RISK Assessment® Report

LA, CA 90042

Inspector - Mike Howson
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:

CLIENT:	

PLUMBING:

1. The expected useful life left in the Plumbing System: The expected useful life left appears to be approx. 20 - 30+ years- If properly maintained. 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. 2. What Maintenance/Repairs are needed immediately for the Plumbing System: Some maintenance or repairs are needed to the interior plumbing fixtures. This appears to be typical routine maintenance for the most part. It is noted that a sewer line camera inspection was performed. Please fully review the report before the contingency period is over. The main water supply lines appear to have been upgraded from the original piping. Full disclosure of work performed, permits and warranties from current owner is advised. Note: the amount of time it took for the water to get hot in some of the units is longer than considered the max per industry standards. Review of the quality of the recirculating system is advised. This is typically done by a quality plumbing contractor. 3. What costs are expected over the next five years for the Plumbing System: The above repairs/upgrades are considered routine maintenance.	TOTAL: Routine Maintenance. Specialty Evaluation recommended

ELECTRICAL:

1. What is the expected useful life left in the Electrical System: The system has had alterations throughout the years and the life expectancy varies depending on the age. Typical systems have a 50 - 70 year life expectancy depending on the materials used and the quality of maintenance. The electrical system main switching gear, or those portions that are original or very aged,	

meaning the breakers, over-current protection devices and the internal components of the panels, are nearing the end of the expected useful life. 2. What Maintenance/Repairs are needed immediately for the Electrical System: Complete and detailed labeling of all electrical panels and circuit breakers is recommended for convenience and safety in the event of emergency and as required by code. It is advised to have GFCI outlets installed in all recommended locations. Note: most units appear to have GFCI outlets. Federal Pacific panels have been observed on the site in most of the apartments that have not been upgraded. These panels have been reported to not perform as designed and are a potential fire/safety hazard. Further review by a qualified electrician is advised at this time for safety. Replacements are the typical recommendation and should be anticipated. 3. What costs are expected over the next five years for the Electrical System: A detailed evaluation of the entire system is needed before any cost estimates can be given accurately. This will require a qualified electrical professional at this time. Expect costs of $15,000 - $20,000+ Depending on the methods and materials used.	TOTAL: $15,000 - $20,000+

HEATING AND COOLING:

1. What is the expected useful life left in the Heating and Air Conditioning System: Many of the apartments have aged wall heaters that are past their expected useful lives. Some have been upgraded to new split system HVAC units. 2. What Maintenance/Repairs are needed immediately for the Heating and Air Conditioning system: It is advised to have each of the gas wall heating units fully cleaned and serviced at this time by a qualified Heating and Air Specialist to determine each of the units true condition. Typical cost is approx. $50 - $75 per individual unit.	

3. What costs are expected over the next five years for the Heating and Air Conditioning System: Replacement costs for comparable split system units is approx. $2,500 - $3,500+ per unit Depending on the methods and materials used. For the site to receive comparable unit upgrades costs of $45,000 - $65,000+ Depending on the methods and materials used	TOTAL: $45,000 - $65,000+

ROOF:

1. What is the expected useful life left in the Roofing System: The roofing system is nearing the end of its expected useful life. It exhibits weathering and deterioration which are all indications of advanced age. 2. What Maintenance/Repairs are needed immediately for the Roofing System: 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. 3. What costs are expected over the next five years for the Roofing System: In five years replacement of the roof appears likely. Estimated costs: $50,000 - $65,000+ Depending on the methods and materials used	TOTAL: $50,000 - $65,000+

STRUCTURE:

1. What is the expected useful life left in the Structural System: It appears that the expected useful life is 20 - 30+ years if properly maintained and all needed upgrades are done now, such as addressing the drainage at the rear to ensure water is properly channeled away from the building.	

