All Pro Home Inspections

Steve John, 3685 Herbert Street, San Diego, CA 92103, 619-283-1123

STANDARD RESIDENTIAL INSPECTION AGREEMENT

(PLEASE READ CAREFULLY, THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT)

Client Name:
Inspection Address: 1234 Apartment Avenue
San Diego, CA 92101

Date: April 8, 2011
Time: 8:00 AM

SCOPE OF THE INSPECTION: The real estate inspection to be performed for Client is a survey and basic operation of the systems and components of a building which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the Inspector. The purpose of the inspection is to provide the Client with information regarding the general condition of the building(s).

Inspector will prepare and provide Client a written report for the sole use and benefit of Client. The written report shall document any material defects discovered in the building's systems and components which, in the opinion of the Inspector, are safety hazards, are not functioning properly, or appear to be at the ends of their service lives.

The inspection shall be performed in accordance with the Standards of Practice of the California Real Estate Inspection Association (CREIA®), attached hereto and incorporated herein by reference, and is limited to those items specified herein.

CLIENT'S DUTY: Client agrees to read the entire written report when it is received and promptly call Inspector with any questions or concerns regarding the inspection or the written report. The written report shall be the final and exclusive findings of Inspector.

Client acknowledges that Inspector is a generalist and that further investigation of a reported condition by an appropriate specialist may provide additional information which can affect Client's purchase decision. Client agrees to obtain further evaluation of reported conditions before removing any investigation contingency and prior to the close of the transaction.

In the event Client becomes aware of a reportable condition which was not reported by Inspector, Client agrees to promptly notify Inspector and allow Inspector and/or Inspector's designated representative(s) to inspect said condition(s) prior to making any repair, alteration, or replacement. Client agrees that any failure to so notify Inspector and allow inspection is a material breach of this Agreement.

ENVIRONMENTAL CONDITIONS: Client agrees what is being contracted for is a building inspection and not an environmental evaluation. The inspection is not intended to detect, identify, or disclose any health or environmental conditions regarding this building or property, including, but not limited to: the presence of asbestos, radon, lead, urea-formaldehyde, fungi, molds, mildew, PCBs, or other toxic, reactive, combustible, or corrosive contaminants, materials, or substances in the water, air, soil, or building materials. The Inspector is not liable for injury, health risks, or damage caused or contributed to by these conditions.

SEVERABILITY: Should any provision of this Agreement be held by a court of competent jurisdiction to be either invalid or unenforceable, the remaining provisions of this Agreement shall remain in full force and effect, unimpaired by the court's holding.

MEDIATION: The parties to this Agreement agree to attend, in good faith, mediation with a retired judge or lawyer with at least 5 years of mediation experience before any lawsuit is filed. All notices of mediation must be served in writing by return receipt requested allowing 30 days for response. If no response is forthcoming the moving party may then demand binding arbitration under the terms and provisions set forth below.

ARBITRATION: Any dispute concerning the interpretation or enforcement of this Agreement, the inspection, the inspection report, or any other dispute arising out of this relationship, shall be resolved between the parties by binding arbitration conducted under the Rules and Procedures of the Expedited Arbitration of Home Inspection Disputes of Construction Arbitration Services, Inc. The parties hereto shall be entitled to all discovery rights and legal motions as provided in the California Code of Civil Procedure. The decision of the Arbitrator shall be final and binding and judgement on the Award may be entered in any Court of competent jurisdiction.

GENERAL PROVISIONS: The written report is not a substitute for any transferor's or agent's disclosure that may be required by law, or a substitute for Client's independent duty to reasonably evaluate the property prior to the close of the transaction. This inspection Agreement, the real estate inspection, and the written report do not constitute a home warranty, guarantee, or insurance policy of any kind whatsoever.

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 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 a legal action or proceeding exceed two years from the date of the subject inspection. THIS TIME PERIOD IS SHORTER THAN OTHERWISE PROVIDED BY LAW.

This Agreement shall be binding upon and inure to the benefit of the parties hereto and their heirs, successors, and assigns.

This Agreement constitutes the entire integrated agreement between the parties hereto pertaining to the subject matter hereof and may be modified only by a written agreement signed by all of the parties hereto. No oral agreements, understandings, or representations shall change, modify, or amend any part of this Agreement.

Each party signing this Agreement warrants and represents that he/she has the full capacity and authority to execute this Agreement on behalf of the named party. If this Agreement is executed on behalf of Client by any third party, the person executing this Agreement expressly represents to Inspector that he/she has the full and complete authority to execute this Agreement on Client's behalf and to fully and completely bind Client to all of the terms, conditions, limitations, exceptions, and exclusions of this Agreement.

I agree to pay the fee listed below, and I have read, understand and agree to all the terms, conditions, and limitations of this Agreement, and voluntarily agree to be bound thereby. I understand that the inspection fee stated is for the initial inspection and report. I agree to pay for the inspector's time for any reinspection, meetings with third parties including any contractor, seller, or arbitrator that may be needed at a later date, or any time for inspector to participate in any legal or administrative proceeding at the hourly rate of $150.00 for the initial hour or part thereof, and $120.00 per hour after the first hour. (Reasonable phone consultation is free.)

_____

_____ 04/08/11
Inspector for Company Date

_____ _____
Client Date

Total Fee $ 0.00 Paid by: Check # _____ Payment acknowledged: _____

CALIFORNIA REAL ESTATE INSPECTION ASSOCIATION
Residential Standards of Practice

Part I. Definitions and Scope

These Standards of Practice provide guidelines for a real estate inspection and define certain terms relating to these inspections. Italicized words in these Standards are defined in Part IV, Glossary of Terms.

A. A real estate inspection is a survey and basic operation of the systems and components of a building which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the Inspector. The purpose of the inspection is to provide the Client with information regarding the general condition of the building(s). Cosmetic and aesthetic conditions shall not be considered.
B. A real estate inspection report provides written documentation of material defects discovered in the inspected building's systems and components which, in the opinion of the Inspector, are safety hazards, are not functioning properly, or appear to be at the ends of their service lives. The report may include the Inspector's recommendations for correction or further evaluation.
C. Inspections performed in accordance with these Standards of Practice are not technically exhaustive and shall apply to the primary building and its associated primary parking structure.

