintenance. Expect costs of \$20,000 - \$30,000+ for the above recommended items Depending on the methods and materials used

TOTAL:
\$20,000 \$30,000+

TOTAL COMBINED ESTIMATED EXPENSES:

It is noted that in this Report a number of Specialty Inspections have been deemed necessary and are recommended.

Costs associated with the findings of Specialist Inspections can add significantly to these Total Combined Estimated Expenses.

Upgrades and renovations to interiors are not included in these costings.

Further review by qualified specialists is advised at this time to determine the full scope of work.

These estimates should be used as guidelines only.

TOTAL:

\$165,000 - \$225,000+

INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:

DATE OF INSPECTION:

TIME OF INSPECTION:

10:00 AM

CLIENT NAME:

ADDRESS:

Studio City, CA 91604

INSPECTOR:

Bob Pace & Tim Gavigan

CLIMATIC CONDITIONS:

WEATHER:

Cloudy with sprinkles

TEMPERATURE:

50's

BUILDING CHARACTERISTICS:

BUILDING TYPE:

Multi Family unit building

STORIES:

Three

UTILITY SERVICES:

UTILITIES STATUS:

The utilities were on

OTHER INFORMATION:

OCCUPIED:

Yes

APPROX. DATE OF
CONSTRUCTION

1965 Per Disclosure at the time of the inspection.

CLIENT PRESENT:

Yes

GENERAL OVERVIEW:

Note; at request the units observed were 102, 201, 204, 205, 208, 301 and 308. All interior observations are based of these units only.

Overall the building and its systems are Serviceable with the exception of the HVAC units that are for the most part well past their expected useful life and the Roofing that is aged and worn. Due to age and condition of these systems, repairs or upgrades are expected now or in the near future.

As a note there are Exterior Elevated Elements Present on this site. Per Senate Bill 721 (SB721) A specialty inspection is required. *"The purpose of the Specialty Deck and Balcony inspection is to determine that exterior elevated elements (decks and balconies) and their associated waterproofing elements are in generally safe condition and the public or the occupants are not endangered."*

The Exterior Elevated Elements Inspection is a specialty inspection and not part of this general visual inspection. This specialty inspection is required by law for each apartment building location with three or more units every six years and no later than Jan 1st, 2025.

Definition of Exterior Elevated Elements: *The following types of structures, including their supports and railings: balconies, decks, porches, stairways, walkways, and entry structures that extend beyond exterior walls of the building and which have a walking surface that is elevated more than six feet above ground level, are designed for human occupancy or use, and rely in whole or in substantial part on wood or wood-based product for structural support of stability of the exterior elevated elements.*

Due to alterations and modifications observed to the building a full review at the local department of Building and Safety is strongly advised to determine if all proper procedures have been addressed. This is advised by a qualified general contractor at this time.

The building appears to have a "soft story" condition over the parking structure that has been upgraded recently. Soft story is where the weight of living area is supported by a parking structure below and the corners at each side of the car entry opening are not sufficiently braced to support the stress created by the lateral movement during an earthquake. Refer to the Earthquake Hazards booklet for more details and a drawing that illustrates this condition and consult a structural engineer for a solution to this condition if it is found to exist.

NOTE - The original date of construction is before 1978. Due to this there are two aspects that should be taken into consideration during future

upgrades or renovations: 1. The use of lead based paint was common and typical. 2. The use of asbestos materials in items such as insulation and flooring materials was common. Both items are considered hazardous materials and require specialty methods and personnel for mitigation. The ability to determine if these are present require detailed reviews by qualified professionals which is beyond the scope of a general visual inspection such as this.

Equipment, furniture and personal items are not moved during the inspection. Due to the amount of items in portions of the building the views are limited. Limited views can obscure deficiencies.

NOTE: In the Report, building orientation is established by "front, back, left and right" indications, with "Front" of the building determined by the wall containing the building's main entry door.

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 for it's age.

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.

PLUMBING OVERVIEW

Overall the plumbing system, both supply lines and the waste lines, appear to be serviceable. No significant defects were observed and it appears that typical and routine maintenance is all that will be needed for the near future.

MAIN WATER SUPPLY LINE:

MAIN WATER SHUT OFF
LOCATION:

On the left side of the building.



MAIN WATER LINE
MATERIAL:

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

CONDITION:

Serviceable overall.