2. What Maintenance/Repairs are needed immediately for the Structural System: There are areas of unevenness noted in some of the units. This does not appear to be significant however there was a structural professional present doing a detailed evaluation. Full disclosure of his findings is advised. No significant repairs at this time other than routine maintenance. A seismic upgrade evaluation is recommended to determine any cost-effective improvements to improve the building's resistance to seismic disturbance not due to any significant defects observed. 3. What costs are expected over the next five years for the Structural System: No significant costs are anticipated in the next five years to the Structure	TOTAL: Routine Maintenance. Specialty Evaluations needed to determine scope of work

GENERAL MAINTENANCE & REPAIRS:

1. What is the expected useful life left in the Site: The expected useful life left in the site is approx. 20 - 30+ years with routine maintenance. 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 exterior of the building fully patched and painted where needed to help ensure longer lasting life and help minimize moisture intrusion. Note: due to the age of the building ensuring all peeling paint is properly dealt with due to the possible presence of lead based paint is needed for health and safety.	

It is advised to repair or replace deteriorated areas of the exterior wood trim and then have them repainted to help ensure a longer lasting condition.

Some repairs to the parking areas are needed then it is advised to have the parking areas fully resealed and restriped at this time.

It is advised to have all openable windows examined and any maintenance or repairs done at this time for ease of use and proper function.

The exterior thresholds do not appear to be properly designed or installed to ensure moisture does not seep into the building envelope. Some repairs are advised at this time to help ensure a proper moisture barrier.

The decking needs areas of repairs and resealing.

It is strongly advised to install protective barriers at all railings and stair areas where there are any gaps larger than 4" for safety.

Testing of the spray texture ceilings is advised to determine if any asbestos type materials are present. This is advised for health and safety.

A structural pest control inspection, typically referred to as a termite inspection, is recommended at this time.

A detailed review by a qualified pool specialist is advised. This is to determine the full scope of work needed for health and safety.

There are areas on the site that do not appear to control the water during rains properly. Uncontrolled or improperly controlled water run off can result in damage and/or settlement. A full review by a qualified drainage specialist is advised at this time.

It is advised to have a Phase 1 Environmental inspection done on the site. This is to help ensure health and safety. This inspection is typically between $1,500 - $2,000.

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:

Due to the extent of repairs needed, and the likelihood that additional areas of repairs will be discovered in the course of addressing general site maintenance, it

is recommended to have a General Contractor review the site and make a list of proposed repairs and upgrades based on standards desired by owner with exact anticipated expenses. Only in this way can accurate estimates of overall site maintenance and repairs costs be made. As the roughest of estimates figure $75,000 - $100,000+ Depending on the methods and materials used for upgrades and repairs mentioned above	**TOTAL:** **Specialty Evaluations needed to determine scope of work.**

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:** **Specialty Evaluations needed to determine scope of work.**

INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:

DATE OF INSPECTION:
March 05, 2020.

TIME OF INSPECTION:
9:30 AM.

CLIENT NAME:
Rivendell Global.

ADDRESS:
200 S Ave 59,
LA, CA 90042.

INSPECTOR:
Mike Howson.

CLIMATIC CONDITIONS:

WEATHER:
Clear.

TEMPERATURE:
70's.

BUILDING CHARACTERISTICS:

BUILDING TYPE:
Multi Family unit building.

STORIES:
Two.

UTILITY SERVICES:

UTILITIES STATUS:

The utilities were on.

OTHER INFORMATION:

OCCUPIED:

Some vacant units.

APPROX. DATE OF CONSTRUCTION

1960's.

CLIENT PRESENT:

Yes.

GENERAL OVERVIEW:

Building roof has many flat / ponding areas and is generally aged and worn
Electrical systems have several upgrades such as new main panels. There are however some old Federal Pacific sub-panels which often require replacement due to safety concerns.
Plumbing system has some older cast iron sections of waste pipe.
Heating units have many old or original gas wall furnaces which are at or near the end of their expected serviceable life
Some drainage concerns are noted in back yard especially.
Exterior will need some repairs and upgrades to the exterior walls, the parking areas the pool and balconies.

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 SHUT OFF LOCATION:

Two main shut offs are seen at the left and right sides 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.

PRESSUURE 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:

It appears that the majority of the water supply piping was made from copper.

pipes are copper

CONDITION:

Needs Attention:

While copper pipe is visible in most areas, old rusted galvanized pipe was seen in wall cavity at the back which may not be active ,however it is not a certainty that all old iron pipe has been replaced with copper. It would take further intrusive inspection by a Plumber to determine this.

view of old rusted pipe

WATER VOLUME AT FIXTURES:

Serviceable overall.

