

# Building Inspection Report

**Long Beach, CA**

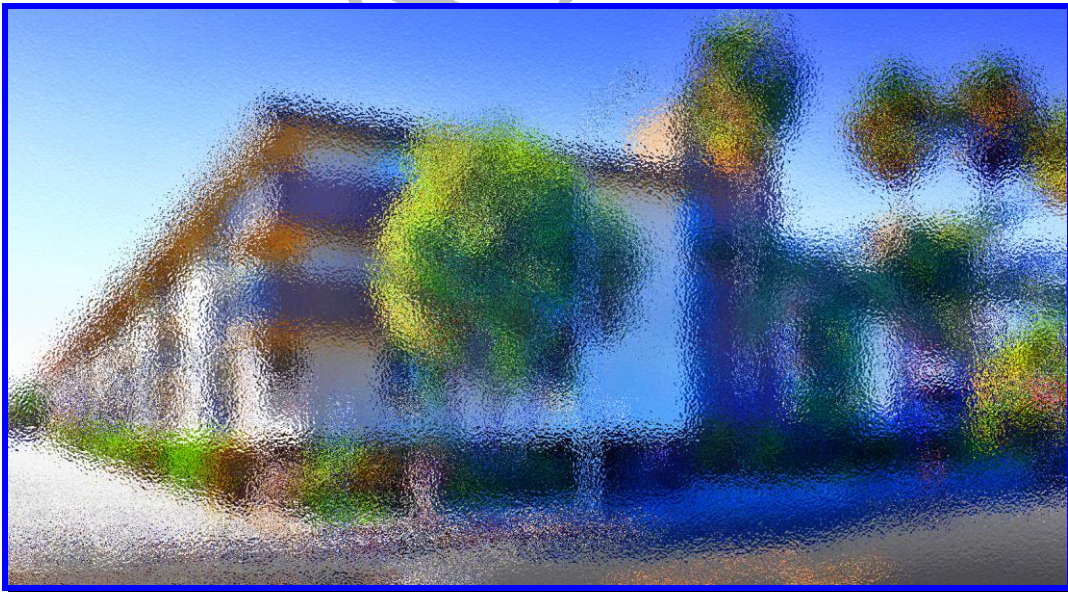
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**Inspection Date:**  
2019

**Prepared For:**  
Confidential Client

**Prepared By:**  
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# Report Overview

## THE PROPERTY IN PERSPECTIVE

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This is a nearly fully occupied, 55+ year old (approximate age), 60-unit residential dwelling consisting of a 3-level structure atop a 'Daylight' Basement Garage. As with all property, ongoing maintenance is required and improvements to the systems of the property will be needed over time. Please remember that there is no such thing as a perfect property.

Additions/Modifications have been made (some window/sliding door retrofits, water heaters replaced, one main electrical service panel added, some water supply pipe replacement, interior/exterior finishes, older re-roof, roof repairs, fireplaces removed, some garage area waste piping replaced, pool equipment, column repairs at the garage, laundry room refurbishment, elevator upgrades, terraced area built-in planters filled and capped with hardscape, etc.) Client is advised to review all permits including certificates of completion prior to close of escrow.

Only six of the 30 dwelling units were inspected: 110, 114, 201, 202, 304 & 307

The two elevators and related equipment were excluded from this inspection and require immediate further review by a licensed specialist. Elevators can present numerous hazards (service history/records, non-functioning or missing communication/emergency features, etc.).

## INSPECTION/PRESENTATION ATTENDEES

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Client     Client's Agent     Seller     Seller's Agent

## CONVENTIONS USED IN THIS REPORT

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For your convenience, the following conventions have been used in this report.

- **Major Concern:** denotes a major improvement recommendation that is uncommon for a property of this age or location.
- **Safety Issue:** denotes an observation or recommendation that is considered an immediate safety concern.
- **Improve:** denotes improvements that should be anticipated over the short term.
- **Monitor:** denotes a normal operating condition or (as specified in the comment itself) that there was insufficient information during the inspection and further review is required by a specialist who may suggest that repairs are needed.

Please note that those observations listed under "Discretionary Improvements" are not essential repairs, but represent logical long term improvements.

**NOTE:** For the purpose of this report, it is assumed that the property faces east.

## IMPROVEMENT RECOMMENDATION

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**IMPORTANT NOTE – PLEASE READ:** The entire Inspection Report, including the CREIA® Standards of Practice, Scope of Inspection, limitations, and Standard Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the sale contract should be clarified by consulting an attorney or your real estate agent.

It is strongly recommended that any deficiencies and the components/systems related to these deficiencies noted in the report (which includes comments accompanying any photos) be evaluated/inspected as needed by licensed contractors/professionals **PRIOR TO THE CLOSE OF ESCROW.** It is not the intent of this report to identify or describe the scope of work contractors or similarly licensed professionals suggest are needed. Further evaluation **PRIOR** to the close of escrow is recommended so properly licensed professionals can evaluate our concerns further and inspect the remainder of the system(s) or component(s) for additional concerns and/or needed repairs that may be outside our area of expertise or the Scope of the Inspection.

## THE SCOPE OF THE INSPECTION

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### WEATHER CONDITIONS

Dry weather conditions prevailed at the time of the inspection. Weather conditions leading up to the inspection have been relatively dry.

All components designated for inspection in the CREIA® Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

It is the goal of the inspection to provide property information for the client that puts them in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The observations within this report are of those systems, components and areas that were accessed at the time of the inspection. Addition system and component features may exist at areas not accessed at the time of the inspection. The inspection should not be considered a guarantee or warranty of any kind.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

**Important note:**

**Due to the potential for water damage to systems or property, Beachside Property Inspection does not physically test under-sink angle stops, laundry supply valves, water heater fill valves, water softener/conditioner valves, Pressure Relief Valves or Temperature/Pressure Relief Valves. We strongly urge that the seller demonstrate the operability of these items to the buyer prior to the close of escrow.**

**IMPORTANT NOTE:** A property inspection is not to be confused with a Physical Needs Assessment (PNA) which serves an entirely different purpose by providing a monetary value of current depreciated or non-compliant conditions, remaining service life and replacement cost of systems, components, grounds, finishes, fixtures, equipment, appliances, etc., to develop a capital reserve study providing re-investment timelines for near and long term ownership costs that this Property Inspection is not intended to fulfill.



# Structural Components

## DESCRIPTION OF STRUCTURAL COMPONENTS

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<b>Foundation:</b>	•Poured Concrete Slab Basement Garage Configuration •Concrete Block Pilasters (60+), Concrete Columns (60+), Block Retaining Walls
<b>Floor Structure:</b>	•Steel Girders (garage ceiling/terrace) supporting Corrugated Metal Panels •Wood Framed Structure Suspected atop the Garage deck
<b>Wall Structure:</b>	Concrete Block •Wood Frame
<b>Ceiling Structure:</b>	•Joists
<b>Roof Structure:</b>	•Roof Joists
<b>Roof Sheathing:</b>	•Plywood •Solid Plank
<b>Attic Access Location:</b>	•Not Applicable

## STRUCTURAL COMPONENT OBSERVATIONS

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The construction is considered is of good quality for its day. The materials and workmanship, where visible, are to expected standards at the time of construction.

### RECOMMENDATIONS / OBSERVATIONS

1. **Monitor:** The garage shows repairs at two concrete columns (one within the pool equipment area and the other just outside the pool equipment area). The garage column suffered an auto impact (disclosed by seller representatives) where epoxy filler and wrap were used for repairs while the pool equipment area column exhibited swelling of the embedded steel rebar that displaced the concrete base where a formed concrete cast was installed around the damaged areas; suggest a review of the installation guidelines/documentation and improving as needed by a licensed contractor.
2. **Monitor:** The garage ceiling shows a number of discolored fire retardant material mostly at pipe penetrations that appear related to past leaks at the common area patio above; suggest further inquiry with the seller.
3. **Monitor:** Although the building consists of engineered commercial construction that includes numerous compression load path assemblies consisting of concrete columns, pilasters, etc., the basement garage has large openings at the N & S walls as well as at the garage entry that may not provide the level of lateral load resistance of newer construction. The building should be assessed by a licensed structural engineer for additional better understanding of the performance limits of this structure in seismic events.
4. **Monitor:** Various door and window openings are out-of-square and the floor exhibits a gentle slope. Multi-level structures built over large common garages tend to settle, exhibiting such asymmetry.

## LIMITATIONS OF STRUCTURAL COMPONENT INSPECTION

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As prescribed in the pre-inspection contract, this is a visual inspection only. Assessing the structural integrity of a building is beyond the scope of this type of inspection. A certified professional engineer is recommended where there are structural concerns about the building. Inspection of structural components was limited by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.



# Structural Photos



A support column at the pool equipment area required re-supporting the base due to excessive corrosion of the embedded steel reinforcing bars



The garage support column adjacent to the pool equipment room required repairs following an auto impact

Some of fire retardant at the garage ceiling structure has been removed here and there



SAMPLE

# Roofing System

## DESCRIPTION OF ROOFING SYSTEM

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<b>Roof Covering:</b>	•Roll Roofing (Multiple Layers) & Elastomeric Deck Finish (Common Area Terrace)
<b>Chimneys:</b>	•Metal
<b>Gutters and Downspouts:</b>	•Metal
<b>Other Components:</b>	•Rood Drain Pumps (6)
<b>Method of Inspection:</b>	•Walked On Roof

## ROOFING OBSERVATIONS

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The roll roofing is considered to be in only fair condition for its age and the common area patio elastomeric finish (serving at the garage roof) is also in fair condition.

### RECOMMENDATIONS / OBSERVATIONS

1. **Major Concern:** The roll roofing is older (disclosed to be 12 years old with a typical service life of 15+ years) that is nearing the end of its expected service life and exhibits some repairs: a large section over the center area of the N-wing (units 304/305?), at the NW drain area and at S-wing (315/316?). Further, ripples were noted at the 307-309 roofing. As well, 6 added surface pumps at the 307-309 roof area and at the W-half of the N-wing (located within small basins that may have been proper built-in drain scuppers that have become obstructed) indicate poor drainage where roof slope improvements may be needed, original drains cleared or the installation of a single-ply PVC roll roof membrane with sonic-welded seams that provides a water proof surface impervious to standing water. As well, of the 6 pumps, two did not respond to power re-sets (roughly at the 305 & 307 areas) and the 308 roof area pump drain pipe has detached. Finally, a few of the pump basins have separating surface material where water appears to seep below the cap sheet. As a whole, much of the roof at the S-wing is in good condition where as the balance of areas have issues (whether needing pumps, having large repairs, surface wear/cracks/blisters, etc.); suggest further assessment and repairs and/or section replacement by a licensed roofing contractor.
2. **Major Improve/Safety Issue:** The rooftop has a number of fireplace metal chimney pipes (12) of which 3 are no longer in use (3<sup>rd</sup> level dwelling unit numbers are used to identify their approximate locations) of which the 302 pipe is a disassembled pile set atop the roof opening it once passed through, the 308 pipe remains loosely set within the roof opening where it rests atop the ceiling finish and the 310 chimney has its cap replaced with a flat sheet metal sealing the top of the pipe. Additionally, of the remaining 9 chimneys, the ones at 307, 311 & 312 are fitted with gas appliance vent caps that are not listed for wood burning fireplace chimney caps (improper caps restrict the discharge of combustion products within the living space). The balance of chimney caps appear correct, however, the cap at 306A is collapsing; suggest immediate assessment and repairs by a licensed chimney contractor.
3. **Improve:** Proper jack flashing assemblies for gas appliance metal exhaust vent pipe rooftop jack flashings should be provided storm collars. Here, the pool heater exhaust vent pipe roof jack flashing is simply sealed to the vent pipes and is missing a storm collar; suggest improving as needed.
4. **Note:** Flat roofs have a higher potential for unexpected problems. Leaks can be difficult to repair, as the source of the leakage can be far removed from the water stain that shows up on the interior.