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 this is beyond the scope of a general visual inspection.

COMMENTS:

This component has been upgraded from the original construction.

INTERIOR WATER SUPPLY LINES:

WATER SUPPLY PIPING
MATERIAL:

The interior piping that supplies the water throughout the building is made of copper where viewed.

The interior piping that supplies the water throughout the building is made of copper where viewed. It is noted some of the older galvanized piping may still be in use in areas not visible.

CONDITION:

Serviceable overall.

WATER VOLUME AT
FIXTURES:

Serviceable overall.

WATER SUPPLY PIPING
COMMENTS:

It appears that all the interior supply piping has been replaced with copper piping. It is advised to procure any records and warranties for the repiping work that has been performed on the site.

WASTE LINES:

WASTE LINE MATERIAL:

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

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.

Some of the waste lines have been Replaced. This is a typical sign that the original waste lines remaining in the system are wearing out and at or near the end of it's service life.



MAIN SEWER CLEANOUT:

A main waste line cleanout was located Basement in the water heater room



A main waste line cleanout was located in the garage.



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. Such an inspection is recommended at this time as only by this kind of inspection can the actual condition of the waste lines be determined.

Such an inspection is recommended at this time, as only by this kind of inspection can the actual condition of the waste lines be determined.

GAS SYSTEM:

GAS METER LOCATION:

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



The meters are located on the back of the building.



GAS SYSTEM CONDITION:

Serviceable overall.

SEISMIC GAS SHUT OFF VALVE:

Serviceable.

There are automatic seismic gas shut-off valves for all the gas meters in the building.

WATER HEATER:

LOCATION:

The water heating system is common to all the units in the building.

The water heater is located in the basement.



LOCATION CONDITION:

Serviceable overall.

FUEL:

This is a Gas water heater.

SIZE:

100 gallons.



AGE:

Approximately 6 years old. Water heaters have an expected life of 8 - 12 years.

CONDITION:

Serviceable overall.

Needs Attention:

There are no flexible connections at the inlet and outlet piping. This is a requirement.



COMBUSTION AIR:

Serviceable overall.

STRAPPING AND SUPPORT:

Serviceable overall.

RECIRCULATING PUMP:

Needs Attention:

Open wires were observed at the unit.



TEMPERATURE/PRESSURE
RELIEF VALVE:

Serviceable overall.

VENTING:

Serviceable overall.

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.

EXTERIOR PLUMBING:

SPRINKLER SYSTEM:

Exterior sprinklers and plumbing lines are beyond the scope of a general visual inspection.

PLUMBING COMMENTS AND RECOMMENDATIONS:

WASTE LINE

RECOMMENDATIONS:

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. Such an inspection is recommended at this time.

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. During the inspection a Representative Sampling of the plumbing is viewed. This is to include any limited view areas such as in a crawl space, attic, etc. This is not a detailed specialty inspection.

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.

The system Appears Serviceable overall.

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.

ELECTRICAL OVERVIEW

Overall the system is aged but serviceable.

MAIN ELECTRICAL SUPPLY:

PATH OF ELECTRICAL
SUPPLY:

The electricity is supplied by an underground line to the building.

ELECTRICAL SUPPLY
CONDITION:

Serviceable overall.

MAIN SUPPLY PANEL :

PANEL LOCATION:

The main electrical
panel is located in the
basement.



MAIN PANEL SPEC'S:

120/240 volts.

Service Amperage
rating - 600 amp stand
up panel.



Service Amperage
rating - appears to be
90 for the units

MAIN PANEL PROTECTION
DEVICE:

The main panel
disconnect is a lever.



BREAKER SYSTEM:

Serviceable overall.

This panel and circuit breaker system is an old system. It is nearing the end of its expected life span. As with all older systems it will be more prone to failure due to its age and design. Some of these older systems have a reputation for unreliability, failing to trip, jamming, or overheating. Some electricians may recommend the panel be replaced and upgraded for safety.

GROUNDING SYSTEM:

The connection of the grounding wires to the grounding system is not fully visible. It should be connected to a grounding rod and/or the cold water piping system but in many cases a full view of these connections are not observable and are covered over within the building.

It is noted that a limited number of outlets were tested of the building and each did test as grounded.