WASTE LINES:

WASTE LINE MATERIAL:

It appears that the majority of the waste lines are plastic piping 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.

MAIN SEWER CLEANOUT:

Back of building there are several clean-outs.

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.

It is noted that this camera inspection was being done at the time of the general visual inspection. See this detailed report for the overall condition of the underground sewer lines.

GAS SYSTEM:

GAS METER LOCATION:

Back of building , two sides.


GAS SYSTEM CONDITION:

Serviceable overall.

SEISMIC GAS SHUT OFF VALVE:

Serviceable.

There is an automatic seismic gas shut-off valve installed on the main gas line.

WATER HEATER:

OVERALL:

There are two water heaters.

LOCATION CONDITION:

Laundry room

back of building closet.


FUEL:

This is a Gas water heater.

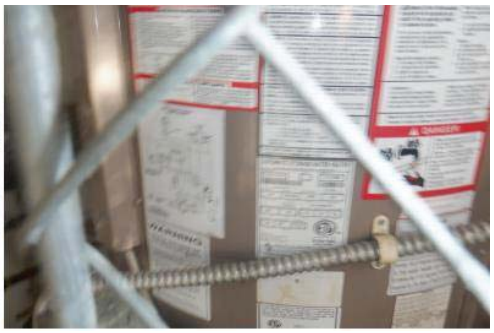
SIZE:

Both are 100 gallon.

AGE:

one is 6 years old

one is 22 years old.



CONDITION:

older water heater in back, is past it's expected serviceable life.

COMBUSTION AIR:

Serviceable.

STRAPPING AND SUPPORT:

Serviceable.

RECIRCULATING PUMP:

There is a recirc. pump on each water heater.

TEMPERATURE/PRESSURE RELIEF VALVE:

Serviceable.

VENTING:

Serviceable.

FIRE SUPPRESSION SYSTEMS

FIRE SUPPRESSION SYSTEMS:

There is no fire suppression system for this site.

EXTERIOR PLUMBING:

SPRINKLER SYSTEM:

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

PLUMBING COMMENTS AND RECOMMENDATIONS:

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.

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.

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.

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 overall.

MAIN SUPPLY PANEL :

PANEL LOCATION:

Main panels are at the back of the building in two locations.

MAIN PANEL SPEC'S:

This is a single phase, 3 wire system.

120/240 volts.

Service Amperage rating - 70 AMP breaker for each unit. Overall 400 AMP panels are seen.

70 amp service each unit

MAIN PANEL PROTECTION DEVICE:

The main panel disconnect is a circuit breaker.

BREAKER SYSTEM:

Serviceable overall.


GROUNDING SYSTEM:

Serviceable overall.

MAIN PANEL CONDITION:

Needs Attention:

The panel is missing some required labels. This is a safety issue. Each panel and breaker is required clearly visible label as to its size and what area it serves.


ELECTRICAL SUBPANELS:

SUBPANEL LOCATION:

Units have a sub-panel in the hall or bedroom.

SUBPANEL CONDITION:

Needs Attention:

Panels identified as having been manufactured by the company Federal Pacific have been observed on the property.

Below is information on Federal Pacific subpanels. An electrician viewing this panel may recommend replacement due to the manufacturer alone. Other electricians after inspection and testing may determine the panel does not need to be changed out. Consultation with a qualified electrician is advised.

Regarding Federal Pacific panels:

These panels have been known to have breakers that did not trip when overloaded meaning that the power continued to flow through the wires when the breaker did not cut the power as designed due to an overload. This information is based upon two sources - 1. www.inspect-ny.com by Daniel Friedman or FPE Panels - Hazard or Hype? by Douglas Hansen as listed on the internet.

There are three issues mentioned regarding Federal Pacific Panels:

1. They are old. None are less than approx. 25 years old and may be as old as 50+ years. Electrical equipment does not improve with age.
2. FPE panels and breakers have design problems unique to them.
3. There are detailed reports of manufacturing defects and circuit breaker failures.