Part II. Standards of Practice

A real estate inspection includes the readily accessible systems and components or a representative number of multiple similar components listed in Sections 1 through 9 subject to the limitations, exceptions, and exclusions in Part III.

SECTION 1 - Foundation, Basement, and Under-floor Areas

A. Items to be inspected:
1. Foundation system
2. Floor framing system
3. Under-floor ventilation
4. Foundation anchoring and cripple wall bracing
5. Wood separation from soil
6. Insulation

B. The Inspector is not required to:
1. Determine size, spacing, location, or adequacy of foundation bolting/bracing components or reinforcing systems
2. Determine the composition or energy rating of insulation materials

SECTION 2 - Exterior

A. Items to be inspected:
3. Surface grade directly adjacent to the buildings
4. Doors and windows
5. Attached decks, porches, patios, enclosures, balconies, stairways and their enclosures
6. Wall cladding and trim
7. Portions of walkways and driveways that are adjacent to the buildings

B. The Inspector is not required to:
1. Inspect door or window screens, shutters, awnings, or security bars

SECTION 3 - Roof Covering

A. Items to be inspected:
1. Covering
2. Drainage
3. Flashings
4. Penetrations
5. Skylights

B. The Inspector is not required to:
1. Walk on the roof surface if in the opinion of the Inspector there is risk of damage or a hazard to the Inspector
2. Warrant or certify that roof systems, coverings, or components are free from leakage

SECTION 4 - Attic Areas and Roof Framing

A. Items to be inspected:
1. Framing
2. Ventilation
3. Insulation

B. The Inspector is not required to:
4. Inspect mechanical attic ventilation systems or components
5. Determine the composition or energy rating of insulation materials

SECTION 5 - Plumbing

A. Items to be inspected:
1. Water supply piping
2. Drain, waste, and vent piping
3. Faucets and fixtures
4. Fuel gas piping
5. Water heaters
6. Functional flow and functional drainage

B. The Inspector is not required to:
1. Fill any fixture with water, inspect overflow drains or drain-stops, or evaluate backflow devices, waste ejectors, sump pumps, or drain line cleanouts
2. Inspect or evaluate water temperature balancing devices, temperature fluctuation, time to obtain hot water, water circulation, or solar heating systems or components
3. Inspect whirlpool baths, steam showers, or sauna systems or components
4. Inspect fuel tanks or determine if the fuel gas system is free of leaks
5. Inspect wells or water treatment systems

SECTION 6 - Electrical

A. Items to be inspected:
6. Service equipment
7. Electrical panels
8. Circuit wiring
9. Switches, receptacles, outlets, and lighting fixtures

B. The Inspector is not required to:
1. Operate circuit breakers or circuit interrupters
2. Remove cover plates
3. Inspect de-icing systems or components
4. Inspect private or emergency electrical supply systems

2. Inspect fences or gates or operate automated door or gate openers or their safety devices
3. Use a ladder to inspect systems or components

or components

This report was prepared exclusively for in accordance with our inspection agreement and is subject to the terms and conditions agreed upon therein. A verbal consultation is part of this report. If you were not present during the inspection, call our office for a full discussion of the entire report. © 2006 **All Pro Home Inspections (619)283-1123**

ECTION 7 - Heating and Cooling

C. Items to be inspected:
   10. Heating equipment
   11. Central cooling equipment
   12. Energy source and connections
   13. Combustion air and exhaust vent systems
   14. Condensate drainage
   15. Conditioned air distribution systems

D. The Inspector is not required to:
   1. Inspect heat exchangers or electric heating elements
   2. Inspect non-central air conditioning units or evaporative coolers
   3. Inspect radiant, solar, hydronic, or geothermal systems or components
   4. Determine volume, uniformity, temperature, airflow, balance, or leakage of any air distribution system
   5. Inspect electronic air filtering or humidity control systems or components

SECTION 8 - Fireplaces and Chimneys

A. Items to be inspected:
   1. Chimney exterior
   2. Spark arrestor
   3. Firebox
   4. Damper
   5. Hearth extension

B. The Inspector is not required to:
   1. Inspect chimney interiors
   2. Inspect fireplace inserts, seals, or gaskets
   3. Operate any fireplace or determine if a fireplace can be safely used

SECTION 9 - Building Interior

A. Items to be inspected:
   1. Walls, ceilings, and floors
   2. Doors and windows
   3. Stairways, handrails, and guardrails
   4. Permanently installed cabinets
   5. Permanently installed cook-tops, mechanical range vents, ovens, dishwashers, and food waste disposers
   6. Absence of smoke alarms
   7. Vehicle doors and openers

B. The Inspector is not required to:
   1. Inspect window, door, or floor coverings
   2. Determine whether a building is secure from unauthorized entry
   3. Operate or test smoke alarms or vehicle door safety devices
   4. Use a ladder to inspect systems or components

Part III. Limitations, Exceptions, and Exclusions

A. The following are excluded from a real estate inspection:
   1. Systems or components of a building, or portions thereof, which are not readily accessible, not permanently installed, or not inspected due to circumstances beyond the control of the Inspector or which the Client has agreed or specified are not to be inspected
   2. Site improvements or amenities, including, but not limited to; accessory buildings, fences, planters, landscaping, irrigation, swimming pools, spas, ponds, waterfalls, fountains or their components or accessories
   3. Auxiliary features of appliances beyond the appliance's basic function
   4. Systems or components, or portions thereof, which are under ground, under water, or where the Inspector must come into contact with water
   5. Common areas as defined in California Civil Code section 1351, et seq., and any dwelling unit systems or components located in common areas
   6. Determining compliance with manufacturers' installation guidelines or specifications, building codes, accessibility standards, conservation or energy standards, regulations, ordinances, covenants, or other restrictions
   7. Determining adequacy, efficiency, suitability, quality, age, or remaining life of any building, system, or component, or marketability or advisability of purchase
   8. Structural, architectural, geological, environmental, hydrological, land surveying, or soils-related examinations
   9. Acoustical or other nuisance characteristics of any system or component of a building, complex, adjoining property, or neighborhood
   10. Conditions related to animals, insects, or other organisms, including fungus and mold, and any hazardous, illegal, or controlled substance, or the damage or health risks arising there from
   11. Risks associated with events or conditions of nature including, but not limited to; geological, seismic, wildfire, and flood
   12. Water testing any building, system, or component or determine leakage in shower pans, pools, spas, or any body of water
   13. Determining the integrity of hermetic seals at multi-pane glazing
   14. Differentiating between original construction or subsequent additions or modifications
   15. Reviewing information from any third-party, including but not limited to; product defects, recalls, or similar notices
   16. Specifying repairs/replacement procedures or estimating cost to correct
   17. Communication, computer, security, or low-voltage systems and remote, timer, sensor, or similarly controlled systems or components
   18. Fire extinguishing and suppression systems and components or determining fire resistive qualities of materials or assemblies
   19. Elevators, lifts, and dumbwaiters
   20. Lighting pilot lights or activating or operating any system, component, or appliance that is shut down, unsafe to operate, or does not respond to normal user controls
   21. Operating shutoff valves or shutting down any system or component
   22. Dismantling any system, structure or component or removing access panels other than those provided for homeowner maintenance