## LIMITATIONS OF ROOFING INSPECTION

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As prescribed in the pre-inspection contract, this is a visual inspection only. Roofing life expectancies can vary depending on several factors. Any estimates of remaining life are approximations only. This assessment of the roof does not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, etc. The inspection of the roofing system was limited by (but not restricted to) the following conditions:

- The entire underside of the roof sheathing is not inspected for evidence of leakage.
- Evidence of prior leakage may be disguised by interior finishes.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Roofing Photos



The roof has a number of patched areas...

...consisting of added cap sheet or roll-on sealant...



...due to its age...

...where it also exhibits blisters



This roof transition between 309 & 310 is covered with thick sealant where a roll roofing strip is preferred

302: Three of fireplace chimneys have been abandoned where the assembly has been stacked...



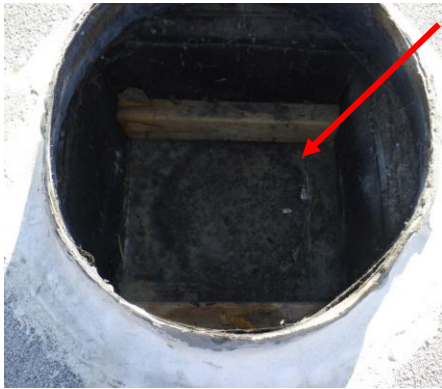
...upon the uncapped-roof opening (here, ceiling sheetrock is visible)...

308...or are loosely placed within the roof opening...





# Roofing Photos



...and rest upon the ceiling finish...

310...others have been capped-off



306A: The proper chimney cap is collapsing...

...and three of the damaged caps were replaced with improper, restrictive gas appliance vent caps



The roof has added drain area pumps where two did not respond, some have deteriorated roofing materials where water can enter...

302...and one has a detached drain pipe



The gutters are discharging against the building due to detached lateral runs



# Exterior Components

## DESCRIPTION OF EXTERIOR

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<b>Lot Grading:</b>	•Level Grade
<b>Driveways:</b>	•Concrete
<b>Walkways / Patios:</b>	•Elastomeric •Concrete
<b>Fencing:</b>	•Steel/Iron •Masonry
<b>Sprinkler System:</b>	•Automatic Timers (Not Tested)
<b>Porches, Decks, and Steps:</b>	•Elastomeric •Concrete
<b>Soffit and Fascia:</b>	•Stucco
<b>Wall Cladding:</b>	•Stucco
<b>Window Frames:</b>	•Vinyl •Metal
<b>Entry Doors:</b>	•Wood •Sliding Glass
<b>Garage:</b>	•‘Basement’ Common Parking Garage •Steel Rolling Gate W/Automatic Opener Installed
<b>Other Components:</b>	•Garage Exhaust Ventilation Fan (not tested)

## EXTERIOR OBSERVATIONS

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Generally speaking, the exterior is in good condition. Window frames are clad, for the most part, with a low maintenance material. The driveway and walkways are in good condition.

*Please refer to a licensed Structural Pest Control operator for information regarding any activity of wood destroying pests and organisms as well as the condition of wood components at the subject property.*

### RECOMMENDATIONS / OBSERVATIONS

1. **Safety Issue:** Proper fire separation between the garage and living space above is required where 1<sup>st</sup> floor tub plumbing-access hatches at the garage ceiling are either missing such as adjacent to marked parking stall #15 or have a poorly fitted access hatch as noted adjacent to marked parking stall #4 that must be corrected to prevent the spread of fire within the living space. Further, the laundry area water heater located at the far NW-closet includes a wall opening to the garage that is common to that stairway’s wood framing that requires the framing be clad with the proper sheetrock.
2. **Safety Issue:** The #307 deck railing is easily rocked and shows extensive corrosion at the mounting posts where immediate repairs are needed.
3. **Safety Issue:** The automatic garage gate lacks at least two automatic reversing mechanisms to prevent entrapment. *There is a serious risk of injury, particularly to children, under this condition that* should be dealt with immediately. These provisions are similar to those for automatic overhead garage doors which include a sensing device that will reverse the gate if it encounters an obstruction when operating, a secondary sensing mechanism such as an electric eye or an edge sensor that will reverse the gate if an obstruction is detected. Further, elimination of all gaps over 2.25 inches, installation of controls far enough from the gate so users cannot come into contact with the gate while operating the controls, installation of controls where the user has full view of the gate operation, elimination of pinch points, installation of guarding on exposed rollers and posting of warning signs on each side of the gate; suggest improving as needed by a licensed specialist.
4. **Safety Issue:** The openings in the common patio area railing abutting the pool area are large enough to allow a child to fall through that this be altered for improved safety.
5. **Safety Issue:** The stairway railings and guards have very large openings a child can fall through as well as low guards at the landings that require immediate improvements.
6. **Safety Issue:** Unable to determine if all window glass located within 18-inches of the floor, within a door, adjacent to an entry, patio or walkway is safety rated; suggest further review and installation of safety film as needed at these locations.
7. **Improve/Safety Issue:** The garage ceiling steel deck assembly has gaps and voids at the fire retardant coating that should be addressed by a licensed specialist.
8. **Improve:** The terrace area has developed cracks at its elastomeric finishes where surface preparation and sealant are needed.
9. **Improve:** The building’s N-wing S-wall shows flaking, blistered and weathered paint.
10. **Improve:** The rooftop storage room at the NE-corner is prone to water entry at the base of the doorway where damage was observed at the abutting interior finishes; suggest improving as needed.
11. **Improve:** The three stairways have cracked wired-glass panels here and there.

12. **Improve:** The 105 (?) S-exterior has a louvered window frame where the panels were removed and a replacement window installed at the inner edge of the window opening where wet weather might be able to enter the window wall opening that likely lacks a proper water management cladding; suggest further investigation and suggest improving as needed.
13. **Improve:** Efflorescence noted at the garage block/concrete perimeter walls due to elevated exterior soil and that some lot drainage discharges areas are upon this elevated soil. Usually considered a normal surface cosmetic condition, it is caused by water seeping through the foundation that dissolves internal salts not bound to the cement structure and deposits them upon the surface. However, water soluble saline found at some soils (due to fertilizers, native soil composition, etc.) seeping through the foundation can create chloride reactions between the concrete and internal steel components that can lead to their deterioration and underscores the importance of proper lot drainage. Areas within 3' (feet) of the foundation should be considered part of a drainage system sloping away from the building.
14. **Improve:** The property is provided a lot drainage system consisting of field drains, strip drains, subterranean drain lines and a sump pump located at the driveway gate area. A few of the drain inlet have damaged strainers at the terrace that should be improved and some of the gutter downspout inlets are capped-off that should be improved. The function of these systems is outside the scope of a property inspection so the seller should be consulted as to their past performance as a back-up of this system can lead to standing water and water entry/damage within the garage.
15. **Improve:** The NE-stairway 2<sup>nd</sup> level landing has worm and cracked walk surfaces.
16. **Monitor:** The firefighting equipment including the fire hose stations and fire extinguishers are excluded from this inspection. Where observed, the extinguishers have been inspected this year and the hoses in the last 3 years; suggest further review by a licensed specialist.

## LIMITATIONS OF EXTERIOR INSPECTION

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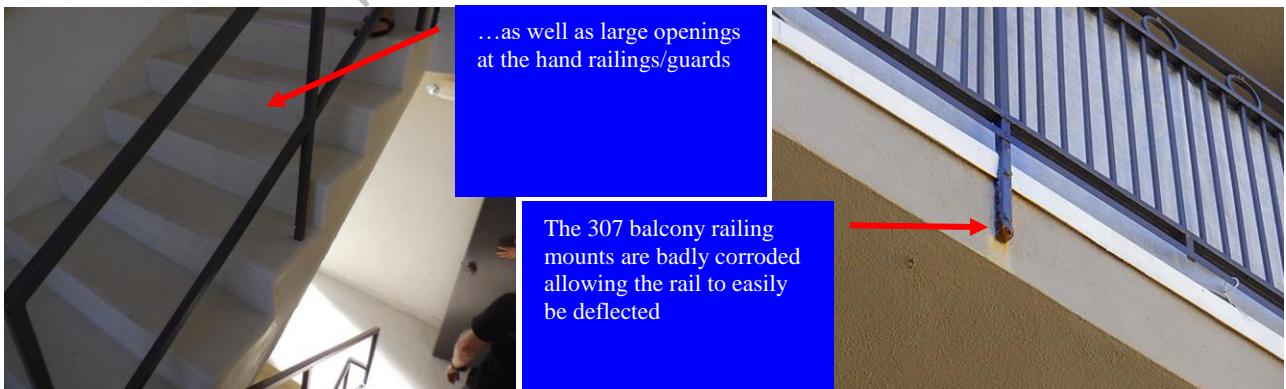
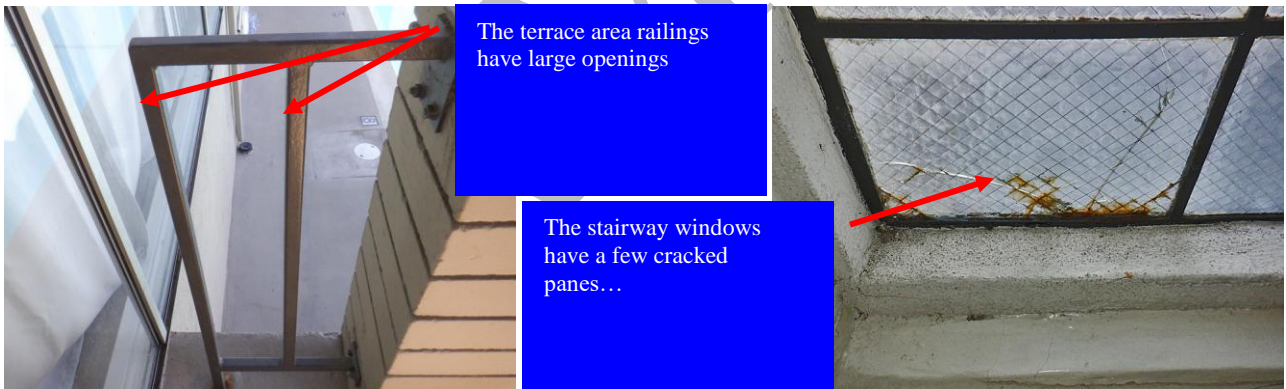
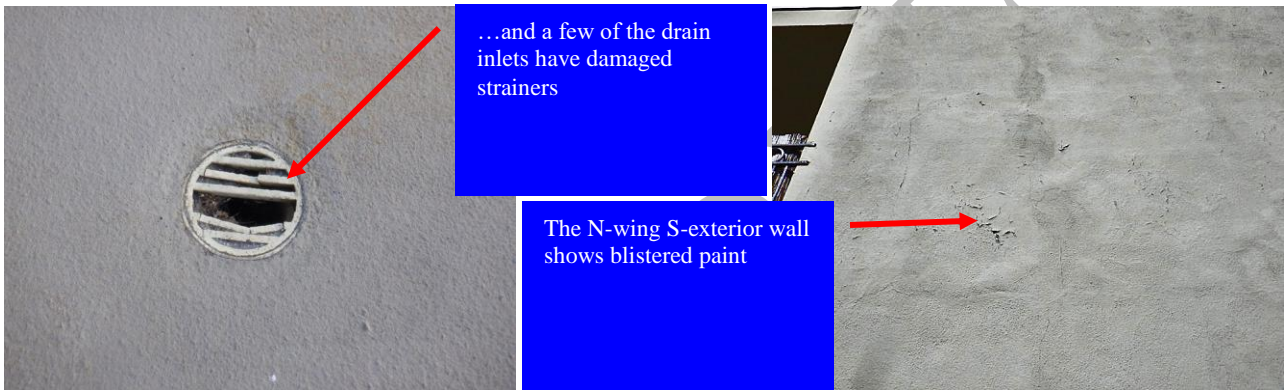
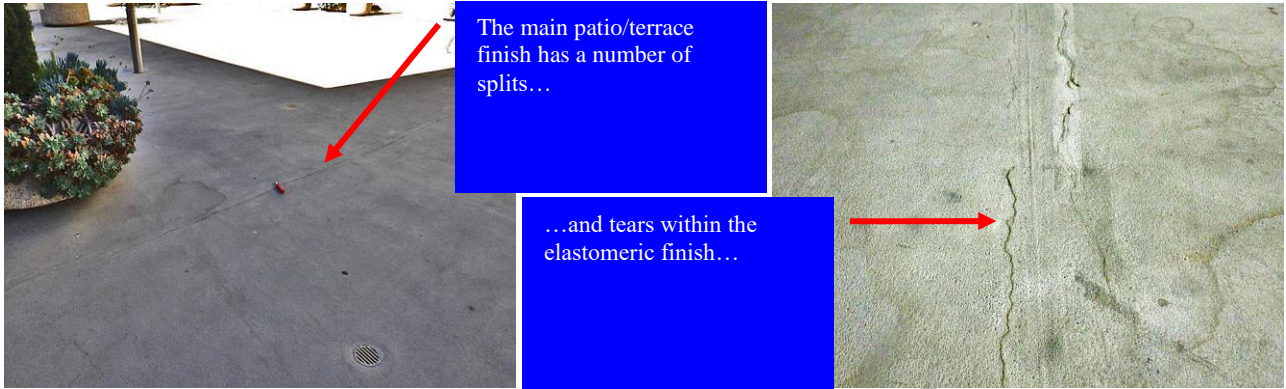
As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection of the exterior was limited by (but not restricted to) the following conditions:

- **Automobiles, storage and locked storage rooms in the garage restricted the inspection.**
- **Foliage on the building restricted the inspection.**
- **The W-side yard was not accessible and could only be viewed from corner areas.**
- A representative sample of exterior components was inspected.
- The inspection does not include an assessment of geological conditions and/or site stability.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.



# Exterior Photos



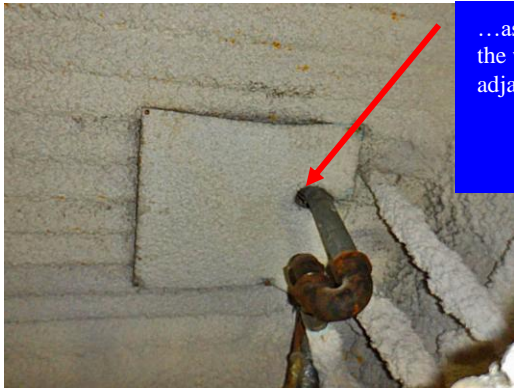


# Exterior Photos



The garage N and S-wall opening fencing panels show damage here and there

The garage has ceiling openings such as at the #15 column where fire can enter the structure above...



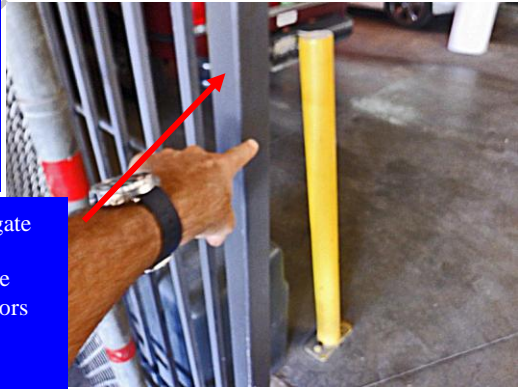
...as well as gaps such as at the waste pipe access adjacent to column #4

The garage NW-stairway has exposed framing within a closet that opens to the garage that requires the framing be clad with sheetrock



The garage W-wall shows past water infiltration

The garage automatic gate lacks auto-reversing features such as an edge sensor and optical sensors



The rooftop NE-storage roof entry way is prone to water entry

The terrace surface drains discharge against the building



# Electrical System

## DESCRIPTION OF ELECTRICAL SYSTEM

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<b>Size of Electrical Services:</b>	•12 Services at 400 Amps Each, 120/240 Volt
<b>Service Entrance Wires:</b>	•Underground to overhead Mast Location
<b>Main Disconnects:</b>	•Breakers •12 Services Located at 5 Service Groups in the Garage •Disconnect Ratings: 6 x 70/100 Amps (72 individual breakers)
<b>Service Grounds:</b>	•Copper •Water Pipe Connection (11 services) •Ground Rod Connection (1 service)
<b>'House' Main Panels(3):</b>	•Breakers •Located in the garage (Pool Equipment Room, Center Elevator Room, Adjacent to the Laundry room) •Panel Rating 7-200 Amps
<b>'House' Branch Panels(4):</b>	•Breakers •Located in the garage (Pool Equipment Room, Center Elevator Room, Adjacent to the Laundry room) •Panel Rating 40-70 Amps
<b>Dwelling Unit Branch Panels:</b>	•Breakers •Located in the Bedrooms •Panel Rating 70-100 Amps
<b>Distribution Wiring:</b>	•Copper
<b>Receptacles:</b>	•Grounded
<b>Ground Fault Circuit Interrupters:</b>	•Some Exterior Outlets •Bathrooms (#110, 114 & 202) •Kitchens (#110, 202 & 307) •Pool Light

## ELECTRICAL OBSERVATIONS

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The size of the electrical service to the building and to each dwelling unit is sufficient. All 3-prong outlets that were tested were appropriately grounded. Ground fault circuit interrupter (GFCI) devices have been provided in some areas. These devices are extremely valuable, as they offer an extra level of shock protection. All active GFCI's that were tested responded properly. Dedicated 220 volt circuits have been provided for all 220 volt appliances. All observed small branch circuit wiring is copper. Only a sample of the main electrical service disconnect cover plates and 'House' branch panel covers were removed for inspection.

### RECOMMENDATIONS / OBSERVATIONS

- Safety Issue:** The pool equipment electrical panel has subjected to chronic water saturation from overhead patio planters (since removed and filled) that resulted in corrosion within the panel where the circuit breakers may have been exposed to water which in turn would damage their internal components. A licensed electrical contractor should review this panel, test the breakers for over-current protection, etc. Note: this panel also has 'double-tapped' breakers where pairs of conductors are terminated at single breaker lugs when only one conductor is usually allowed to assure proper torque and load ratings that otherwise present arcing hazards.
- Safety Issue:** The NW-electrical service group has three abandoned meter sockets of which two have been capped-off and where the remaining open meter socket also be capped-off given the live electrical components exposed within this enclosure that present shock and arcing hazards.
- Safety Issue:** The garage center elevator equipment room W-wall branch electrical panel to the right of the main distribution panel has a large gauge neutral conductor where its strands have been separated into two bundles in order to fit the small terminals provided at the neutral bus bar that presents an arcing/overheating hazard. Each full sized conductor must be terminated within a properly sized terminal; suggest repairs by a licensed electrical contractor.
- Safety Issue:** Many of the garage electrical panel covers are missing fasteners that must be replaced. As well, some of the distribution boxes have unused conduit openings that must be capped.
- Safety Issue:** Suggest labeling each of the 12 separate electrical services and their circuit breaker disconnects throughout the garage. As well, each small branch circuit breaker at the numerous distribution panels at the garage should also be labeled.
- Safety Issue:** The SE-main electrical service panel group access is obstructed by storage that must be cleared away. The main electrical service areas should be provided signage and highlighter floor markings identifying the required clear area needed at the front of the panels (3-feet).
- Safety Issue:** The installation of ground fault circuit interrupter (GFCI) devices is advisable at all outlets located at the exterior, garage, all bathrooms and all kitchen countertop (or exposed cabinet) areas. GFCI's are strongly recommended at the clothes washers, disposal units & dishwashers as well. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution; suggest repairs by a licensed electrical contractor.
- Safety Issue:** The unused breaker openings in the garage NE-corner 'House' electrical distribution panel should be covered.

9. **Safety Issue:** ‘Bonding’ the gas supply pipe to the cold & hot water piping must be provided (this is not to be confused with ‘grounding’ as this is a separate safety system addressing transient lower voltages that unintentionally energize conductive piping systems). “Bonding” (wiring the utility pipes together usually at the water heater where it is both convenient and conspicuous) provides an unobstructed equipotential grid should these utilities become accidentally electrically charged; suggest improvements by a licensed electrician.
10. **Safety Issue:** An outlet at the NW-electrical service panel group shows arcing damage that requires it be replaced.
11. **Safety Issue:** Paint over-spray noted at the electrical distribution panels located within the dwelling units. Although not allowed by local building departments; improvements are difficult and cleaning solvents may not be used (panel replacement is the only option). As the paint may interfere with proper contact between conducting materials and cause them to overheat, an electrician should review these panels for possible problems. **Note:** Older electrical panels can be prone to failure due to age, lack of annual switch operation/testing, etc.
12. **Safety Issue:** Unit 114 has the improper termination of grounded branch circuit conductors (white insulation) sharing a wire lug at the neutral bus bar and must be separated. All grounded (‘neutral’) conductors terminating at the neutral bar must each be provided dedicated terminals to achieve sufficient fastening torque and prevent overheating; suggest repairs by a licensed electrical contractor.
13. **Improve/Safety Issue:** The electric 240V water heaters are not within sight of their electrical circuit breaker disconnects and should be provided electrical disconnect boxes adjacent to the equipment or ‘lock-out’ type breakers. Such features prevent service personal from injury should the breaker be accidentally closed.
14. **Improve:** The pool equipment room and adjacent workshop have missing light switch/outlet cover plates.
15. **Improve:** A GFCI outlet at the main terrace (104-105 S-wall) is missing a weather cover and bubble cover.
16. **Improve:** A number of the electrical service panels at the garage have been exposed to moisture and show rust/corrosion at their cabinets that may be related to the water-front location, elevated vapor levels if the garage has flooded in the past, etc. Elevated vapor levels can deteriorate breaker internals where those units become seized or unreliable. Only by further review from a licensed electrical contractor can more be known of this condition.
17. **Improve:** The terrace area exterior GFCI outlets were inoperative (disclosed by on-site personnel as being intentionally shut-off).
18. **Monitor/Safety Issue:** The “Pushmatic” main electrical panel service disconnects are an older component with known reliability issues that feature a unique breaker design consisting of a push-button operation that rotates an optical tumbler having ‘on’ & ‘off’ labels that alternately appear within a small window. The issue here is the tumbler mechanism can jam the operation of the push button as well as become ‘un-locked’ to the opening and closing of the breaker (so the window reads ‘off’ when ‘on’). Even replacement units have the same issues as they are reversed manufactured components that copy these characteristics.
19. **Monitor:** Although common for the time of construction and \*technically\* still allowed, newer construction would not require operating so many electrical disconnects to shut-off all power to the building. Newer installations usually provide a means of shutting off all power to grouped services with one operation (given there are five service groups, only 5 operations would be needed versus 5 dozen). As well, placards should be provided at each service group identifying the location of the other groups.
20. **Monitor:** The NW-electrical service group has what appears to be a later addition of a 6-meter service panel that is tapped-off an original 6-meter service panel now reduced to 3-active services. The potential issue here is that more than 6-operations are needed to shut-down this service (no more than 6-operations are allowed to shut-off all power at any one service whereas 9 operations are needed here) which would be difficult to correct at this time.
21. **Monitor:** Two of the electrical service panel groups (garage W-area) are not located at the nearest point where their service conductors enter the building (the other three service groups are located within the same vertical footprint where their service conductors enter the building overhead). These two groups are located further within the interior of the building.
22. **Monitor:** The electrical distribution panels at Units 110 & 210 were obstructed by storage/furnishings that prevented removal of their cover plates.

### DISCRETIONARY IMPROVEMENTS

New outlets feature ‘tamper-resistant’ safety features where the receptacles are designed to prevent objects other than a plug from entering and prevent children from shock hazards due to jamming conductive items within the receptacles.