It is strongly advised to review the reports on line and to consult with an electrician at this time as to the best

course of action for this situation.

Replacement of these panels is often the recommendation for health and safety.

Note: It is possible that insurance carriers may not cover a building that have Federal Pacific panels installed. It is advised to consult with your insurance professional.

SUBPANEL COMMENTS:

Needs Attention:

Breakers are not labeled, as required.

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.

TYPE OF WIRING CONDUIT:

The conduit that carries the wiring is a combination of different types where observed.

WIRING CONDITION:

Serviceable Overall.

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.

SWITCHES:

CONDITION:

Serviceable overall.

FIXTURES:

CONDITION:

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

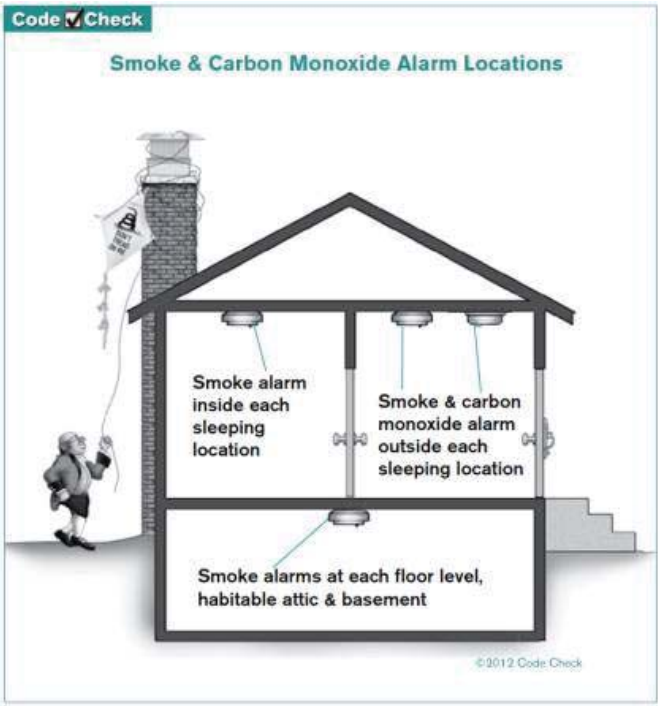
SMOKE DETECTORS:

CONDITION:

Needs Attention:

There are missing smoke detectors in some areas.

Smoke detectors are needed to comply with local safety regulations and escrow instructions. Most local cities require detectors in each sleeping area and the adjoining living area, within twelve feet of the door of the sleeping areas. It is advised to check with the local municipality to determine their requirements.
See illustration.



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.

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:

The system is in need of Repairs/Maint at this time as listed above. Full review by a qualified electrical contractor is advised so that all needed repairs and maintenance are performed in a professional manner for health and safety.

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. 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:

EQUIPMENT SUMMARY:

Wall furnaces are seen in most units

Ten units have a newer Split system.

SYSTEM

LOCATION:

Living rooms have the heating units.

LOCATION CONDITION:

Serviceable overall.

SYSTEM TYPE:

The heating and cooling system is known as a "split system" heat pump. This is an HVAC system with an electric forced air heater that is usually enclosed within the building and a separate but connected AC condenser at the exterior.

There are 10 such units. These are newer units.
Gas wall heaters are mostly what is still used for heating in this building.


SYSTEM AGE:

Split systems are newer

Some are 10 years old.
Wall furnaces are the older style heaters. These appear to be originals.


CONDENSER CONDITION:

Split system condensers are 1.5 ton. These are either new or are 10 years old

Some were on during the inspection.

Wall unit air conditioners were not tested or evaluated. Generally these are older units.

HVAC SYSTEM CONDITION:

Needs Attention:

The original heating units are aged and worn. Though they may still be functional and working, it is noted that this type of unit has a life expectancy of approx. 15 - 20 years. Depending on the quality of maintenance, these units are at or near this age.

HEATING AND COOLING COMMENTS:

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.

RECOMMENDATIONS:

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 he 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.

ACCESS TO ROOF:

ACCESS TO ROOF:

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

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 multi-layered roofing materials.