A. The Inspector may, at his or her discretion:
   1. Inspect any building, system, component, appliance, or improvement not included or otherwise excluded by these Standards of Practice. Any such inspection shall comply with all other provisions of these Standards.
   2. Include photographs in the written report or take photographs for Inspector's reference without inclusion in the written report. Photographs may not be used in lieu of written documentation.

IV. Glossary of Terms

*Note: All definitions apply to derivatives of these terms when italicized in the text.

Appliance: An item such as an oven, dishwasher, heater, etc. which performs a specific function
Building: The subject of the inspection and its primary parking structure
Component: A part of a system, appliance, fixture, or device
Condition: Conspicuous state of being
Determine: Arrive at an opinion or conclusion pursuant to a real estate inspection
Device: A component designed to perform a particular task or function
Fixture: A plumbing or electrical component with a fixed position and function
Function: The normal and characteristic purpose or action of a system, component, or device
Functional Drainage: The ability to empty a plumbing fixture in a reasonable time
Functional Flow: The flow of the water supply at the highest and farthest fixture from the building supply shutoff valve when another fixture is used simultaneously
Inspect: Refer to Part I, 'Definition and Scope', Paragraph A
Inspector: One who performs a real estate inspection
Normal User Control: Switch or other device that activates a system or component and is provided for use by an occupant of a building
Operate: Cause a system, appliance, fixture, or device to function using normal user controls
Permanently Installed: Fixed in place, e.g. screwed, bolted, nailed, or glued
Primary Building: A building that an Inspector has agreed to inspect
Primary Parking structure: A building for the purpose of vehicle storage associated with the primary building
Readily Accessible: Can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may harm persons or property
Real Estate Inspection: Refer to Part I, 'Definitions and Scope', Paragraph A
Representative Number: Example, an average of one component per area for multiple similar components such as windows, doors, and electrical outlets
Safety Hazard: A condition that could result in significant physical injury
Shut Down: Disconnected or turned off in a way so as not to respond to normal user controls
System: An assemblage of various components designed to function as a whole
Technically Exhaustive: Examination beyond the scope of a real estate inspection, which may require disassembly, specialized knowledge, special equipment, measuring, calculating, quantifying, testing, exploratory probing, research, or analysis


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All Pro Home Inspections

Steve John • 3412 Quince Street San Diego, CA 92104 • 619-283-1123

Inspection Report

Client Name:
Inspection Address: 1234 Apartment Avenue
San Diego, CA 92101

Date: April 8, 2011
Time: 8:00 AM

This report was prepared for in accordance with our inspection agreement and is subject to the terms and conditions agreed upon therein. A verbal consultation is a critical part of this report. If you were not present during the inspection, call (619)283-1123 for a full discussion of the entire report and an overview.
This report was prepared for the sole and exclusive use of Client and any third party, including other purchasers, who are not part of this contract, may not rely on or use this report for any purpose and should not make any decisions based on this report. Inspector assumes no liability for third party interpretation or use of this report. All such parties are advised to retain a qualified professional inspector to provide them with their own inspection and report.

It is the clients responsibility to read this report in its entirety. The client is also responsible to perform a diligent visual inspection of the property after the seller vacates to insure that no "condition" was concealed by personal property and/or stored items while occupied, or damaged during the seller's evacuation of the building. If you discover any new conditions at that time, you may call me for a free telephone consultation, but if you desire a reinspection, a nominal charge will be required.

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Profile of your Inspector
Steve D. John, MCI, CNCS

Specializing in:

CONSTRUCTION DEFECT ANALYSIS and EXPERT WITNESS TESTIMONY
CONTRACTOR and OWNER DISPUTE RESOLUTION
RESIDENTIAL and COMMERCIAL INSPECTIONS
IN-PROGRESS CONSTRUCTION INSPECTIONS

Certifications and Licensing

International Code Council / International Conference of Building Officials
Combination Dwelling Inspector - Uniform Building Code, Uniform Mechanical Code, Uniform Plumbing Code, National Electrical Code
Certificate # 5227225-56

California State Licensed General Building Contractor
License # B-340790 Since 1974 (currently inactive)

California Real Estate Inspection Association, MCI
Master CREIA Inspector, # 0029

California Real Estate Inspection Association, CNCS
CREIA New Construction Specialist

Real Estate Broker License, State of California, Department of Real Estate
License # 00900753 (currently inactive)

Work Experience

All Pro Home Inspections **6/94 - Present**
Home Inspection and Consulting

All Pro Remodeling **1/93 - 6/94**

U. S. Homes **3/89 - 1/93**
Senior Construction Manager, Responsible for: contract writing, specification development, contract negotiations, development and construction permit procurement, coordination of onsite and offsite development, and supervision of construction superintendents.

Standard Pacific, Orange County **1985 - 3/98**
Lead Superintendent, Offsite Superintendent, Onsite Superintendent

All Pro Development **1973 - 1984**
Built custom homes and built and designed spec homes as a general building contractor.

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EDUCATION

Continuing Education **1994 - Present**
Hundreds of hours of accredited continuing education at over 40 conferences, seminars, and schools specializing in the inspection field and construction defect evaluation.