MAIN PANEL CONDITION:

The main electrical panel for the site is overall Serviceable.

The main service to the site is aged and worn and at or near the end of its expected useful life. Review is advised by a qualified electrical contractor for safety at this time.

ELECTRICAL SUBPANELS:

SUBPANEL LOCATION:

Each apartment has its own subpanel within

These are located in the hallway.



SUBPANEL CONDITION:

Serviceable overall.

INTERIOR ELECTRICAL WIRING:

TYPE OF WIRING:

The wiring was observed to be the plastic coated type where seen. There may be other types of wiring in the system that were not visible.

WIRING CONDITION:

Serviceable Overall.

However the view is very limited

OUTLETS:

CONDITION:

A representative sampling of outlets were tested and those that were checked were found to be overall serviceable.

OUTLET COMMENTS:

It is recommended that Ground Fault Circuit Interrupter (GFCI) safety outlets be installed at the exterior, restrooms, & any kitchen outlets. Not all the outlets may have these at the proper locations. This is advised for health and safety.

These were not viewed in the non updated units

SWITCHES:

CONDITION:

Serviceable overall.

FIXTURES:

CONDITION:

The fixtures observed of the property appeared to be serviceable overall.



SAFETY ALARMS:

SMOKE DETECTORS:

Serviceable overall.

CARBON MONOXIDE
DETECTORS:

Due to location and type it is uncertain if these were in all required locations however they appear to be.

FIRE SUPPRESSION & SAFETY SYSTEMS:

FIRE SAFETY SYSTEMS:

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

EXIT SIGNS:

Location and quantity of exit signs for a commercial property are beyond the scope of this inspection and require a specialty inspection to determine if all requirements are being met. It is recommended to consult with the Fire Marshal's office to determine current standards.

Exit signs do appear to be properly located and in adequate quantity.

EXTERIOR ELECTRICAL:

CONDITION:

Inspection of the exterior lighting outside the building and on the grounds is typically not part of the inspection.

ELECTRICAL COMMENTS AND RECOMMENDATIONS:

ELECTRICAL SYSTEM
RECOMMENDATION:

No significant repairs are recommended other than regular routine maintenance of the system as needed.

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 building codes. 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, due to being 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 and programmable thermostats. Units that are shut down with not be tested or operated. Determining the remaining life of the system is based on industry standards. Window A/C's are not built in units and therefore not usually inspected.

HVAC OVERVIEW:

Needs Attention:

Due to the age of the units, approximately 10 years or more since the date of manufacture, the presence of the coolant known as R22 is typical. This coolant is no longer allowed to be used and if repairs are needed that involve installing more coolant for any reason, replacement of the unit is usually warranted.



Most of the HVAC systems are aged and worn.

Replacement should be expected in the near future per industry standards due to age.

The units are located

**on the roof as package
units that service for
both heating and
cooling.**

EQUIPMENT SUMMARY:



Typical HVAC views.

A total of 20 HVAC units were observed on the roof. The heating and cooling systems for the building are known as "Roof Packages". This is the type of system where the gas heating furnace and the electric air conditioning (cooling) components are packaged inside one container and perform both functions from this common location on the roof. All appear to be two ton unit with the vast majority of them approx. 22 years old or older.

Due to age of most of the HVAC units it is advised to have each of the HVAC units in the system fully evaluated by a qualified professional however replacement should be expected in the near future per industry standards due to age.

Here is a breakdown of the units as observed at the time of the inspection starting near the roof access.

1. Roof package. 2-ton. From 1998. Electrical disconnect and condensate lines appear to be serviceable.
2. Similar to number one. Appears to be from 1993. Condensate line disconnected.
3. Old roof package. Disconnected condensate. Filter clean.
4. Similar. 1997.
5. Similar. 1995.
6. Similar. 1994.
7. Similar. 2019. Condensate line is disconnected.
8. Similar. 1997.
9. Similar. 1998.
10. Similar. 2017.
11. Similar. 1998.
12. Similar. 1998.
13. Similar. 1998.
14. Similar. 1998. Condensate does not have a trap.

15. Similar. 1998.
16. Similar. 1998.
17. Similar. 1998.
18. Similar. Appears to be from 1998. Disconnected condensate line.
19. Similar. 1998. Condensate does not have a trap.
20. Similar. 1998. Condensate disconnected.