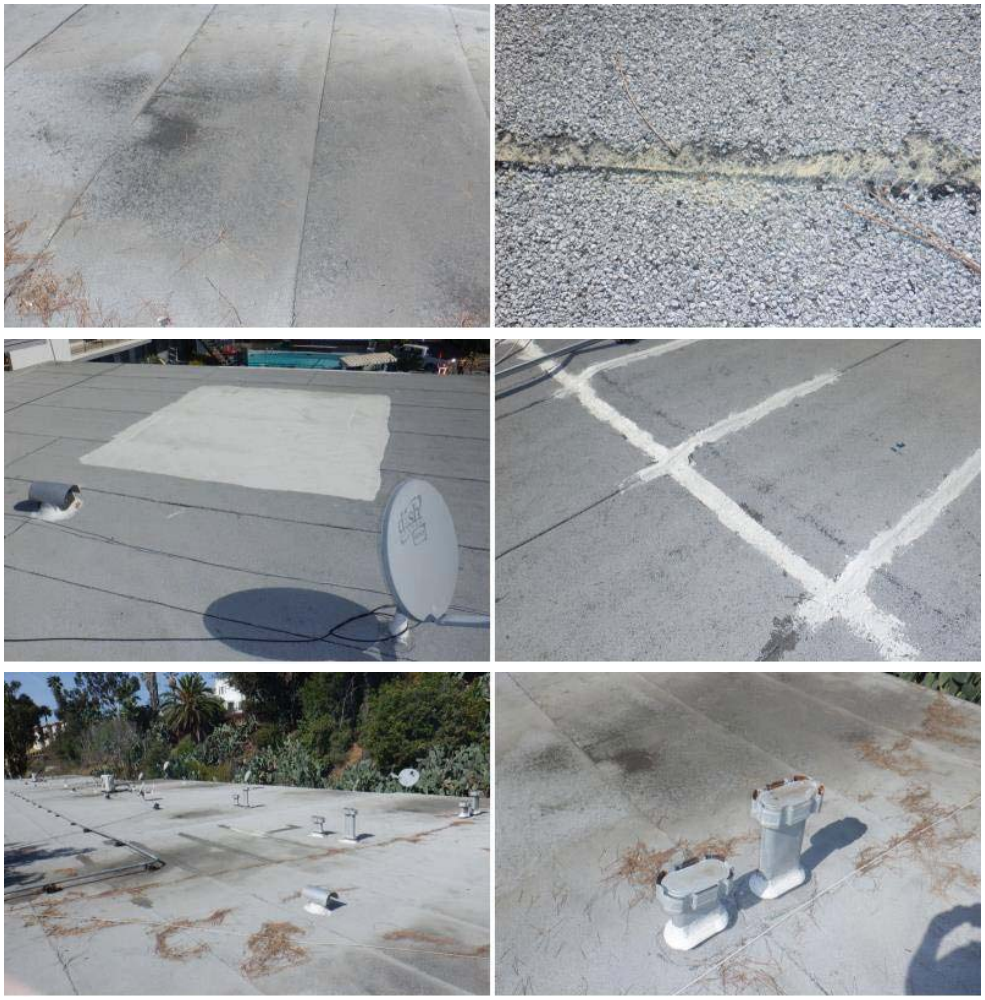
ROOF COVERING STATUS:

Needs Attention:

The roofing system is showing signs of general wear and age. Fabric showing from loss of granules in places

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.

There is debris on the roof. It is advised to have this removed.



COMMENTS:

Several areas of the building interiors have moisture stains on the ceilings which may be due to moisture intrusion from the roof. Full disclosure of history of roof leaks is advised as well as review of the roofing condition by a qualified roofing specialist.

EXPOSED FLASHINGS:

CONDITION:

The metal flashing is rusting and corroded in areas.

ROOF DRAINAGE:

SCUPPER OR GUTTER CONDITION:

Serviceable overall.

ROOF DRAINAGE COMMENTS:

There are areas of the roof where water is ponding and not flowing freely off the roof, as evidenced by discoloration of the roofing surfaces or accumulations of dirt and debris.

It is recommended to improve the slope in these areas to eliminate or minimize these areas of standing water.