University of California, Irvine **1986 - 1987**
Light Construction and Development Management, Certificate Program
Home Builders Council, Scholarship Award, 1986

San Diego State University **1984**
Bachelor of Science, in Business: Majors; Real Estate and Finance, Graduated with Honors

ORGANIZATION AFFILIATIONS

CREIA, California Real Estate Inspection Association
Member since 1994
Master CREIA Inspector, # 0029
CREIA New Construction Specialist
2006/2007 CREIA State Regional Director
2006/2007 Co-Chairman of the Membership Committee
2005/2006 Co-Chairman of the Standards of Practice Committee
2005/2006 Contract Committee
2005/2006 President of the San Diego Chapter of CREIA
2004/2005 Vice President of the San Diego Chapter of CREIA
2003/2004 Secretary of the San Diego Chapter of CREIA

ICBO/ICC, International Conference of Building Officials/ International Code Conference
Professional Member # 0966116, Member since 12/99

IAEI, International Association of Electrical Inspectors
Membership # 3191, Member since 3/8/95

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INSPECTION REPORT

PROPERTY INFO

1.1 YEAR BUILT:

1950 (The year built was given to me by the person booking the inspection and I made no attempt to verify this information. Do not rely on the date stated here.)

1.2 SQUARE FOOTAGE:

8000 sq. ft. (The square footage was given to me by the person booking the inspection and I made no attempt to verify this information. You should check the appraisal report for an actual calculation of the square footage. Do not rely on the figure stated here.)

1.3 WEATHER:

clear.

1.4 OCCUPIED:

Most of the units were occupied but a couple were vacant.

1.5 PEOPLE PRESENT:

clients until about 2 PM, buyers agent, listing agent unitl about 7:30 PM; owner and property manager much of the day; tenants in some of the units.

NOTICE

1.6

I recommend that you do not show this report to your insurance company or your lender even if they ask you for a copy. Insurance companies and lenders don't think houses have defects, and when they see defects in the report they may decline to insure the property or provide a loan. I do not want to be the cause of anyone being turned down for insurance or a loan.

DEFINITIONS

1.7

I have made an effort to categorize the deficiencies noted in this report as an added benefit to you, and although many items could be in more than one category, I generally put them in only one. You must understand that any categorization is somewhat arbitrary, but I believe the effort is valuable.

You need to realize it is difficult to predict how much effort or expense many deficiencies will take to correct until there is further evaluation, or the work has begun. Sometimes, what I see will appear to be worse than it actually is, but just as often, the visual deficiency is minor but the correction is substantial. For instance, I may see a problem on a heater and not be able to tell you if it can be corrected with standard service, or end up requiring a new heater. **By having deficiencies addressed as soon as possible, and before the end of your contingency period, you can minimize these risks.** Furthermore, you will always need to make some judgment on your own concerning the seriousness of all deficiencies.

This rating system, like the report format generally, is a work in progress. I am continually making improvements to bring more value to the inspection report. Any and all feedback from you is greatly appreciated.

1.8 SAFETY CONCERNS:

[SC] Safety Concerns: These are conditions that may pose a hazard to people, the building, or both. These conditions warrant further evaluation and corrections by a specialist in the appropriate trade.

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1.9 FURTHER EVALUATION:

[FE] Further Evaluation: Conditions noted that warrant further evaluation. Sometimes, something will just need clarification by the seller, but more often the item needs further evaluation by a specialists in the appropriate trade that is beyond the scope of my evaluation. **Further evaluation could reveal a much larger problem than what is apparent to me today and for this reason you should follow up as soon as possible and before the end of your contingency period.** Also, further evaluation could limit and minimize the scope of a problem that may look potentially bad on the surface but not end up being as serious of a concern. My inspection is limited to what is visible, and by its nature, will require follow up where appropriate.

1.10 CORRECTIONS RECOMMENDED:

[CR] Corrections Recommended: Conditions in need of maintenance, repair or replacement. All corrections need to be made by someone who is experienced and competent in the appropriate trade. It can be difficult to predict how much effort or expense many deficiencies will take to correct until there is further evaluation by an appropriate contractor.

1.11 RECOMMENDED UPGRADE:

[RU] Recommended Upgrade: These are recommendations designed to improve the quality or comfort of the home. They would be improvements to the original construction that I consider worthwhile and cost effective to add, such as additional insulation.

INTRODUCTORY NOTES

1.12 OLDER HOMES:

The inspector's observations take into account the age of the building and the construction standards of that time. I make no attempt to identify all the components or elements that have changed over the years. Older buildings lack many of the modern framing and seismic connections presently being utilized. Engineering standards, energy efficiency, personal safety standards, and electrical standards, among many others have continually improved over the years. Even homes less than a decade old will not be built with all the safety and engineering enhancements of a home built today, and the older the home, the greater those deficiencies will be.

1.13 ENVIRONMENTAL CONCERNS:

Environmental issues including but not limited to asbestos, lead paint, lead contamination, mold, mildew, radon, toxic waste, formaldehyde, electromagnetic fields, buried fuel oil tanks, ground water contamination and soil contamination, are excluded from the scope of this inspection. I am not a specialist or licensed to evaluate any of these materials. I may point out or refer to one or more of these materials if I have strong reason to suspect they may be present in the building. If any environmental issues are pointed out, it is done as a courtesy above the scope of the inspection requirements and in no way indicates that all environmental concerns have been identified. You need to understand that I can not and do not have the ability to identify all potential environmental issues and in fact, I am only familiar with with very few. Should further study or analysis seem prudent, then that will need to be done by a specialist. Information related to some of these products can be found in the "Homeowners Guide to Environmental Hazards & Earthquake Safety" pamphlet provided by your agent or the seller. The environmental portion of this pamphlet is also available online at http://www.cdph.ca.gov/programs/CLPPB/Documents/ResEnviroHaz2005.pdf.
[FE] Buildings built before 1978 likely have many products in them that contain some amounts of asbestos or lead, determining the presence of these products is beyond the scope of this report. Information related to these products can be found in the "Homeowners Guide to Earthquake Safety & Environmental Hazards" pamphlet that is provided by your agent or the seller or at http://www.cdph.ca.gov/programs/CLPPB/Documents/ResEnviroHaz2005.pdf .
For further information about asbestos see the Environmental Protection Agency web site