Outlet circuits with ‘arc fault circuit interrupter’ (AFCI) devices may be desirable in some areas (and required in new construction). These breaker devices are extremely valuable, as they offer an extra level of protection from over-heated and damaged wiring/outlets.

### LIMITATIONS OF ELECTRICAL INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection does not include low voltage systems, telephone wiring, intercoms, alarm systems, TV cable, timers or smoke detectors. The inspection of the electrical system was limited by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components.
- Determining the operability and effectiveness of any security system including, but not limited to, video cameras, sensors and alarms is beyond the scope of this inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

SAMPLE

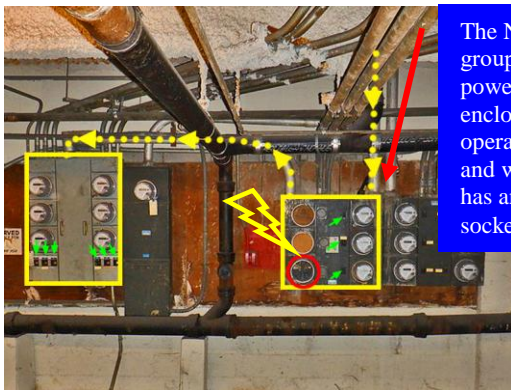
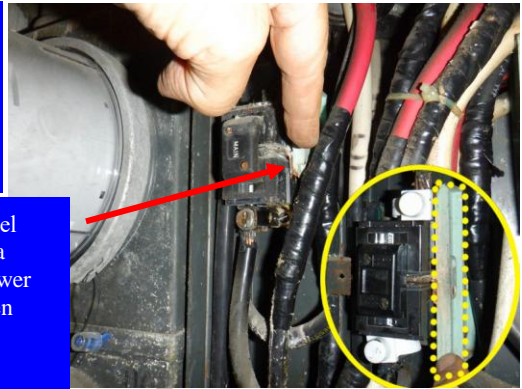


# Electrical Photos



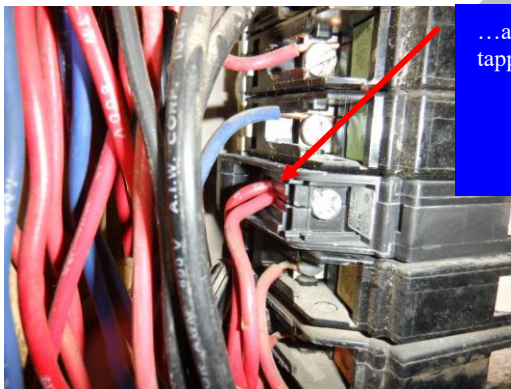
The SE-electrical service area lacks service clearance due to storage...

...the right service panel upper left breaker has a damaged guard (the lower half is chipped off when compared to another)



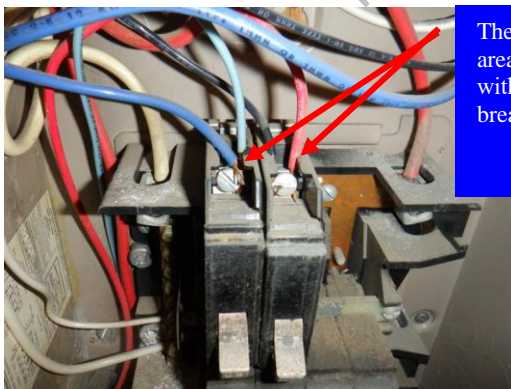
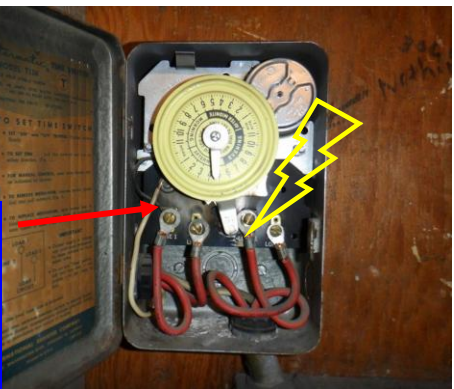
The NW-electrical service group's left enclosure also powers an added meter enclosure that requires operating 3 more breakers and where the original panel has an un-capped meter socket containing live parts

The NW-electrical distribution panel has an unused breaker opening...



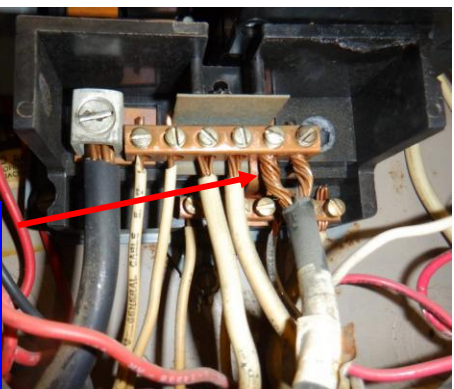
...as well as 'double-tapped' breakers

The NW-service panel area also has a timer lacking a shock guard



The NW- service panel area has a branch panel with 'doubled-tapped' breakers

The center elevator equipment room has a smaller branch panel where a large conductor's stands were separated into two bundles



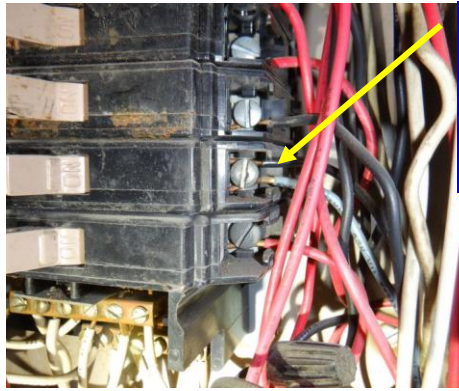
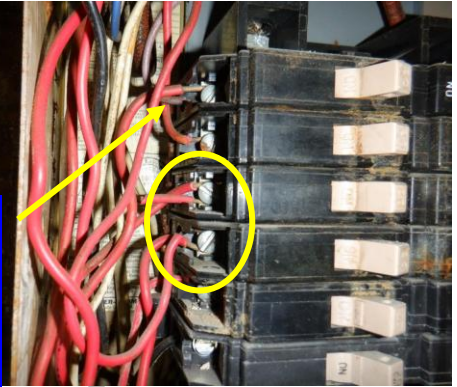


# Electrical Photos



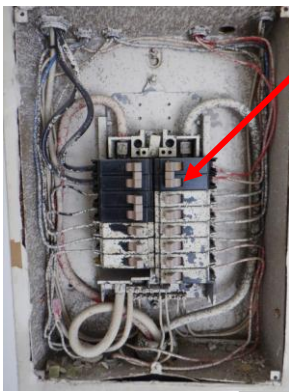
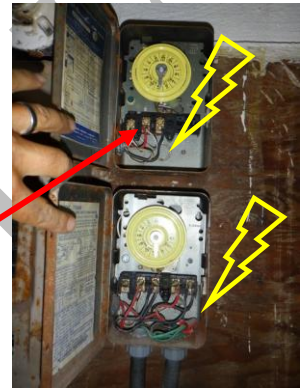
The pool equipment area electrical panel is corroded...

...and contains multiple 'double-taps'...



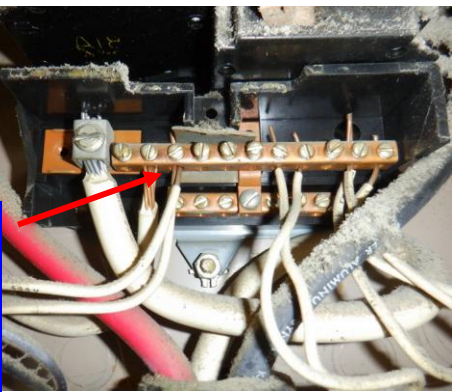
...that must be separated...

...as well, two timer boxes at this area lack shock guards

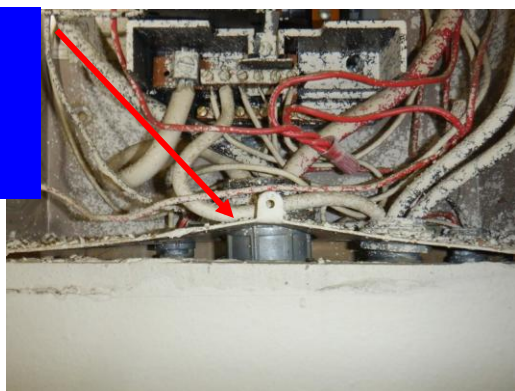


202: This panel (and others) has been covered with paint over-spray

114: Two neutral conductors are sharing a bus bar terminal



307: Common for upper level panels, building settlement can deform the base of the panel



# Heating System

## DESCRIPTION OF HEATING SYSTEM

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<b>Primary Energy Source:</b>	•Electricity
<b>Heating System Type:</b>	•Radiant # Of Zones: 2-3 (depending on bedroom count) •Wall Heat Fan (one unit at the 110 N-bedroom)
<b>Heat Distribution Methods:</b>	•Radiant Ceiling Wires/Panels
<b>Other Components:</b>	•Electric Heat Coil Wall Units (various baths)

## HEATING OBSERVATIONS

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The heating system is in generally good condition, when compared to systems of a similar age and configuration. Adequate heating capacity is provided by the system. Heat distribution within the units inspected is adequate. Electric radiant heating is an uncommon form of heat today. Electric radiant heat that malfunctions can be difficult to repair. When problems develop, the radiant system is often abandoned in favor of baseboard heaters/wall heat fans (as noted at the N-bedroom of 304). Electric heat is a more expensive but has better heat control because individual rooms are controlled by their own thermostat. Heating costs may also be offset slightly by lower regular maintenance costs.

### RECOMMENDATIONS / OBSERVATIONS

1. **Safety Issue:** Suggest removal or disconnection the bathroom wall mounted resistance coil heaters as they present a burn and fire potential given their exposed high temperature components.
2. **Note:** All radiant heating zones inspected at the six dwelling units that were entered responded to normal operating commands. No improvements are needed at this time. Never puncture the ceiling finish as damage to the imbedded heating system wiring grid is likely and very difficult to repair.

## LIMITATIONS OF HEATING INSPECTION

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As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection of the heating system is general and not technically exhaustive. A detailed evaluation of furnace heat exchangers is beyond the scope of this inspection. The inspection was limited by (but not restricted to) the following conditions:

- **We do not test for indoor air pollution, which the Consumer Product Safety Commission rates fifth among contaminants. As health is a personal responsibility, we recommend that indoor air quality be tested as a prudent investment in environmental hygiene particularly if you or any member of your family suffers from allergies or asthma.**
- The adequacy of heat distribution is difficult to determine during a one time visit to a property

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection

# Insulation / Ventilation

## DESCRIPTION OF INSULATION / VENTILATION

<b>Roof Cavity Insulation:</b>	•Unknown (none suspected)
<b>Exterior Wall Insulation:</b>	•Unknown (none suspected)
<b>Floor Cavity Insulation:</b>	•Lower Level: Fire Retardant Coating
<b>Roof / Attic Ventilation:</b>	•None Visible for Flat Roof
<b>Garage Ventilation:</b>	•Wall Openings and Exhaust Fan

## INSULATION / VENTILATION OBSERVATIONS

### RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

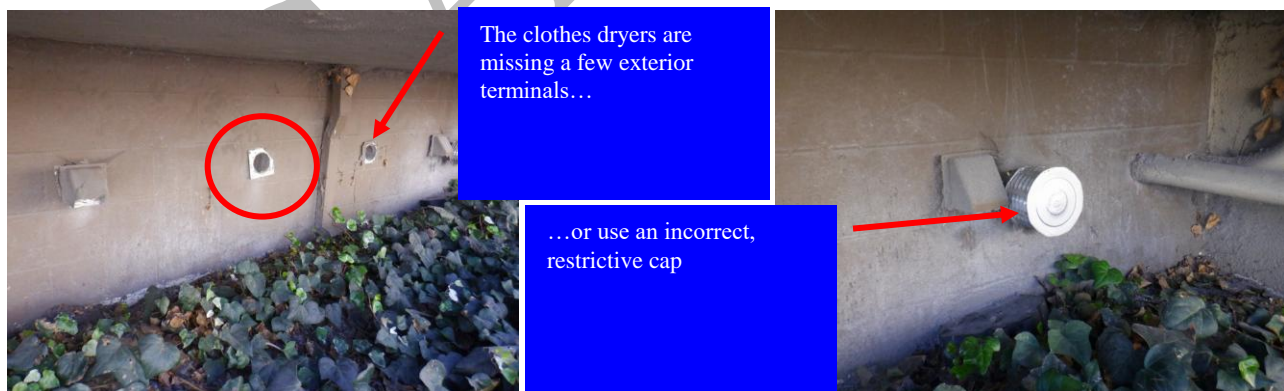
- Improve:** Three clothes dryer exhaust ducts are either missing the proper exterior termination or have been fitted with improper restrictive caps (that can present a fire hazard); suggest improving as needed.

## LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection of insulation and ventilation was limited by (but not restricted to) the following conditions:

- **Insulation/equipment/framing within the attic restricted inspection of some electrical, plumbing and structural components.**
  - Insulation/ventilation type and levels in concealed areas cannot be determined. No destructive tests are performed.
  - Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
  - An analysis of indoor air quality is beyond the scope of this inspection.
  - Any estimates of insulation R values or depths are rough average values.
- Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

## Photos





# Plumbing System

## DESCRIPTION OF PLUMBING SYSTEM

<b>Water Supply Source:</b>	•Public Water Supply
<b>Service Pipe to Building:</b>	•Copper •2 x 3-inch Pipes
<b>Main Valve Location:</b>	•Exterior
<b>Supply Piping:</b>	•Galvanized Steel (60%) •Copper •Water Pressure: 75# static
<b>Waste Disposal System:</b>	•Public Sewer System
<b>Drain / Waste / Vent Piping:</b>	•Plastic •Galvanized Steel •Cast Iron
<b>Cleanout Location:</b>	•Garage
<b>Water Heaters(7):</b>	<b>110: Mfr:</b> American Standard •40 gal •Age: 5 years •Electric •Hall Closet <b>114: Mfr:</b> A.O. Smith •40 gal •Age: 22 years •Electric •Hall Closet <b>201: Mfr:</b> A.O. Smith •40 gal •Age: 28 years •Electric •Hall Closet <b>202: Mfr:</b> A.O. Smith •40 gal •Age: 3 years •Electric •Hall Closet <b>304: Mfr:</b> A.O. Smith •40 gal •Age: 15 years •Electric •Hall Closet <b>307: Mfr:</b> A.O. Smith •30 gal •Age: 19 years •Electric •Kitchen Cabinet <b>Laundry Room: Mfr:</b> Rheem •40 gal •Age: <1 year •Gas •NW-Stairway Lower Landing Closet
<b>Seismic Gas Shut-Off Valve:</b>	• _____ Yes <u>  X  </u> No
<b>Other Components:</b>	•Fire Sprinklers (trash bin areas)

## PLUMBING OBSERVATIONS

The water pressure supplied to the fixtures is fair. The laundry room water heater is a relatively new unit and the units at 101 & 202 are relatively new units. The typical life expectancy of electric water heaters is 12 to 15 years.

### RECOMMENDATIONS / OBSERVATIONS

- Major Concern:** The older galvanized steel water supply piping shows signs of past leaks (at the garage where wet pipe and patched pipe was noted near support column labeled #26, other patched pipe at column labeled #8, where rust/corrosion were observed at pipes near columns #48, etc.), has been replaced with copper pipe at many areas where exposed at the garage and is subject to corrosion on the interior of the pipe where flow becomes constricted. This piping is at the end of its service life and requires a number of repairs at the least; suggest further assessment by a licensed plumbing contractor.
- Major Concern:** For the most part, the waste piping is older, shows rust blossoms, leaks, insufficient slope, replaced sections (all observed where exposed at the garage) and will be prone to further problems; suggest repairs by a licensed plumbing contractor.
- Safety Issue:** Improper or missing seismic strapping of the water heaters noted (those that were strapped can be rocked, the straps are too high or do not fully encompass the tank, etc.). Water heaters in seismic zones **must be double-strapped snug to the wall (and if needed provided 'blocking' material between the tank and wall to prevent the unit from falling back)**. The straps should be 1½ to 2" wide and located at the top and bottom third of the unit (**the upper strap should be no closer than 9-inches from the top of the case** and lower strap should be no lower than 4 inches above the gas connection) **to resist any horizontal movement** during earthquake conditions. Note: **The straps should encompass the tank**, each strap end secured to the 1<sup>st</sup> studs that are not directly behind the unit, mounted below insulation blankets and not cover the water heater manufacturer's date plate; although strapped, a combination of the **boldface underlined** sections above require improvement at each tank inspected.
- Safety Issue:** Some water heaters are lacking the required Temperature and Pressure Relief (TPR) Valve and discharge pipes, while other water heaters have TPR valves but are lacking discharge pipes that must be routed to the exterior or garage. ***The lack of such a valve and discharge pipe is a safety concern.*** The TPR valve discharge pipe should be of rigid metal (or rated poly tubing listed for this application) consistent in diameter with the valve orifice and extend no closer than 6" or further above 24" from the garage floor (if the tank is located there) or conspicuous exterior location (if the tank is within the living area). **Note:** Buildings this age do not provide a means to route TPR discharge pipes to approved discharge areas. Common modifications for dwelling units where the water heaters are aligned above each other is to route their separate drain lines in a common group down to the basement garage.
- Safety Issue:** All exterior hose bibs should be provided vacuum breakers to prevent hose water from being drawn back into the home's water supply system.

7. **Improve:** The 307 water heater piping/fittings exhibit rust and corrosion from intermittent leaks; suggest repairs by a licensed plumbing contractor.
8. **Improve:** The laundry room gas water heater located at the NW-stairway lower landing closet has an improperly configured exhaust venting system that exits the W-exterior wall where the pipe terminates and as such is non-conforming that can cause exhaust “spillage” within the closet. This water heater is a ‘natural draft’ appliance that relies on light, buoyant exhaust to rise within a vertical pipe of no less than 5-feet in height (the minimum required height for drafting dynamics to develop that also requires being routed 2-feet above the roof... which is four levels above) that will then draw the combustion gases up and out of the vent system. The water heater should be replaced with a ‘Direct Vent’ unit that is designed to have a short horizontally configured exhaust/combustion air inlet or, the provided vent pipe configured as specified in the National Fuel Gas Code Appendix G (vent requirements for Category 1 equipment); suggest improving as needed by a licensed plumbing contractor.
9. **Improve:** The laundry area water heater located at the NW-stairway lower landing closet should be on a raised platform so that the pilot and burner or heating elements are not closer than 18 inches above the garage floor (a requirement as this closet has a large wall opening that communicates with the garage); suggest improving as needed.
10. **Improve:** The dwelling unit water heaters are indoors and require overflow/drip pans that drain to the exterior or to the garage floor; suggest improving as needed. Note: Buildings this age do not provide a means to drain drip pans. Common modifications for dwelling units where the water heaters are aligned above each other is to route their drain lines in a common group down to the basement garage.
11. **Improve:** The 114, 201, 304 & 307 water heater are older units of which two are existing far past their intended service life (electric water heaters have a typical life expectancy of 15 years where one unit is 13-years past this range) so it would be wise to budget for new units *that could be needed at anytime.*
12. **Improve:** Fire suppression sprinkler systems are outside the scope of this inspection. Further, these systems require annual visual inspections and at every five year intervals have a pressure test, the water replaced, a test of the water flow alarm switch, sample sprinkler head inspection, etc. suggest further review and repair by a licensed ‘C16’ specialist prior to the close of escrow or contingency period.

## LIMITATIONS OF PLUMBING INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection of the plumbing system was limited by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, and beneath the yard were not inspected.
- Water quality is not tested. The effect of lead content in solder and or supply lines is beyond the scope of the inspection.

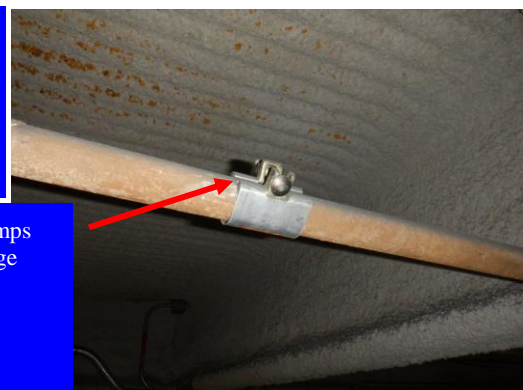
Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

## Plumbing Photos



What appears to be a concentrated water conditioning system feeder hose at the water main is rusting

Water supply leak clamps were noted at the garage near column #26...



# Plumbing Photos



...and near column #8...

Leaks were also noted near column 29...



...and other location

The waste piping in the garage has a number of leaks...



...rust blossoms...

...that were shielded but not corrected...



...a damaged waste pipe cap was noted near column #47...

...again, shielding of the waste piping...





# Plumbing Photos



...and wrapping leaking waste pipes were conspicuous throughout the garage...

...other issues include sagging pipe near column #8...



...and along the garage N-wall

Some leaking joints are just packed with additional material



Unit #304: The water heater has corroded fittings...

...and signs of leaks from the cabinet



Unit #304: The water heater fittings are leaking





# Interior Components

## DESCRIPTION OF INTERIOR

<b>Wall Finishes:</b>	•Drywall/Plaster
<b>Ceiling Finishes:</b>	•Drywall/Plaster
<b>Floor Surfaces:</b>	•Plank •Carpet •Vinyl/Resilient
<b>Doors:</b>	•Hollow Core
<b>Window Styles and Glazing:</b>	•Double/Single Hung •Sliders •Jalousie •Fixed Pane •Single Pane •Double Glazed
<b>Fireplace(2):</b>	<b>304 &amp; 307:</b> •Steel Firebox
<b>Kitchen Appliances Installed:</b>	•Electric Ranges(6) •Microwave Ovens(2) •Dishwashers(6) •Waste Disposers(6) •Exhaust Hoods(4) •Exhaust Fans(2)
<b>Kitchen Appliances Tested:</b>	•Electric Ranges(6) •Microwave Ovens(2) •Waste Disposers(6) •Exhaust Hoods(4) •Exhaust Fans(2)
<b>Laundry Facility:</b>	•240 Volt Circuit for Dryer •Dryer Vented to Building Exterior •120 Volt Circuit for Washer •Hot and Cold Water Supply for Washer •Waste Standpipe for Washer

## INTERIOR OBSERVATIONS

On the whole, the interior finishes are in average condition. Typical minor flaws were observed in some areas. The replaced windows and sliding glass door at 110 are good quality. All appliances that were tested responded satisfactorily. Of the 30 dwelling units, only six were inspected: #110, 114, 201, 202, 304 & 307

### RECOMMENDATIONS / OBSERVATIONS

- Safety Issue:** Although smoke alarms were noted at most bedrooms and some hallways/main living areas, many are very old that must be replaced and still others are missing at all requires areas (every bedroom and at the hallway they open to); suggest improving as needed. Testing of these alarms is outside the scope of a property inspection. Photoelectric sensor (versus ionization) alarms are preferred for their early sensing capabilities. Contemporary building standards require smoke alarms. Depending on local building codes, alarms should be placed within and/or outside of all sleeping areas and at each level of multi-story structures. It is strongly recommended these installation standards be implemented. *The alarms should be tested at the final walk-through, receive fresh batteries at move-in and be tested periodically.*
- Safety Issue:** Carbon Monoxide alarms are not present and must be installed just outside sleeping areas of each dwelling unit. Testing of these alarms is outside the scope of a property inspection. These alarms are now a requirement for residences with fuel burning appliances and/or have an attached garage and may only be located within the living space. See: <http://osfm.fire.ca.gov/strucfireengineer/pdf/bml/Frequently%20asked%20questions%20on%20Carbon%20Monoxide.pdf> for further information.
- Improve/Safety Issue:** The kitchen ranges should be provided anti-tip brackets that will prevent the unit from toppling over; suggest improving.
- Improve/Safety Issue:** The fireplace fireboxes and chimney at 304 & 307 are dirty which should be inspected/cleaned by a licensed specialist prior to the close of escrow or contingency period.
- Monitor/Improve:** "Silvering" noted at a few bathroom mirrors that occurs where sink spout splash-back soaks the mirror lower track that tarnishes the backing finish, or, the bath has poor ventilation where vapor condenses at the backside of the glass.
- Monitor:** The dishwashers were not tested as many are used for storage or appear to be abandoned (given the dish racks and drying areas at the sink and countertop).
- Monitor/Safety Issue:** Some of the kitchen exhaust hood power cords are routed through adjacent cabinets to remote outlets. Outlets must be 'line-of-sight' of the equipment they serve; suggest improving as needed.