If improving the slope of the roof is not practical, it is advised to have the roofing specialist examine these areas and make recommendations, such as adding additional material to the affected areas to improve their ability to withstand the deteriorating effects of ponding water.


SKYLIGHTS:

CONDITION:

ROOF FRAMING:

TYPE OF ROOF FRAMING:

The framing for the building is not readily visible. It is assumed conventional framing methods have been used.

ROOF FRAMING CONDITION:

Due to the type and style of construction the roof framing was not observed at the time of the inspection.

ATTIC:

AREA OF ATTIC:

There is no attic space between the ceiling and the roof.

ROOF COMMENTS AND RECOMMENDATIONS:

COMMENTS:

California usually has seasonal rains which typically occur near the end and the beginning of each calendar year. Occasionally, the rainfall is exceptionally high. This is called an El Nino year. 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.

RECOMMENDATIONS:

Have a Roofer evaluate the roof.

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 FOUNDATION SYSTEM:

DESCRIPTION:

The building is supported by a slab foundation system.

SLAB FOUNDATION:

SLAB ON GRADE:

This building is on a monolithic slab of concrete.

There were no observable signs of significant settlement or deflection in the slab from observing the finish flooring. It appears to be performing its function of supporting the structure; however, the actual slab itself was not seen and it may appear different once the finish flooring is removed.

By the nature of slab construction the structure would typically be anchored to this concrete slab.

SLAB ON GRADE
COMMENTS:

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

RAISED FOUNDATION:

FOUNDATION BOLTING:

By the nature of slab construction the walls of the structure would be bolted to the foundation.

STRUCTURAL WALL SYSTEM:

This building is a masonry block wall building.

EXTERIOR WALLS
CONDITION:

Some repairs are needed.

STRUCTURAL COMMENTS AND RECOMMENDATIONS:

GENERAL COMMENTS:

It does not appear that the building has had the benefit of recent seismic upgrades or retrofitting. It is recommended to have the property examined by a seismic retrofit specialist for options on improving the building's resistance to future seismic activity.

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:

Stucco walls.

CONDITION:

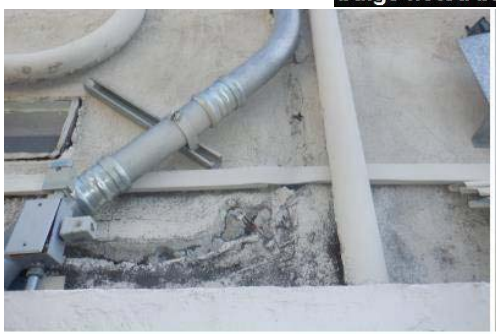
Needs Attention:

Walls have damages in places. These should be patched and painted.
Needs Attention:

Stains and damages noted in places.
Needs Attention:

Back exterior walls have bulging in areas. These should be evaluated by a Structural expert.

bulge noted back wall




EXTERIOR TRIM:

MATERIAL:

The exterior trim surfaces are wood.

CONDITION:

The trim has areas of weather beaten surface and peeling paint.

EXTERIOR WINDOW SURFACES:

MATERIAL:

Mostly older aluminum windows.

CONDITION:

Needs Attention:

Older jalousie (slat) windows are seen. Some damages or missing pieces are noted.

EXTERIOR DOOR SURFACES:

MATERIAL:

The exterior door surfaces are wood and metal.

CONDITION:

Serviceable overall, with typical wear noted.

EXTERIOR STAIRS:

CONDITION:

Serviceable overall.

RAILINGS:

CONDITION:

Needs Attention:

Broken railing seen at front deck.

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:

Some stains and damages are noted.
A proper Deck and Balcony inspection is advised.

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.

EXTERIOR RECOMMENDATIONS:

It is advised to have a qualified general contractor examine the exteriors and perform any maintenance or repairs that are needed at this time.

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 EXTERIOR:

CONDITION:

Needs Attention:

There is a separate storage building on the right side of the property. It appears to be damaged in areas. It was not viewed inside.

GARAGE COMMENTS:

GARAGE RECOMMENDATIONS:

It is advised to have a qualified technician examine the system and perform any maintenance or repairs that are needed at this time.

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.

PROPERTY WALLS, FENCES & GATES:

CONDITION:

Serviceable.