General notes. All the filters observed appear clean. All the units are on metal capped platforms. Most of the units are labeled as to which units they served.

SYSTEM

LOCATION:



The heating and cooling units are located on the roof.

LOCATION CONDITION:

Serviceable overall.

The units are installed on metal-capped platforms as is recommended.

SYSTEM TYPE:

The heating and cooling systems for the building are known as "Roof Packages". This is the type of system where the gas heating furnace and the electric air conditioning (cooling) components are packaged inside one container and perform both functions from this common location on the roof.

SYSTEM AGE:

The vast majority of the heating and cooling units are very old and aged. While these may still be working at this time, each is well past its expected life span.

Per industry standards the expected useful life of a unit such as this is approx. 15 - 20 years depending on the frequency and quality of maintenance. Most of the units are at least 22 years old. Quarterly maintenance is recommended for optimum operation and longest lasting life.

CONDENSATE LINE:

Needs Attention:

For approx. 5-6 of the HVAC units the condensate lines are not connected to an approved drain and are draining onto the roof.

RETURN AIR AND FILTERS:

Serviceable where viewed.

ELECTRICAL DISCONNECT:

Serviceable Where Viewed.

HVAC SYSTEM CONDITION:

Needs Attention:

The heating and cooling system is very old and aged overall. While there are units in the system that may still be functional and working most are well past the expected life span.

HEATING AND COOLING COMMENTS:

RECOMMENDATIONS:

It is advised to have a licensed HVAC contractor examine the site and make all needed repairs or recommendations for the conditions present and to ensure safe and proper operation.

It is advised to consult the current owner to determine the maintenance history at this time.

As units get older more maintenance and repairs should be expected and replacement should be factored in. Note: the quality of the maintenance can prolong the life of HVAC equipment significantly.

Some of the units are not clearly labeled as to which area they service. This is strongly recommended to help maintenance and service personnel.

GENERAL COMMENTS:

It is advised to keep all units properly serviced and maintained. Proper service and timely repairs can significantly increase the normal expected, industry standard service life.

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:

There were areas of standing water (ponding) on the roof during the inspection or signs of past standing water. Standing water will accelerate the deterioration of roofing materials affected. It is advised to eliminate these areas of ponding by improving the slope of the roof wherever needed, or to reinforce affected areas where slope improvement is impractical or to ensure the ponding areas are cleaned on a regular basis to help minimize the effect.

The roofing is Aged and Worn.

It is noted the roof has numerous pieces of equipment on it. This will require extra care and maintenance to ensure a leak free condition.

Though the roofing materials show typical wear it is nearing the end of it's expected Serviceable Life. This means that maintenance will be needed on a more regular basis to help maintain a leak free condition.

ACCESS TO ROOF:

ACCESS TO ROOF:

The access to the roof is by interior stairs.

ACCESS CONDITION:

Serviceable overall.

HOW ROOF ACCESSED:

The roofing was walked on to inspect it.

ROOF:

ROOF STYLE:

The roofing system has a Low Slope to it. This means that the slope of the roof appears to be no more than 2" of rise for every 12" of horizontal measurement.



TYPE OF ROOFING MATERIAL:

The roofing material on the low sloped roof is made of tar with gravel on top of it.



ROOF COVERING STATUS:

Needs Attention:

There are areas of standing water on the roof during the inspection. Standing water will accelerate the deterioration of roofing materials affected. It is advised to eliminate these areas of ponding by improving the slope of the roof wherever needed, or to reinforce affected areas where slope improvement is impractical.



Needs Attention:

There are areas of the roof that have been patched. This is normally done to correct past moisture intrusion issues. Full disclosure regarding these is advised at this time from the building's past history.



Needs Attention:

There are sections of exposed underlayment. This roof no longer is a reliable moisture barrier. Extensive repairs/replacement are needed at this time.



Needs Attention:

The roofing system is showing signs of general wear and age.



ROOF COMMENTS AND RECOMMENDATIONS:

RECOMMENDATIONS:

A licensed roofing contractor should examine the roofing system now 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.

The roofing is nearing the end of its expected life. Regular annual maintenance is advised until the roof is replaced to ensure a leak free condition. Maintenance appears to be needed at this time.