at: http://www.epa.gov/asbestos/ . Thousands of compounds used to be made with some asbestos in them and most are not easily identified because there were similar looking products that did not contain any asbestos. Some were common building products used in older homes including patching and plastering compounds, mastic or glue particularly under flooring and some acoustic ceiling products are a few examples. There is no way to know without testing. I do not test for asbestos, but this can be done by others if you are concerned about the potential risks. The biggest concern with asbestos products is often the cost of removing and disposal of the asbestos when the products ever needed to be replaced or removed. When this is done in accordance with legal standards, it can add a substantial cost to a project. However, it is usually not necessary to remove asbestos products that are still in good condition. Asbestos was commonly used in many construction products until 1978, and some construction products past that date, and is still used in automobile breaks and other products to this day. Whenever you see a whitish-gray material that has been in an older home before 1978 that looks like cement board, or corrugated like cardboard, or is in thin flexible sheets like old crape paper, or as a tape around duct joints or other locations, you need to be suspicious that it will contain asbestos. These products were commonly used to reduce heat transfer or reduce the risk of fire and can contain substantial amounts of asbestos. You should not handle or disturb them because this will cause the fibers to become airborne and get into your lungs. The fibers are not visible to the naked eye and a common dusk mask will not protect you. Fortunately, evidence shows that people living in homes with asbestos products are fine as long as they leave the products undisturbed. Many other products are not as easily identified. Consult a specialist for further information and advice.

For further information about lead, you can request information from The National Lead Information Center's clearinghouse at: (800) 424-LEAD or www.epa.gov/lead. They have a very good free pamphlet "Reducing Lead Hazards When Remodeling Your Home" that can be downloaded or mailed to you. You should follow those recommendations and precautions. The older the home, the higher the potential for lead in the paint and the higher the percentage of lead in the older layers of paint.

1.14 MOLD STATEMENT

Mold has become a serious issue in the past several years with litigation based on mold accelerating. How much of a risk mold presents is hotly debated and beyond the scope of my knowledge. The scientific and legal communities will most likely be debating the extent of this risk for years. Mold does not affect all people the same way and may not affect some people at all. Some molds have been reported to be toxic or present other serious hazards, and mold can be very problematic for people with allergies or other sensitivities to mold. Other molds, and mildew which is difficult to distinguish from mold, are generally benign to human health. I can not tell the difference between a harmless mold and a hazardous mold. I try to identify conditions that may be conducive to mold growth and point these out in the body of this inspection. However, past water leaks or moisture intrusion problems can be difficult to detect and relatively easy to hide with paint and touch-up. There is the possibility of a high mold condition in any house that can not be detected during the inspection. See the ENVIRONMENTAL CONDITIONS provision of your contract.

Mold can not grow without the presence of water and any leaks in the plumbing system, the roof, through the exterior walls, from the soil, or poor ventilation, can create a condition conducive to mold growth. The longer a high moisture condition is allowed to continue, the greater the chance of mold growth. Consequently, any leaks need to be corrected as quickly as possible. Any past leaks that were not corrected properly and quickly, as well as current leaks, could have developed mold. Any time a hidden cavity, such as inside a wall, or under a cabinet become wet they need to be opened up and dried quickly, before mold can develop. Hidden areas should never be allowed to just dry out over time because mold can develop in the time it can take to dry. Drywall, insulation, the base of a cabinet etc. will need to be removed to dry the hidden area, and often fans are needed to accelerate the process. Unfortunately, if this process was not started quickly, or not done at all, than any area that became wet in the past could harbor mold to this day, and you should be suspicious whenever there is evidence of a past leak.

Mold cleanup and removal should be taken seriously whether noted in the report or not. A mold remediation specialist should do the work when a substantial amount of mold is

suspected. Mold should never just be painted over. Drywall, particle board, or any cellulose material contaminated with mold needs to be removed by someone who will be careful not to spread mold spores. One reason the drywall needs to be removed is to eliminate any mold that may be hiding inside a wall or other hidden cavity.

Smaller areas of mold contamination can be cleaned up by homeowners and the Environmental Protection Agency has a good easy to understand publication on mold and mold cleanup basics for the home available at http://www.epa.gov/iaq/molds/moldguide.html and I recommend that you visit this site.

1.15 PERMITS:

[FE] I have reason to believe that additions or alterations have been made to this property that should have a permit. You should ask the sellers about any and all permits that have been obtained on the property and you should check the inspection records to make sure the final signatures were obtained for any of the permits. You can check with the local jurisdiction and obtain copies of all the permits that they have on file for this property. These are public records. (Electrical and plumbing alterations always require a permit, as do any structural alterations or additions to the square footage.) Specific deficiencies will be found in the body of the report. Replacing the gas lines and the heater should have done with a permit.

[FE] On the side of Unit O, a room was added from a space that was likely an exterior deck or patio. Due to the quality of the workmanship and other issues it is safe to say that this was not done with a permit. See notes for that unit.

STRUCTURE, FOUNDATION, CRAWL SPACE

All concrete including the foundation has a tendency to crack, and cracking is expected. **Minor cracks are almost always present and will not necessarily be reported.**

The inspector is not an engineer and assessing the structural integrity of a building is excluded from this report. If substantial cracks or other significant problems are present you should have further evaluation by a structural engineer, foundation specialist or a geologist.

It can be critical to the stability and structural integrity of any foundation to make sure that surface and roof water is diverted away from the foundation and not allowed to saturate the soil close to the foundation. Many homes get away with sub-standard drainage without serious problems, but every home I investigate with a cracked slab or foundation movement has poor drainage. Even if an older home has survived without damage this far, the risks are too high, and any recommended corrections need to be followed. Take the recommendations in the 'Grading & Drainage' section that follows seriously, and read the hand out "Recommendations for Lot Grading".

[SC] Safety Concerns [FE] Further Evaluation **[CN]** Correction Needed [CR] Correction Recommended

CRACK REALITY CHECK: I can not tell you if most cracks are serious or not. Concrete can crack as part of the normal curing process and it is typical for concrete to crack, however, there is no such thing as a normal or typical crack. Every crack is unique and has the potential to be a sign of a larger problem. It is usually not possible for me to differentiate between a curing crack and most smaller cracks that could be an early warning sign of something more serious. All serious cracks started out small and grew. I do not see any benefit in identifying small cracks for you that are more likely curing cracks than a sign of a significant deficiency and will not report them. A small percentage of these small cracks will get wide enough to become a concern in the future but I have no way of telling which will end up being a sign of a significant deficiency and feel there is no benefit to you in pointing them out. This is a limitation of this inspection.