PARKING AREA:

PARKING LOT:

Needs Attention:

There are areas of wear and deterioration. It is advised to have some repairs made to areas exhibiting excessive wear, then reseal and restripe the entire parking lot.


WALKWAYS:

CONDITION:

Needs Attention:

There are cracks and trip hazards in walkways.


MAIN ENTRY:

CONDITION:

Serviceable.

DRAINAGE:

SITE:

Gentle slope.

DRAINAGE CONDITION:

Needs Attention:

The landscaping does not slope away from the structural foundation in all areas. This can cause over-saturation of the soil at the structural footings which is the chief cause of foundation settlement. Slope should fall away from the foundation at a minimum of 1/4 inch per foot and extend at least 10 feet away from the foundation.

One drain is provided to drain the back yard. This may not be adequate. A Drainage expert should evaluate further.

one drain seen at back yard

CONDITION OF THE RETAINING WALL WITHIN SIX FEET:

Efflorescence noted in back wall.

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.

GROUNDS COMMENTS:

GENERAL COMMENTS:

California usually has seasonal rains which typically occur near the end and the beginning of each calendar year. Occasionally, the rainfall is exceptionally high. This is called an El Nino year. 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.

GROUNDS RECOMMENDATIONS:

There are areas on the site that do not appear to control the water during rains properly. Uncontrolled or improperly controlled water run off can result in damage and/or settlement. A full review by a qualified drainage specialist is advised at this time.

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.

POOL/SPA SURFACE:

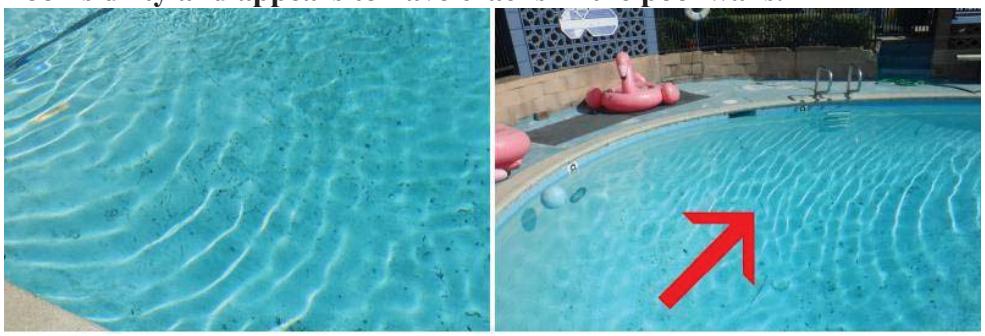
TYPE OF POOL SURFACE:

The pool surface is made of plastered concrete.

CONDITION:

Needs Attention:

Pool is dirty and appears to have cracks in the pool walls.



COMMENTS:

A qualified pool/spa contractor should be called to make further evaluation and recommendations for repairs to the pool.

COPING AND DECKING:

CONDITION:

Needs Attention:

Cracks and damages noted in deck.

RAILINGS AND ACCESSORIES:

CONDITION:

Serviceable.

POOL/SPA LIGHT:

CONDITION:

The pool light is not working at this time.

PUMPING EQUIPMENT:

PUMP MOTOR CONDITION:

Serviceable.

PRESSURE IN PSI:

5 pounds per square inch.

VISIBLE PLUMBING LINES:

CONDITION:

Needs Attention:

There is water on the floor in pool equipment area.


POOL/SPA HEATERS:

TYPE:

NONE.

POOL AND SPA ELECTRICAL ITEMS:

CONDITION:

Needs Attention:

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


POOL/SPA COMMENTS:

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

The new safety regulations regarding drains and piping requires specialty knowledge to determine if what is present meets all requirements.

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 there are renovated units which are serviceable with typical wear and tear noted other than those items listed below.

However there are also older units which are aged and worn and showing numerous areas of lack of typical routine maintenance. Some upgrades and repairs are advised at this time. See the items as noted below.

There were vacancies in units ##10, 15, 12, 204.

#204 was under renovations.
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.