It is advised to obtain the roofing Maintenance History for the site. This is to help determine the quality of maintenance along with this can be a very strong indicator as to how well the site performs during rains. The quality of maintenance can allow a roofing system to perform well past industry standards regarding typical useful life. Industry wisdom is to have all roofing systems inspected every year and for any maintenance or repairs to be done by a qualified professional to help maintain a leak free condition.

COMMENTS:

It is advised to obtain the roofing Maintenance History for the site. This is to help determine the quality of maintenance along with this can be a very strong indicator as to how well the site performs during rains. The quality of maintenance can allow a roofing system to perform well past industry standards regarding typical useful life. Industry wisdom is to have all roofing systems inspected every year and for any maintenance or repairs to be done by a qualified professional to help maintain a leak free condition.

California usually has seasonal rains which typically occur near the end and the beginning of each calendar year. Occasionally, the rainfall is

exceptionally high. In recent years Southern California has been going through a drought. During drought periods many conditions visible following rains do not appear. The duty of a building inspector is to disclose visible conditions present at the time of the inspection. If a condition is not visible, it cannot be reported. All roofing systems require regular routine maintenance. It is advised to ensure that the roofing system receives regular routine maintenance.

It is noted that gravel type roofing systems limit the view of the water proofing system greatly due to the nature of how the system is put together. The water proofing is covered with gravel which limits the view and thus the ability to determine the true condition of the roofing system. The only way to know the true condition is to do invasive testing such as a coring sample which is beyond the scope of this inspection. If further detail is needed at this time it is advised to have the system reviewed by a qualified roofer.

It is noted the roof has numerous pieces of equipment on it. This will require extra care and maintenance to ensure a leak free condition.

STRUCTURAL SUPPORT 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.

STRUCTURAL OVERVIEW:

Overall the structure appears generally serviceable exhibiting typical wear.

Due to age a seismic review of the building's structure is recommended to determine feasible, cost-effective upgrades to improve the building's resistance to earthquake movement according to improvements and upgrades to earthquake safety standards since the building's construction. This is advised as a precautionary measure and not due to any significant deficiencies observed.

STRUCTURAL FOUNDATION SYSTEM:

DESCRIPTION:

The building appears it is supported a reinforced masonry and concrete foundation system.

STRUCTURAL WALL SYSTEM:

This appears to be a Wood Frame building with Stucco covering.

EXTERIOR WALLS
CONDITION:

Serviceable overall.



FRAMING CONDITION:

Serviceable overall.

PARKING LOT:

PARKING STRUCTURE
BELOW LIVING SPACE

Serviceable Overall.



STRUCTURAL COMMENTS AND RECOMMENDATIONS:

RECOMMENDATIONS:

As a note there are Exterior Elevated Elements Present on this site. Per Senate Bill 721 (SB721) A specialty inspection is required. *"The purpose of the Specialty Deck and Balcony inspection is to determine that exterior elevated elements (decks and balconies) and their associated waterproofing elements are in generally safe condition and the public or the occupants are not endangered."*

The Exterior Elevated Elements Inspection is a specialty inspection and not

part of this general visual inspection. This specialty inspection is required by law for each apartment building location with three or more units every six years and no later than Jan 1st, 2025.

Definition of Exterior Elevated Elements: *The following types of structures, including their supports and railings: balconies, decks, porches, stairways, walkways, and entry structures that extend beyond exterior walls of the building and which have a walking surface that is elevated more than six feet above ground level, are designed for human occupancy or use, and rely in whole or in substantial part on wood or wood-based product for structural support of stability of the exterior elevated elements.*

GENERAL COMMENTS:

Seismic retrofit work has been done to the building since the original construction. This work appears to have been done professionally and to professional standards. No significant defects were observed. Due to the nature of this type of work and it requiring engineering specifications the ability to determine if it has been done to these specifications is beyond the scope of this general visual inspection. If further review or a more detailed inspection is desired then it is advised to have the work reviewed by a qualified seismic retrofit specialist.



Apparent soft story upgrades.

GARAGE - CARPORT-PARKING AREA

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.

GARAGE OVERVIEW:

Overall the garage is generally serviceable and exhibits typical wear.

It appears there have been modifications to the support system to the parking areas below living or office space to help mitigate the possible effects of a seismic event. Full disclosure is advised.



STYLE:

LOCATION:

The car port is under living area.