STRUCTURE:

2.1 FOUNDATION TYPE:

The left wing of the building is built on top of a concrete slab-on-grade. It is generally not possible through a visual inspection to discover cracks in the slab or foundation. Anchor or foundation bolts were used on all slab-on-grade homes that I am aware of although they are hidden inside the wall and the bolts can not be confirmed. On this building stucco covers the perimeter edge of the foundation, so it is not possible to check for any cracks around the foundation edge. This is typical of buildings built up to the mid-60's.

RAISED FOUNDATION

2.2 TYPE:

The right wing of the building has a raised foundation with a continuous concrete perimeter and interior wood beams supported by concrete piers.

2.3 DETERIORATION:

There was no significant deterioration to the concrete foundation.

2.4 CRACKS:

The foundation looked good with no more than small cracks. The curing process after the concrete is originally poured can be expected to produce small cracks.

For a foundation of this age, it was in surprisingly good condition.

2.5 FOUNDATION BOLTS:

Anchor bolts that connect the wood framing to the foundation were noted in the crawl space.

2.6 CRIPPLE WALLS:

None: There are no cripple walls which is good since they are considered a weakness in the event of an earthquake. I let you know there are no cripple walls in case your insurance company asks you. They do not like cripple walls and you can now tell them with confidence that there are none.

2.7 PIERS:

There are no seismic straps or connections between the support posts and the foundation piers and/or beams. This was common for this age of construction but could be a serious weakness in the event of an earthquake. You should read "The Homeowners Guide To Earthquake Safety" provided by your agent for more information and consider adding connectors using the appropriate methods to accommodate the construction design of the home as an upgrade for earthquake safety.

2.8 ACCESS:

I found access opening(s) into the crawl space on the side of the garage next to the crawl space.

2.9 VENTILATION:

The vent screens generally look good, but someone should check closely for any holes, and repair holes as small as 1/2 inch. If you can put your finger through a hole, than a rodent can also squeeze through.

[CR] The soil level is too high outside of several of the vents and needs to be lowered and an effort is needed to make sure that water will not run into the crawl space through the vents.
[CR] There is a series of vents that should be approximately under the unit C front windows that have been covered up. The soil level needs to be lowered below the level of the vents. From inside the crawl space, I can see just a little bit of light and most of these vents are covered with soil or debris. Also in the crawl space, I can see that water runs from this back area towards the lower areas and I suspect that the water comes in through these

vents.
This picture looks at the vents from inside the crawl space.

2.10 PEST CONTROL:

[CR] There is some trash just inside the access opening on the soil that needs to be removed. Cardboard, or other cellulose material such as particle board or wood, or any absorbent material such as carpet, that is laying on the soil must be completely removed and cleaned out of the crawl space. Any of these materials can be a perfect medium for growing mold and can also increase the risk of attracting termites. See the Mold Statement at the beginning of the report.

2.11 INSULATION:

None. Adding insulation would improve energy efficiency, and would be required for new construction, but isn't that important in a mild climate like ours.

2.12 CLEARANCE:

The clearance between the soil and the floor joist and beams is generally adequate.

2.13 MOISTURE:

Moisture intrusion into the crawl space from the yard will increase the chance of mold, musty odor, rot, or termite damage, and can have a serious detrimental impact on the long-term integrity and structural stability of the foundation and interior piers. Any evidence of wetness in the crawl space needs to be taken seriously and a diligent effort made to keep the water out. Read the handout "Recommendations for Lot Grading", and see notes on grading section of this report for recommendations. The soil under the house was generally dry at the time of inspection. This may not be an indication of the condition of the soil after a period of heavy rain and you should monitor the crawl space for wetness and correct the situation as needed if the soil is ever found to be wet.

[FE] There is evidence of past or seasonal wetness noted or suspected, and you should monitor the crawl space for wet soil after periods of heavy rain and take appropriate steps to keep the water out. [FE] In an effort to try to give you added ideas of where water may be entering into this crawl space, and where added attention should be given in an effort to keep the water out, you should check the following; Water could run into the crawl space through a vent opening. This is almost always an indication that the soil level has been raised too high on the outside of the house and will need to be lowered and the yard regraded.

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GRADING & DRAINAGE

Notice: This inspection examines the slope around, and the drainage away from the main house only.
Slope around the house: The soil around the house needs to slope away from the foundation on all sides to minimize the amount of water that is allowed to saturate into the soil and ensure that no water is not allowed to pond close to the foundation. The minimum slope is 1/4 inch per foot for five feet out from the foundation, although 1/2 inch per foot slope is far better. Concrete walks can slope less, with almost any positive slope being effective, as long as cracks are sealed. The water must then be channeled to the street along a trough or swale that slopes 1/8 inch per foot (1/4"/ ft. is preferred) all the way to the street gutter. Yard drains can be used as an alternative to a swale, whenever this option is easier or makes more sense. Read the hand out "Recommendations for Lot Grading" **which is available on my web site at** www.AllProHI.com
Poor grading and failure to control water saturation can have a serious impact on the structural integrity of the house. Proper drainage control must be taken seriously when any cracks are noted or any settlement is suspected. Proper grading and drainage is particularly important in areas with expansive clay soils, hillside lots, or houses with crawl spaces, basements or any portion of the house below grade. Even though a lot of homes have poor drainage without serious problems, you should realize that almost every house I see with slab cracks or settlement issues, has poor drainage, and poor drainage was a serious contributing factor to the damage. I strongly recommend that you do not take undue chances.

[SC] Safety Concerns [FE] Further Evaluation **[CN]** Correction Needed [CR] Correction Recommended

3.1 YARD DRAINS:

Yard drains are noted but are not tested in the course of this inspection. They need to be flushed out at least annually to ensure that they are clean and free flowing, and I recommend that you do so before the next rainy period. Unfortunately, any problems can go undetected until then. [FE] [CR] I strongly recommend further evaluation and repair of the drainage system at this time. The system appears to be original and could have substantial deficiencies that we can not see today. Because of their age and how critical these drains are, you should consider having these drains scoped with a camera just like the sewer drain. See plumbing notes for recommendation. [CR] One drain in the walkway in front of unit K clearly doesn't drain at all and repair is needed and this section may need to be replaced.