**UNIT #110:** Occupied 2 bed/1.75 bath that has been refurbished and is the nicest of those inspected.

- Monitor:** The living room sliding glass door side-light glass pane has cracked at the lower corner.
- Improve:** The water heater has an intermittent leak at the hot water discharge pipe.
- Improve:** The kitchen exhaust fan is poorly connected to the provided exhaust duct and discharges within the overhead cabinet.

4. **Improve:** The hall bath tub drain strainer is detached.
5. **Improve:** The kitchen sink drain pipe exhibits corrosion due to a leaking fitting.

**UNIT #114:** Occupied 2 bed/1.75 bath.

1. **Improve:** The master bath shower faucet leaks and has hot/cold reversed.
2. **Improve:** The master bath sink is missing a drain stopper.
3. **Improve:** Water damage noted at the wall adjacent to the master shower and hall bath tub/shower.
4. **Improve:** The microwave door lower frame is cracked at two areas.
5. **Improve:** The tub's drain stopper is jammed.

**UNIT #201:** Occupied 2 bed/1.75 bath.

1. **Improve:** The kitchen disposal has seized.
2. **Improve:** The master bath sink cold water faucet leaks.
3. **Improve:** The living room W-wall baseboard shows termite damage where abutting the window.
4. **Improve:** The water heater hot water pipe shows extensive rust/corrosion that was brought to the attention of on-site management that initiated immediate plumbing repairs.
5. **Improve:** The master bath outlet is loose from its wall box.
6. **Improve:** The master bath sink cold water faucet leaks.
7. **Improve:** The hall bath tub enclosure has been 'converted' to a shower where the fiberglass panel at the S-wall is detaching.
8. **Improve:** The kitchen sink left basin drain basket/area is rusted.
9. **Improve:** There is evidence of a prior leak below the kitchen sink where stains were noted that should be encapsulated within mold remediating paint.

**UNIT #202:** Occupied 2 bed/1.75 bath that has been refurbished.

1. **Improve:** The hall bath tub drain strainer is detached.
2. **Monitor/Improve:** The deck finish is bubbled and blistered at areas.
3. **Monitor:** The shower ceiling has a plumbing access hatch with paint noted over rust/corrosion indicating past leaks from #302.

**UNIT #304:** Occupied 2 bed/1.75 bath.

1. **Improve:** The balcony area screens are torn.
2. **Improve:** The S-bedroom W-wall window sill shows condensation/water damaged finishes.
3. **Improve:** The master bath shower pan and curb show sealant repairs where leaks are likely an issue.
4. **Monitor:** The N-bath tub/shower enclosure has been filled with storage 6+ feet in height preventing its operation/inspection.
5. **Improve:** The N-bath sink countertop is cracked at the faucet mounting area.
6. **Improve:** The kitchen sink cabinet shows leaks/corrosion at the galvanized water fittings, at the sink drain and cabinet water damage perhaps from the poorly sealed sink perimeter where plumbing cabinetry repairs are needed.
7. **Improve:** The S-bathroom light responded after 3+ minutes of operating the wall switch.
8. **Improve:** The kitchen disposal has seized.
9. **Improve:** The kitchen sink hot water faucet has very low flow.
10. **Improve:** The S-bathroom exhaust fan is noisy.

**UNIT #307:** Occupied 1 bed/1 bath which showed the most wear of the units inspected.

1. **Safety Issue:** The water heater cabinet shows extensive damage to the sheetrock and has exposed framing where repairs are needed. Further, these conditions can propagate hibernating organics that comprise indoor air quality where repairs by licensed specialists following established protocols to assure organics do not 'kick-off' are followed.
2. **Improve:** Water damage and missing tile noted at the wall adjacent to the bath tub/shower.
3. **Improve:** The bathroom sink has a number of cracks.
4. **Improve:** The balcony has one window with lifting and weathered wood base casing.
5. **Improve:** The kitchen has a damaged drawer front.

**Environmental Issues**

- **Monitor:** Based on the age of this building, there is a likelihood that remaining older materials apart of the structure, systems and components may contain some asbestos. This can only be verified by laboratory analysis which is beyond the scope of this inspection. *The Environmental Protection Agency (E.P.A.) reports that asbestos represents a health hazard if "friable" (damaged, crumbling, or in any state that allows the release of fibers).* If any sections of the above

listed areas are indeed friable, or become friable over time, a specialist should be engaged. Due to the age of construction, there may be other materials that contain asbestos but are not identified by this inspection report and is the sole responsibility of the client to further investigate prior to the close of escrow or contingency period.

- **Monitor:** There is the potential for lead content in the drinking water. Lead in water may have two sources; the piping system of the utility delivering water and/or the solder used on copper pipes prior to 1988. This can only be confirmed by laboratory analysis. An evaluation of lead in water is beyond the scope of this inspection.
- **Monitor:** Lead based paint was in use until approximately 1978. According to the Federal Department of Housing and Urban Development, a lead hazard can be present in a building of this age. This can only be confirmed by laboratory analysis. An evaluation of lead in paint is beyond the scope of this inspection.

#### **Further Information**

- For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.

## **LIMITATIONS OF INTERIOR INSPECTION**

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As prescribed in the pre-inspection contract, this is a visual inspection only. Assessing the quality and condition of interior finishes is highly subjective. Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal and color are outside the scope of this inspection. Comments will be general, except where functional concerns exist. No comment is offered on the extent of cosmetic repairs that may be needed after removal of existing wall hangings and furniture. The inspection of the interior was limited by (but not restricted to) the following conditions:

- Furniture, storage, appliances and/or wall hangings restricted the inspection of the interior.
- The inspector is not qualified to detect the presence of Chinese Drywall. Accordingly the issue of Chinese Drywall (and its potential problems) is beyond the scope of the inspection report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Interior Photos



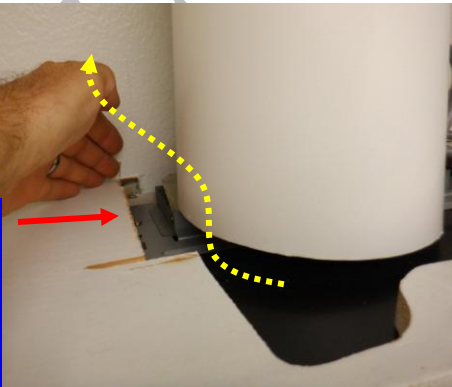
#110: The balcony has a cracked window pane...

...the water heater has a leaking pipe fitting...



...the kitchen sink has a leaking drain...

...and the kitchen exhaust fan is not connected to the duct and so discharges to the cabinet



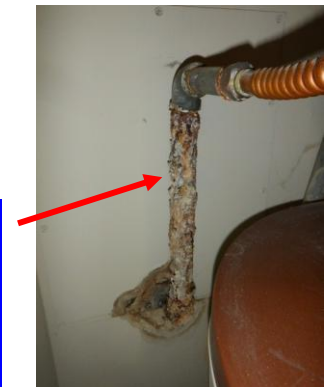
#114: The wall mounted coil heaters noted here and at other units must be removed...

...the wall adjacent to the master shower shows water damage...



...and the microwave door frame is cracked

#201: The water heater hot water pipe is heavily corroded...





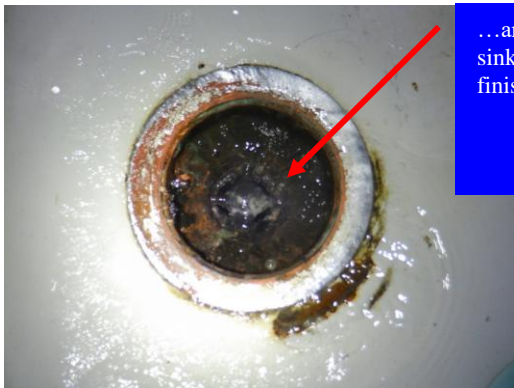
# Interior Photos



...the hall bath shower panel is detaching from the wall...



...the sink cabinet shows water damage...



...and the kitchen right sink drain basket and sink finish are corroded



#202: The hall bath ceiling plumbing hatch shows signs of leaks from the upper unit plumbing



#304: The S-bedroom W-window sill is water damaged...



...the shower pan is stained and shows crude sealant repairs...

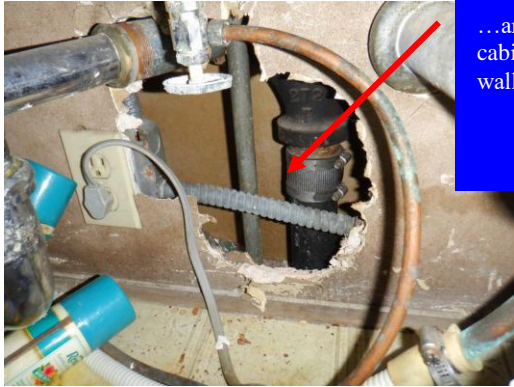


...as well as water damage just outside the shower..



...the N-bathroom sink countertop is cracked...

# Interior Photos



...and the kitchen sink cabinet has damaged rear wall finishes...

...waste pipe leaks...



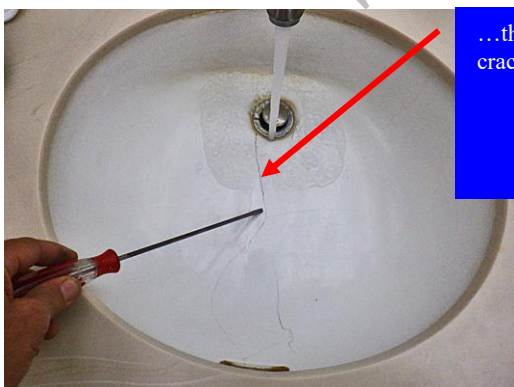
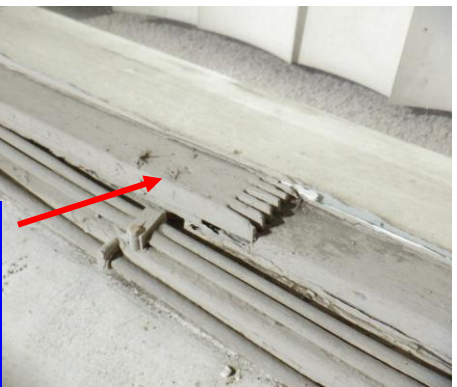
...water supply pipe leaks...

...and cabinet water damage...



...where the sink's deteriorated perimeter sealant may be a factor

#307: The balcony window wood trim is weathered...