GARAGE EXTERIOR:

MATERIAL:

The exterior garage covering is stucco.

CONDITION:

Serviceable.

GARAGE INTERIOR:

CONDITION:

Serviceable.

Typical wear and tear is noted in areas.



GARAGE FLOOR:

CONDITION:

Serviceable.

with typical wear and tear in areas



GARAGE COMMENTS:

GARAGE SUMMARY:

It appears there have been modifications to the support system to the parking areas below living or office space to help mitigate the possible effects of a seismic event. Full disclosure is advised.



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 OVERVIEW:

Overall the exteriors are generally serviceable exhibiting typical wear.



EXTERIOR COVERING OF THE BUILDING:

MATERIAL:

The exterior building covering is stucco.



CONDITION:

It appears the building has been recently repainted and there has been some re-stucco done in areas



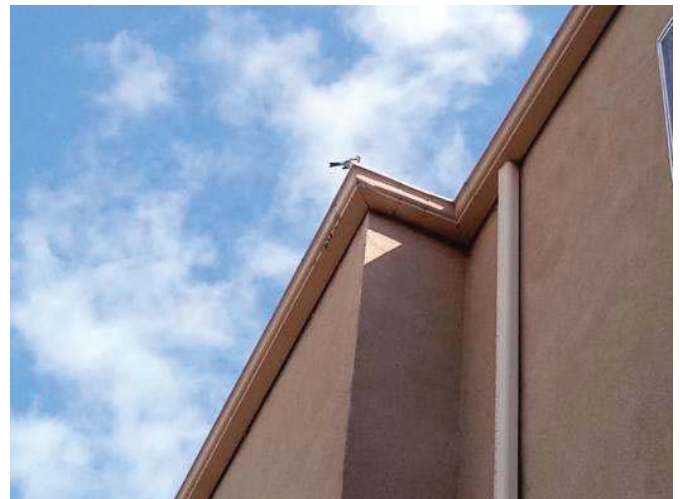
EXTERIOR TRIM:

MATERIAL:

The exterior trim surfaces are metal.

CONDITION:

The Roof gutter is deteriorated to the point that it needs replaced.



EXTERIOR WINDOW SURFACES:

MATERIAL:

The exterior window surfaces are metal.



CONDITION:

Serviceable overall.

There are some areas with typical wear.

EXTERIOR DOOR SURFACES:

MATERIAL:

The exterior door surfaces are wood.



CONDITION:

Damage to a door in
the basement
service room.



EXTERIOR STAIRS:

CONDITION:

Serviceable.



Serviceable overall.

Some minor painting and patching needs to occur



RAILINGS:

CONDITION:

Some of the railing base connections to the deck show signs of deterioration and this can promote moisture intrusion and hidden damage.



The railings are damaged.



The railings do not meet current safety standards - it is recommended that there is no space greater than four inches in any portion of the railing for safety.



DECKS AND BALCONIES:

TYPE:

The deck has a waterproof coating on the surface of it

DECK CONDITION:

Needs Attention:

The decking surface is in need of being resealed after any needed repairs are made to ensure a leak free condition.

The second story deck area needs more attention than the third

Cracks need to be sealed



EXTERIOR COMMENTS AND RECOMMENDATIONS:

COMMENTS:

This inspection is not a structural pest control inspection, otherwise known as a termite inspection. The "termite" inspection also covers such things as dry rot 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.

GARAGE - CARPORT-PARKING AREA

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 resistance, 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.

GARAGE OVERVIEW:

Overall the garage is generally serviceable and exhibits typical wear.



STYLE:

LOCATION:

The car port is under living area.

And there is a detached carport.

GARAGE EXTERIOR:

MATERIAL:

The exterior garage covering is stucco.

CONDITION:

Serviceable.

The exterior of the garage has vegetation growing on it. While this may be attractive it can deteriorate the covering of the building over time.



GARAGE INTERIOR:

CONDITION:

Serviceable.

GARAGE FLOOR:

CONDITION:

Serviceable.

though it is noted that Soft-story work has been done.



GARAGE COMMENTS:

GARAGE
RECOMMENDATIONS:

No repairs are recommended other than regular routine maintenance as needed.

It appears that saw story work has been completed.



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.

GROUNDS OVERVIEW:

Overall the grounds are generally serviceable and exhibit typical wear.