3.2

[FE] When the decks were washed down later in the day, water started coming out of small pipe on the side of the retaining wall. My biggest concern is that this is just too small for a drain pipe to handle much flow. Also, the drains shouldn't dump onto the city sidewalk. This just increases my general concern about the quality and adequacy of the drains.

3.3 SOIL LEVEL

Clearance to soil: The code requires that the soil level be a minimum of six inches below the top of the foundation to ensure that the wood in the wall cavity above the foundation stays dry to prevent rot. When the soil level is lowered, it is imperative that proper drainage be maintained so water will not pond against or near the foundation. Drains will need to be added in any planter areas where water can be trapped by concrete sidewalks or patios, or any area that can not be made to drain adequately by sloping the ground to an acceptable drainage point. Also, any untreated wood, such as siding should be separated from the soil by at least six inches. Untreated wood that stays moist for prolonged periods of time is at high risk of rot, (except old growth heart redwood or cedar that is naturally resistant to rot).
[CR] The soil level is too high next to the house and foundation and the soil needs to be lowered in all the planter areas. I suspect that the soil level has risen over the years in all the planter areas on the right or west wing of the building and it should be lowered.
[Defect] The concrete curb that was added to separate the soil from the stucco is not approved by code and I see many failures with this attempt to raise the soil level around the house. Failure can come in many ways. The stucco is porous and any moisture that gets into the stucco will migrate to the bottom and now be trapped. The weep screed at the base of the stucco which is designed to allow the moisture to escape should never be covered. Second, moisture can come up from the soil through capillary action whenever there isn't a water tight seal between the added concrete curb and the foundation and it is very difficult to seal this adequately. Third, any gap between the curb and the wall will allow the entry of water that will now be trapped. Forth, the concrete can allow the migration of water directly through it. All these possible sources of water intrusion will become trapped, deteriorate the stucco and building paper, and migrate into the wall cavity where you will increase the potential for rot and termite activity. On the outside the stucco can deteriorated due to the water. The only recommendation that I have is to remove the concrete curb, lower the soil level, grade the soil towards a drain, patch the stucco, and replant. It will be important to have drains in all the planter areas. This can be a substantial task. To do anything less requires accepting an increased risk of rot, mold, and termite activity inside the base of the wall and deterioration to the stucco on the outside.

This picture shows the soil level is higher than the vent on the 24th Street side. The soil level is too high all along this side.

[NOTE] I was concerned about the possibility of water migrating from the exterior onto the wood framing that supports the outside walls. From inside the crawl space I looked for any evidence of water intrusion or damage to the wood. Although I could see water stains in a few areas on the wood, I am happy to report that I did not see any damaged wood. Also, see the termite report for any

potential rot or termite activity. Under California law, they are responsible for any rot or termite activity or damage and will be looking at the same areas.

3.4

[CR] A raised planter enclosure adjacent to the front of the left or east wing raises the soil level outside above the framing and floor level of unit I. These planters are notorious for leaking through the back wall and into the framing cavity where they wet the wood and cause rot. I have seen substantial damage when walls have been opened up, and most efforts to waterproof the wall have high failure rates. The code no longer will allow a raised planter in front of a wood framed wall unless there is a two inch air space between the back of the planter wall and the house wall, and this planter does not meet that requirement. You should consider opening the wall to check for damage, and removing the planter or rebuilding it properly. An alternative is to remove the planter and lower the soil level six inches below the top of the foundation.
[FE] [CR] [CR] One tenant mentioned that there had been water intrusion into Unit I from this planter area during heavy rains in the past. Clearly any waterproofing on the back of this wall has clearly failed. I can see that some mastic was added to the top of the back planter wall and plastic was put of the soil inside the planter. I doubt that either of these will be completely successful. I recommend that the back wall of this planter be removed and rebuilt to current standards with a ventilated air space and flashing. It would also be wise to check inside the framed wall for any damage.

3.5 DOWNSPOUTS:

[CR] Downspouts should never discharge into a planter or planting area next to the house where water can become trapped close to the house by a planter wall, a curb, a sidewalk, or anything that can trap the water. At a minimum the downspout needs to be extended so that water can flow freely away from the house and the best thing to do is to tie the downspout directly into a drain line.
[CR] There is a downspout on the 24th Street side that dumps all its water into the planter. This needs to be tied into a drain like the other downspouts. I would put a high priority on this because the more water saturating into this area the more potential for continued deterioration to the retaining wall. See issues with retaining wall in next section.

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EXTERIOR

Lawn sprinklers and low voltage yard lighting are not included in this inspection.

[SC] Safety Concerns [FE] Further Evaluation **[CN]** Correction Needed [CR] Correction Recommended

EXTERIOR OF HOUSE

4.1 STUCCO:

[NOTE] There is patching to the stucco around the buildings in quite a few places. Generally this patching is rough and doesn't match the rest of the wall. You should consider having a good patch person evaluate and give you a price for redoing the patches. The location of individual patches will not be identified. Whenever patches are poorly done, I always have concern that the integrity of the building paper was not maintained.

EXTERIOR GROUNDS

4.2 BALCONIES:

[FE] [FE] [CR] [CR] [CR] **The balconies, upstairs walkways and the stairs all have a waterproofing that has failed. I strongly recommend that you have a deck specialty contractor evaluate all of these further and give you a price for replacing all of them. This includes the small deck outside of Unit D. There is evidence of leaking throughout and the material looks very deteriorated. I doubt that any of it can be repaired and expect that it will all need to be stripped down to the wood framing and replaced. This can be a substantial expense and you need to get a price for this work during your contingency period.**
A could have put in a lot of similar picture to this of damage to the decks.

4.3

I could have added another 10 pictures showing places where there are water stains or damage under the decks and also under the stairs.

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4.4 RETAINING WALLS;

[FE] The waterproofing for the retaining wall on the 24th Street side has clearly failed. In This picture moisture is clearly leaking into the wall next to the garage door and causing some damage.