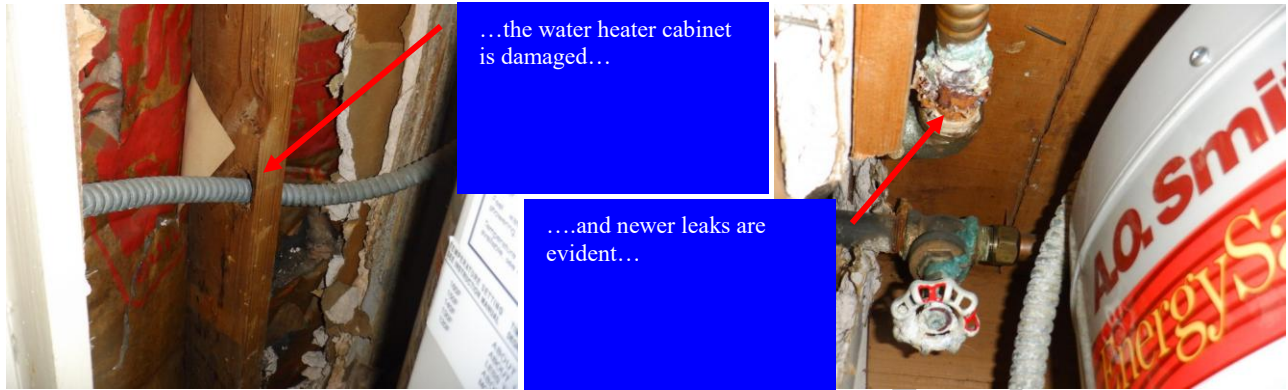
...the bathroom sink is cracked...

...the wall adjacent to the tub/shower is damaged...





# Interior Photos



SAMPLE

# Pool / Spa Components

## DESCRIPTION OF POOL / SPA COMPONENTS

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<b>Pool / Spa Type:</b>	•Below Ground •Plaster •Gunite
<b>Heater:</b>	•Gas
<b>Filters:</b>	•Cartridge Filter
<b>Pumps:</b>	•Circulation Pump
<b>Valves:</b>	•Ortega
<b>Electrical Components:</b>	•Breaker at Equipment
<b>Fencing:</b>	•Masonry •Wrought Iron
<b>Decking / Coping:</b>	•Concrete

## POOL / SPA COMPONENT OBSERVATIONS

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The pool/spa equipment is in fair condition. The pool circulation pump, heater and pressure gauge responded to commands. The pool area deck elevation has the required enclosure fencing with self-closing latch gates. The proper signage within the enclosure was noted as well as a body pole and life ring with rope were present.

### RECOMMENDATIONS / OBSERVATIONS

- **Safety Issue:** The “Bonding” of the pool area metal fencing (sections within 5-feet of the pool) and the pool equipment is improper/incomplete which creates potential shock hazards that requires **immediate** repairs by a licensed electrical contractor. Here, the pool pump motor is not bonded and the provided bonding conductor is only secured to the pool heater where its other end is terminated at a potable water supply pipe when it must be connected to the pool forming shell steel (usually done within the light niche electrical junction box); suggest repairs by a licensed electrical contractor. “Bonding” establishes an electrically safe environment in and around permanently installed swimming pools by creating an equipotential grid. The sole purpose of which is to prevent significant voltage differences between objects that can be touched simultaneously. Examples of objects at a pool that can be touched simultaneously include any metal fencing within 5-feet of the water, the concrete decking, fencing, ladders, hand rails, light fixtures, drains, pool equipment the water contacts and the pool water. An equipotential grid is created by intentionally connecting all these objects electrically, otherwise known as ‘bonding’ them together. It is not to be confused with or copy electrical system ‘grounding’ methods which is how it has been configured here.
- **Safety Issue:** The pool appears to lack a proper water filler valve providing ‘back-flow’ protection that prevents pool water being drawn back into the buildings potable water supply; suggest repairs by a licensed pool contractor as on-site service personnel disclosed a hose is used to fill the pool.
- **Safety Issue:** The pool deck area does not appear to provide an emergency shut-off switch that should be located and/or installed by a licensed pool contractor.
- **Safety Issue:** The pool light appears to be partially filled with water and its GFCI shock protection feature was noted to be tripped suggesting an electrical short at the fixture; suggest repairs by a licensed electrical contractor.
- **Safety Issue:** An outlet was noted within the pool area that lacks GFCI shock protection that requires immediate correction by a licensed electrical contractor.
- **Safety Issue:** The common patio area above the pool deck has a guard with openings larger than 4-inches a child can pass through that requires improving.
- **Safety Issue:** Insufficient service clearance noted at the pool equipment electrical panel that requires leaning over equipment to access. The panel must be provided a 30-inch wide area with 3-feet frontal clearance.
- **Safety Issue:** Missing shock guard noted at the pool equipment and pool timer boxes; suggest improving.
- **Improve/Safety Issue:** The pool equipment area’s electrical shut-off is less than five feet from the pool filter assembly. The shut-off requires some clearance from the filter assembly so occupants/personnel attending to the equipment are not subjected to potential injury from a pressurized filter housing failure upon initializing its operation after servicing.
- **Improve/Safety Issue:** The pool heater gas supply pipe requires a ‘sediment trap’ directly upstream of the appliance gas supply valve. These required ‘traps’ capture pipe dope, sediment, metal flakes, etc., within the system that can enter and obstruct gas nozzles. The base of the sediment trap should have a removable cap for periodic servicing; suggest repairs by a licensed contractor.
- **Improve:** The pool equipment and plumbing systems require multiple ‘check’ valves (at both the supply and return lines) to prevent the lower level equipment area from flooding when the pump or filter is opened as the pool water would simply push backwards through the plumbing and pump{s} to discharge to that area (here, a single check valve was



noted) . As well, it could not be determined if a vacuum breaker was also part of the plumbing that is recommended which would protect from failed check valves; suggest repairs by a licensed pool contractor.

- **Improve:** The pool filter pressure gauge does not return to a '0' reading when the pump is shut-off; suggest improving as needed.
- **Improve:** Both access gates must be provided 'Keep Closed' signs.
- **Improve:** The pool plumbing should be provided arrow labels identifying the direction of water-flow.
- **Improve:** The pool shell shows large blisters at the deep end where repairs are needed.
- **Monitor/Safety Issue:** The pool's "newer" pump provides 2-inch pipe orifices mated to the older 1½ inch copper pipe. This can create excessive/unsafe vacuum pressure within the system and deteriorate/deform the copper pipe; suggest further review by a licensed pool contractor prior to the close of escrow or contingency period.
- **Monitor:** The pool shell's expansion joint is not routed around the skimmer drain perimeter that 'isolates' the skimmer drain concrete flange within the deck/hardscape. Newer decking at this area suggests the flange has cracked and leaked in the past that, given the repairs did not include an expansion joint, will eventually cause the skimmer assembly to crack and leak where it attaches to the pool shell (which can move independent of the skimmer).
- **Monitor:** Public Pools should be provided perimeter decking no less than 4-feet wide measured from the pool water which is not the case here at the NW-corner.
- **Monitor:** The on-site service personnel disclosed the pool area N-gate is prohibited from providing pool enclosure safety features as it serves as a building emergency exit; suggest further review by the local municipality or authority having jurisdiction.

## **LIMITATIONS OF POOL / SPA COMPONENT INSPECTION**

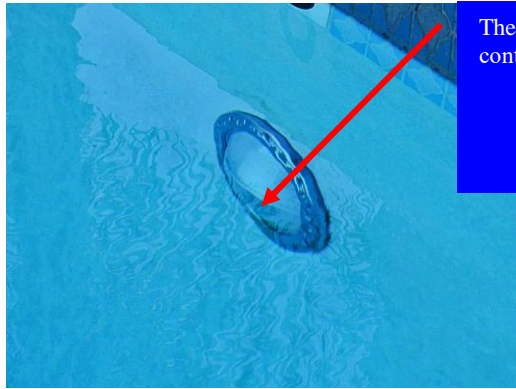
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As prescribed in the pre-inspection contract, this is a visual inspection only. Inspection of pool/spa components were limited by (but not restricted to) the following conditions:

- Components beneath the water level are not inspected.
- Chemical composition of the water is not inspected as part of the inspection.
- Underground piping or electrical components are not inspected.
- Effectiveness of the filter(s) and heating system(s) are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Pool Photos



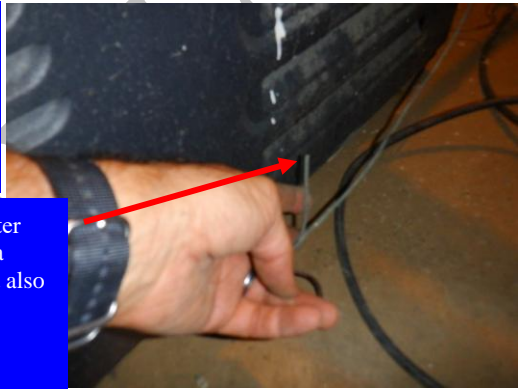
The pool light appears to contain water...

...and its tripped GFCI shock protection feature indicates an electrical short



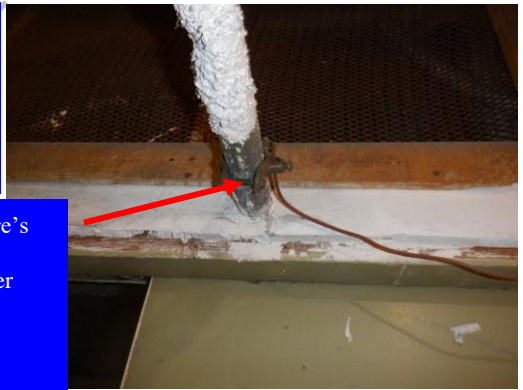
'Public' pools require a 4' wide unobstructed decking abutting the water and the metal fencing does not appear to be 'bonded'...

...such as the pool heater which is connected to a bonding wire that must also extend...

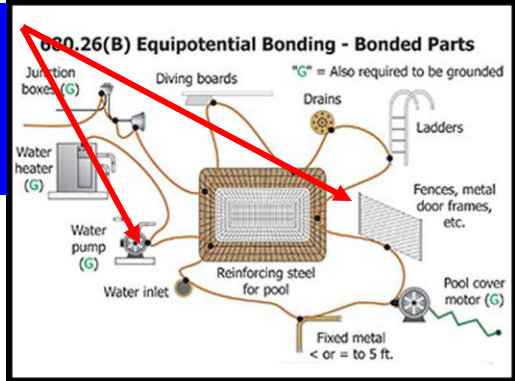


...to the pool pump's provided bonding terminal...

...and, the bonding wire's opposing end removed from the overhead water pipe and re-attached...



...to the pool steel forming shell



# COMMERCIAL STANDARDS OF PRACTICE

**PLEASE READ CAREFULLY**

1. The inspection to be performed for Client 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 building's components, systems and equipment, as they exist at the time of the inspection. The work product resulting from completing an inspection in accordance with this contract is an inspection report. The inspection report incorporates the information obtained during the inspection. The inspection report is for the sole use and benefit of Client. Client agrees to read the entire inspection report when it is received and shall promptly call the Inspector with any questions or concerns Client may have regarding the inspection report or the inspection. The inspection report shall be considered the final and exclusive findings of the Inspector regarding the inspection of the building. Client shall not rely on any oral statements made by the Inspector prior to issuance of the inspection report.
2. Components and systems operated during the inspection will be identified in the inspection report. The identified components and systems shall be operated with normal user controls only and as conditions permit. If a component or system is operated, it may be conducted without the aid of special protective clothing, exploratory probing, removing materials, testing, measuring, preparing calculations or using special equipment, including meters or devices of any kind. Testing, measuring, or preparing calculations for any system or component to determine adequacy, capacity, or compliance with any standard is outside the scope of this contract.
3. The term material physical deficiencies means the presence of conspicuous patent defects or material deferred maintenance of the building's material systems, components, or building equipment as observed during the inspection. This definition specifically excludes deficiencies that may be remedied with routine maintenance, miscellaneous minor repairs, and normal operating maintenance, and excludes conditions that generally do not present material physical deficiencies of the building.
4. Inspector is an expert generalist and not acting as an expert in any SPECIFIC craft or trade. The inspector may make recommendations for further evaluation by an individual(s) who is an expert or specialist IN ONE OR MORE SPECIFIC BUILDING COMPONENTS OR SYSTEMS.
5. The inspection is not technically exhaustive. The cost of obtaining information or the time required to conduct a technically exhaustive inspection and prepare the inspection report could outweigh the usefulness of the information and could be detrimental to the orderly and timely completion of Client's transaction.
6. No inspection can wholly eliminate the uncertainty regarding the presence of physical deficiencies and the performance of the building's systems. Preparation of an inspection report in accordance with this contract is intended to reduce, but not eliminate, the uncertainty regarding the potential for component or system failure and to reduce the potential that such component or system may not be initially observed. Client recognizes the inherent subjective nature of the inspector's opinions as to issues such as workmanship, quality of original installation, and estimating the remaining useful life of any given component or system. The inspector's opinions generally are formed without detailed knowledge from those specifically familiar with the component's or system's performance.
7. The inspection report will contain a representative indication of the property condition at the time of the inspection and is dependent on the information available to the inspector at that time.
8. It is Client's duty and obligation to exercise reasonable care to protect himself or herself regarding the condition of the building, including those facts that are known to or within the diligent attention and observation of Client.