MAIN ENTRY:

CONDITION:

Serviceable.



WALKWAYS:

CONDITION:

Serviceable.

There are cracked in
areas of the public
concrete walkways.



PARKING AREA:

DRIVEWAY:

Serviceable.



Needs Attention:

The driveway area surfaces are deteriorated and in need of being resurfaced at this time.



PARKING LOT:

Serviceable overall.

There is a soft story and a detached carport.



PROPERTY WALLS, FENCES & GATES:

CONDITION:

Serviceable.



Serviceable.



LANDSCAPING:

CONDITION:

The grounds on the property need general maintenance in areas.



There are areas where the shrubbery has been removed.



DRAINAGE:

SITE:

The site is on a gentle slope.

DRAINAGE CONDITION:

There were no significant observable defects in the grading and drainage within six feet of the building.

A camera drain line inspection can examine the interior of most drain lines and determine their condition. It is also recommended to consult with the owner for a history of the performance of all drains during periods of heavy rainfall.



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 qualified general contractor who specializes in drainage systems.

PATIO:

CONDITION:

Needs Attention:

The site appears to have previously had a pool installed in the courtyard and filled in. Further review by qualified general contractors is advised to determine that all proper procedures have been followed.



GROUND COMMENTS:

GROUND
RECOMMENDATIONS:

Overall the maintenance of the site and grounds appears to be serviceable.

GENERAL COMMENTS:

Low-voltage systems such as phone, cable, internet or grounds lighting on the site are not part of the real estate inspection.

This report does not include identification of property boundaries. If this information is desired, it is advised to consult with a qualified professional.

California usually has seasonal rains which typically occur near the end and the beginning of each calendar year. Occasionally, the rainfall is exceptionally high. In recent years Southern California has been going through a drought. During drought periods many conditions visible following rains do not appear. The duty of a building inspector is to disclose visible conditions present at the time of the

inspection. If a condition is not visible, it cannot be reported.

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.

OVERVIEW:

DESCRIPTION:

There is a pool located on the property.



OVERALL CONDITION:

This has been filled in

APARTMENT 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. Appliances such as stoves, dishwashers, refrigerators, etc. 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.

APARTMENT OVERVIEW

Overall the interiors of the units are serviceable with typical wear and tear noted other than those items listed below.



The information below reports on the condition of interiors, restrooms and kitchens of the individual units. Except where occasional examples of systems conditions are also reported, detailed information on the electrical, plumbing and other system components in units is generally found under the relevant preceding sections in the Report. When the words, "Such as" are used, this is to signify a general condition and is not a specific list.

UNIT:

DESCRIPTION:

Vacant: 102, 304

Occupied: 201, 204,
208, 301

Not remodeled: 205,
308



UTILITY STATUS:

The utilities were on at the time of inspection

INTERIOR LIVING AREAS:

LIVING ROOMS:

The overall interior living areas of the remodeled units were found to be serviceable.



The non-renovated units are worn but remain serviceable overall.



There is ceiling texture material that may contain asbestos in the un-renovated units. According to the property manager this has already been tested



Needs Attention:

The carpet has areas of wear and/or damage in unit stains and wear in unit 308, 205.



BEDROOMS:

The overall bedroom interiors were found to be serviceable.

(# 102 \$ 304 are Vacant & Renoed)



The overall bedroom interiors were found to be serviceable.

There is typical wear to the surfaces in non-renovated units.

KITCHENS:

Serviceable.

Vacant



Serviceable.

Occupied and
renoed.



Serviceable.

The kitchen
surfaces and
primary components
in this brief test
appeared to be in
serviceable
condition.
with typical wear.

Occupied but not
renoed.



BATHROOMS:

INTERIOR CONDITION:

Serviceable.

Vacant



Serviceable.

Occupied and
renoed.



The restrooms are
generally aged but
remains serviceable.

Occupied but not
renoed.



FIXTURES:

Cracked sink, 205



No GFIC's in the non-renovated units.



Needs Attention:

The bathtub has been resurfaced (painted) and is peeling in unit 308



LAUNDRY:

LOCATION:

The laundry facilities are in the basement.



LAUNDRY AREA:

Serviceable.

LAUNDRY SINK AND FAUCETS:

The laundry sink is generally worn.



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.

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, dry rot, 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 manufacturer'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