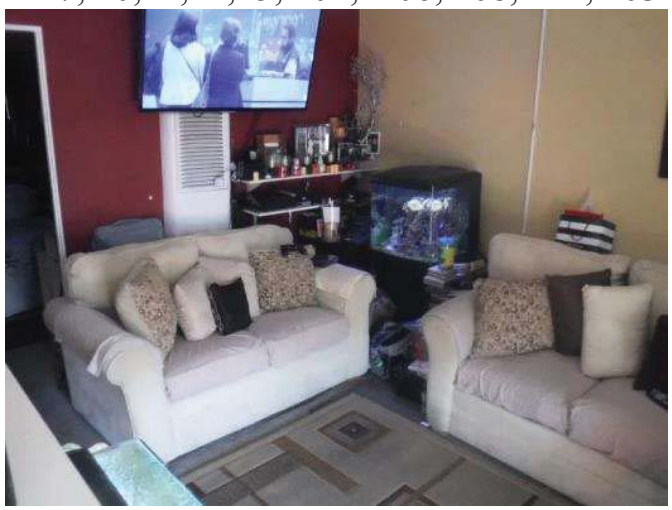
INTERIOR LIVING AREAS:

LIVING ROOMS:


The overall interior living areas were found to be serviceable with typical wear to the surfaces.

Newly renovated units: #7, 10,11,12,15, 202, 206, 208, 212, 203

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



Older units: 6, 2, 8, 9, 3, 1, 5, 14, 4, 204, 209, 211, 214, 215, 207, 210,

Needs Attention:

There are areas of moisture stains and/or damage on the ceiling in unit 215, 04,

BALCONY / PATIO

NEEDS ATTENTION:

The 2nd floor units deck surfaces have areas of wear and/or damage.

BEDROOMS:


As above there are newer units and older units. The level of wear is high in the older units but not excessively except as noted below.

Needs Attention:
Unit # 8

According to the tenant her bedroom carpet gets soaking wet during rain periods. It is suspected that it may come from / through the window but there is no evidence of that. Upon inspecting the back side of the building it appears to have poor drainage.

(See the exterior report for more data)

Needs Attention:

Removed / not working Smoke and CO-2 detectors were found in unit: 8, 208,

Note: there was no access to the bed room in unit # 215 as was locked.

KITCHENS:

As above there are newer units and older units. The level of wear is high in the older units but not excessively except as noted below.


Needs Attention:

There are areas of moisture stains and/or damage on the ceiling in unit #01
Needs Attention:

This kitchen is showing excessive wear in unit 210

Needs Attention:

Some of the faucets in the kitchens were slow to get hot. Such as # 211, 206, 202,

Not Acceptable:

Unit # 14 had too low a volume; needs maintenance now.

BATHROOMS:

INTERIOR CONDITION:


As above there are newer units and older units. The level of wear is high in the older units but not excessively except as noted below.

(Note: Not all or the renovated units had new tubs installed. However they were still in good condition)


Needs Attention:

Moisture damage / rough patching to the walls in unit # 8, 1, 12

Not Acceptable:

Open hole in wall is covered with duct tape. Unit # 12.

FIXTURES:

Needs Attention:

The sink faucet leaks at the base or handles during use in unit 207.

Needs Attention:

Hot and Cold are reversed in unit 212

Needs Attention:

The surface of the tub is worn/damaged in unit 204, 211, 03

NOTE: There was no access to the Bath Room in unit # 9 as it was in use.

DOORS:

INTERIOR DOORS:


Needs Attention:

There is damage to the surface of the exterior and interior doors in units: # 01, 06.

FLOORS:

FLOORING CONDITION:

Serviceable overall.

FLOORING COMMENTS:

There are areas where the flooring is sloping and not level such as units 210, 02, 209, 12,

WALLS AND CEILINGS:

CEILINGS:

Needs Attention:

The ceilings are spray texture material. If the original construction is before 1978 it is possible that this spray contains asbestos materials. The only way to determine if this is the case is to have a sample taken and examined by a qualified professional lab.

The ceilings have typical stress cracks in various areas. in most of the older units such as 214, 215.

But also in some of the newer renovated units such as # 12, 203,

WALLS:

Serviceable overall with typical stress cracks, wear and tear in various areas.

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