**LIMITATIONS, EXCEPTIONS AND EXCLUSIONS:** Excluded from this inspection is any system, structure or component of the building that is inaccessible, concealed from view, or cannot be inspected due to circumstances beyond the control of the Inspector, or which Client has agreed is not to be inspected. Unless specifically agreed upon otherwise between the Inspector and Client, the following are excluded from the inspection:

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>A. Building code or zoning ordinance violations.</li> <li>B. Geological stability or soils conditions or structural stability or engineering analysis.</li> <li>C. All wood-destroying organism.</li> <li>D. Interior partition walls; tenant improvements and non-building equipment.</li> <li>E. Americans With Disabilities Act inspections.</li> <li>F. Water testing for roof, wall or window leaks. Concealed roofing membrane integrity.</li> <li>G. Concealed floor cracks and all underground components.</li> <li>H. Product recalls or other such notices.</li> <li>I. Specific components noted in the inspection report as being beyond</li> </ul> | <ul style="list-style-type: none"> <li>the scope of the inspection.</li> <li>J. Thermostatic, motion and time clock controls.</li> <li>K. Permits or public records research.</li> <li>L. Fire and life safety systems.</li> <li>M. Elevators or lifts.</li> <li>N. Building security and security systems.</li> <li>O. Installation guidelines and manufacturer's specifications.</li> <li>P. Examination of conditions related to animals, rodents, insects, wood destroying insects, organisms, mold, and mildew or the damage caused thereby.</li> <li>Q. Personal property.</li> <li>R. Removing equipment or component covers, panels or plates.</li> </ul> |
|--|---|

Services for inspecting or evaluating the excluded items listed above may be available from Inspector for an additional fee or from specialists qualified to inspect or evaluate a particular category or item.



NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION. IF YOU DESIRE LEGAL ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL. USE OF THIS FORM DOES NOT GUARANTEE THAT THE USER IS A QUALIFIED INSPECTOR MEMBER OF CREIA. TO LOCATE A QUALIFIED CREIA INSPECTOR CALL (949) 715-1768 OR WWW.CREIA.ORG © 2001-2017 CREIASM All Rights Reserved. CREIA IS A PUBLIC-BENEFIT, NONPROFIT ORGANIZATION.

**C.S.O.P. INCLUDES 2 PAGES: PAGE 1 OF 2**



**ENVIRONMENTAL CONCERNS:** Client acknowledges that what is being agreed upon is for a building inspection and not an environmental evaluation and the inspection is not intended to detect, identify or disclose any health or environmental concerns regarding this building or property, including, but not limited to, the presence of asbestos, radon, lead, urea-formaldehyde, fungi, mold, mildew, PCBs, or other toxic materials or substances in the water, air, soil or building materials.

**CONFIDENTIAL REPORT:** The inspection report to be prepared for Client is solely and exclusively for Client's own information and may not be relied upon by any other person. Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person. Client may distribute copies of the inspection report to other persons directly involved in this transaction, but Client and Inspector do not in any way intend to benefit said other persons directly or indirectly through the inspection or the inspection report. CLIENT AGREES TO INDEMNIFY, DEFEND AND HOLD INSPECTOR HARMLESS FROM ANY THIRD PARTY CLAIMS ARISING OUT OF CLIENT'S UNAUTHORIZED DISTRIBUTION OF THE INSPECTION REPORT.

**LIQUIDATED DAMAGES:** IT IS UNDERSTOOD AND AGREED BY AND BETWEEN THE PARTIES HERETO THAT THE INSPECTOR/INSPECTION COMPANY IS NOT AN INSURER, THAT THE PAYMENT FOR THE SUBJECT INSPECTION IS BASED SOLELY ON THE VALUE OF THE SERVICES PROVIDED BY INSPECTOR/INSPECTION COMPANY IN THE PERFORMANCE OF THE INSPECTION AND PRODUCTION OF THE INSPECTION REPORT AS DESCRIBED HEREIN, THAT IT IS IMPRACTICABLE AND EXTREMELY DIFFICULT TO FIX THE ACTUAL DAMAGES, IF ANY, WHICH MAY RESULT FROM A FAILURE TO PERFORM SUCH SERVICES, AND IN CASE OF FAILURE TO PERFORM SUCH SERVICES AND A RESULTING LOSS, CLIENT'S DAMAGES HEREIN SHALL BE LIQUIDATED AND FIXED IN AN AMOUNT EQUAL TO THE INSPECTION FEE PAID MULTIPLIED BY ONE HUNDRED TWENTY-FIVE PERCENT (125%) AS LIQUIDATED DAMAGES AND NOT AS A PENALTY, AND THIS REMEDY SHALL BE EXCLUSIVE.

**GENERAL PROVISIONS:**

- A. This inspection and the inspection report do not constitute a warranty, guarantee, or insurance policy of any kind whatsoever.
- B. No legal action or proceeding of any kind, including those sounding in tort or contract, can be commenced against Inspector/Inspection Company, or its officers, agents or employees more than one year from the date the Client discovers, or through the exercise of reasonable diligence should have discovered, the cause of action. In no event shall the time for commencement of legal action or proceeding exceed two years from the date of the subject inspection. THIS TIME PERIOD IS SHORTER THAN OTHERWISE PROVIDED BY LAW.
- C. In the event Client discovers a material physical deficiency in a component, system or equipment of the building that was not identified and reported by Inspector, Client shall so notify Inspector in writing and allow Inspector and/or Inspector's designated representative to re-inspect and document the condition(s) of the material physical deficiency prior to making any repair, alteration, or replacement to said physical deficiency.



NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION. IF YOU DESIRE LEGAL ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL. USE OF THIS FORM DOES NOT GUARANTEE THAT THE USER IS A QUALIFIED INSPECTOR MEMBER OF CREIA. TO LOCATE A QUALIFIED CREIA INSPECTOR CALL (949) 715-1768 OR WWW.CREIA.ORG © 2001-2017 CREIASM All Rights Reserved. CREIA IS A PUBLIC-BENEFIT, NONPROFIT ORGANIZATION.

**C.S.O.P INCLUDES 2 PAGES: PAGE 2 OF 2**

## POOL/SPA INSPECTION STANDARDS OF PRACTICES

**SCOPE OF THE INSPECTION:** The pool/spa inspection to be performed is a non-invasive visual inspection designed to identify material defects in the pool/spa components as they exist at the time of the inspection. The term material defect is defined as the presence of patent defects or material deferred maintenance of the pool/spa systems, components, or equipment. This definition specifically excludes deficiencies that are normally remedied during routine operating maintenance and, which generally do not represent a material defect of the pool or spa system. The pool/spa inspection will be performed in accordance with the Standards of Practice of the California Real Estate Inspection Association ("CREIA") in effect at the time of this inspection. Copies of the CREIA Standards are available upon request. This pool/spa inspection is not intended to be technically exhaustive. Inspector shall prepare a written inspection report for the sole use and benefit of Client identified in this contract. The pool/spa inspection report shall describe and identify the inspected systems, and components of the pool/spa, and shall identify material defects in those systems and components observed during the inspection. Client agrees to read the entire inspection report when it is received and shall promptly contact the Inspector with any questions or concerns client may have regarding the pool/spa inspection or the inspection report.

**LIMITATIONS, EXCEPTIONS AND EXCLUSIONS:** Excluded from this pool/spa inspection is any system, structure, or component of the pool/spa which is inaccessible, concealed from view, or cannot be inspected due to circumstances beyond the control of Inspector, or which Client has agreed is not to be inspected. The following are excluded from the scope of this pool/spa inspection unless specifically agreed otherwise between Inspector and Client:

1. Determining compliance with installation guidelines, manufacturers' specifications, building codes, all ordinances, regulations, covenants, zoning or other restrictions, including local interpretations thereof.
2. Obtaining or reviewing information from any third-parties including, but not limited to: government agencies (such as permits), component or system manufacturers (including product defects, recalls or similar notices), contractors, managers, sellers, occupants, neighbors, consultants, homeowner or similar associations, attorneys, real estate agents or brokers.
3. Geotechnical, engineering, structural, architectural, geological, hydrological, land surveying or soils-related examinations.
4. Certain factors relating to any systems, structures, or components of the pool/spa, including, but not limited to adequacy, efficiency, durability or remaining useful life, costs to repair, replace, or operate, fair market value, or advisability of purchase.
5. Environmental hazards or conditions, including, but not limited to, toxic, reactive, combustible, chemicals, corrosive contaminants, wildfire, geologic or flood.
6. Dismantling of any system, structure, or component, or perform any intrusive or destructive examination, testing or analysis.
7. Systems or components of the pool and or spa that are not permanently installed.
8. Systems, structures, or components not specifically identified in the written inspection report and in the CREIA Standards.
9. Operating systems or components that have been disconnected, shut down or in the opinion of the inspector could result in damage to the pool/spa's components or systems.
10. Inspecting any below grade components or underground systems or portion thereof or pressure testing of any piping.
11. Come into contact with pool/spa water to examine the system, structure, or components.
12. Examine accessories, such as, but not limited to: fountains, water falls, diving or jump boards, ladders, slides, steps or any other recreational components including pool equipment enclosures. (pool houses/sheds)
13. Operating or evaluating, security systems, alarms, remote controls, radio controls, computer controls, low voltage electrical systems, antennas, electronic controls, key-operated switches, timers, photo-electric, motion sensing, or other such similar non-primary electric devices, components or systems.
14. Operating or evaluating, pool / spa covers, back-flushing systems, automatic water re-fills, anti vortex drains, valves, air switches, jets, pool cleaners, aerators, skimmers, chemical injection systems, water chemistry or other conditioning devices, and related components.
15. Evaluate thermostat(s) or their calibration, heating elements and solar systems.
16. Evaluating child access barrier adequacy of pool enclosures

Inspector is a pool/spa inspection generalist and is not acting as an expert in any trade. The pool/spa inspection report may contain recommendations for further evaluation by an individual other than Inspector herein who is qualified as an expert or specialist in that specific trade or profession. If Inspector recommends consulting other specialized experts, Client agrees to do so at their own expense. It is Client's duty and obligation to exercise reasonable care to protect themselves regarding the condition of the pool/spa, including those facts which are known to or within the diligent attention and observation of Client.

**GENERAL PROVISIONS:** This pool/spa inspection & report do not constitute a pool/spa code or other regulation compliance, warranty, guarantee, or insurance policy of any kind whatsoever. The pool/spa inspection and inspection report are not a substitute disclosure for real estate transactions which that may be required by law.

In the event Client discovers a material defect or other deficiency that was not identified and reported by Inspector, Client shall so notify Inspector in writing and allow Inspector and/or Inspector's designated representative to re-inspect and document the condition(s) of the material defect or deficiency prior to making any repair, alteration or replacement to said material defect or deficiency.

The written report to be prepared by Inspector shall be considered the final and exclusive findings of the Inspector regarding the inspection of the pool/spa. Client shall not rely on any oral statements made by the Inspector prior to issuance of the written report.