4.5

[FE] One of the problems when the waterproofing fails is that moisture migrates through the wall and the steel reinforcing will rust. This causes the grout to break out as it has in this picture. This is happening in several places and weakens the structural integrity of the wall.

[FE] The portion of the wall closer to the corner has substantial cracks and needs to be considered in an early stage of failing. How long the wall will last is very difficult to predict. It is clearly very weak and the front corner section is badly cracked and has bulged.

4.6 PLANTER WALLS:

[CR] The sections of the low planter walls are failing and need to be replaced.

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ROOF

It is not possible to verify the integrity of a roof from a visual inspection. A leak may go undetected even in a new roof. I do not, and cannot, warranty or certify the roof as to whether the roof leaks or may be subject to future leakage. The cause of most leaks is not visible from the surface. I give you my objective evaluation of the overall condition of the roof based on a comparison with the thousands of roofs I have inspected over the years, and report the defects discovered. Further evaluation of reported conditions needs to be obtained before removing any investigation contingency and prior to the close of escrow. The roofing contractor needs to be responsible for inspecting the **entire roof** because additional deficiencies are likely to be discovered by the roofing contractor that are not part of this report and then make all corrections needed. **It is important that the person making any repairs is a licensed roofing contractor who is willing to stand behind the work** because this will protect all the parties to this transaction, including the seller, and real estate agents. You can and should request a written roof certification that covers the **entire roof** from the roofing contractor who does any work on this house. A three year roof certification is not unusual and is a reasonable request. I strongly recommend that you use a roofing contractor who is a member of the San Diego Roofing Contractors Association www.sdrca.com (619-293-1225). This is the best way I know to protect you from the many poorly qualified people doing roofing repairs and installations.

[SC] Safety Concerns [FE] Further Evaluation **[CN]** Correction Needed [CR] Correction Recommended

5.1 INSPECT METHOD:

The inspector walked on the roof.

5.2 MATERIALS:

Composition Shingles.

5.3 GENERAL CONDITION:

***** The overall appearance of the roof is good except as noted. ***** The roof material appears to be in the early part of its expected life.
[CR] Trees or other plants need to be cut away from the roof as part of regular maintenance because they will often cause damage to the roof. This section of roof at the front of the left wing shows damage from a palm frond.

5.4 FLASHING:

[CR] Some of the vent penetrations do not have metal flashings as they should and will be more prone to leaks as the mastic dries out.

5.5

The flashing for the new heater for Unit A is not integrated into the roof and will be more prone to leaking and need regular service to keep it sealed.

5.6 MODIFIED BITUMEN:

[CR] Over the back left corner are that used to be a patio next to Unit O the roofing material is modified bitumen. There is a spot along the edge that has come loose and needs maintenance. Any sealant used needs to be specifically designed to be compatible with the modified bitumen. Common roofing mastic is not compatible with this material, but is too often used when repairs are not done by a specialist in this material.

ATTIC AREAS & ROOF FRAMING

Thermostatically operated attic vent fans are excluded from the inspection.

[SC] Safety Concerns [FE] Further Evaluation **[CN]** Correction Needed [CR] Correction Recommended

6.1 ATTIC ACCESS:

I found access into the attic at the following location(s): in ceiling of Unit K, Unit P and Unit A.

6.2 INSULATION:

[RU] Recommended Upgrade: There is no insulation in the attic and you should seriously consider adding some to improve energy efficiency and comfort.
Through a state mandated program, SDG&E is currently offering a rebate for adding insulation to older homes. You need to call SDG&E before you install the insulation for more information.

There was no insulation in the attics over the left or back wings that were accessed through units K and P. There was some blown insulation in the left wing but it was much less than we would have today.

There is about 4 to 5 inches average thickness of blown-in mineral wool insulation which has an R value of about 13 to 16. (R 19 would be a good reference value for today.) This is a bit low by today's standards but not unusual where the insulation has settled a bit and lost some of its insulating value.
[RU] Recommended Upgrade: The insulation is much thinner or even bare in some areas and you should seriously consider adding insulation to the low areas to

improve energy efficiency and comfort.

6.3 EXHAUST VENTS:

[SC] The vent was too close to or in contact with combustible materials, and this condition is a fire hazard that needs to be corrected. at roof line in attic. One inch clearance is required by code between the dual-wall vent and any wood or other flammable material. This picture is just one of the several that I noticed and expect that a lot of them are too close or touching and all of them need to be checked. Both water heater and wall heater vents are too close. I strongly suspect that the roofers pulled them out of place when the new roof was installed.

ELECTRICAL SYSTEMS

All electrical deficiencies should be taken seriously. The Consumer Product Safety Commission estimates that there are hundreds of deaths and over One Billion Dollars in damage due to problems with electrical systems and appliances in homes each year. All deficiencies need to be corrected by an electrician who is competent to make the repair and supervised by an electrical contractor. Most of the deficiencies I see are due to homeowners, handymen, or contractors in another trade, who thought they new enough to perform the work. Don't take chances with electricity.
The operation of time control devices are not verified.

[SC] Safety Concerns [FE] Further Evaluation **[CN]** Correction Needed [CR] Correction Recommended

MAIN ELECTRICAL SERVICE

7.1 SERVICE RATING:

[SC] [FE] [FE] 30 Ampere; 120/240 volt are provided for each unit. This is far below today's standard, and is likely going to restrict the electrical needs for many tenants. You should consult an electrical contractor who specializes in older systems about the cost and advantages of upgrading. A 240 volt, 100 Amp system is usually standard today for each unit and would provide over three times the capacity of this service. None of the units have garbage disposals, dishwashers or microwaves. It will be difficult to add major electrical appliances without upgrading all the service entrance equipment, the conduit and cables to each unit, the sub-panels inside each unit and adding more circuits. **I recommend that you get a cost from an electrical contractor to do this work at this time during your contingency period**.

7.2 BREAKERS:

[SC] A few of the main circuit breaker handles have broken off and need to be replaced. All should be checked by the electrical contractor.

7.3 CIRCUIT WIRING:

The original wiring system is inside armored steel cable. This system provides good protection to the wires inside and is one of the better systems ever used. As long as the conduit hasn't been cut or disconnected at some point, it can provide a ground to the individual outlets and fixtures. I generally don't see a lot of problems in this system except where alterations have been made.

BRANCH CIRCUIT WIRING

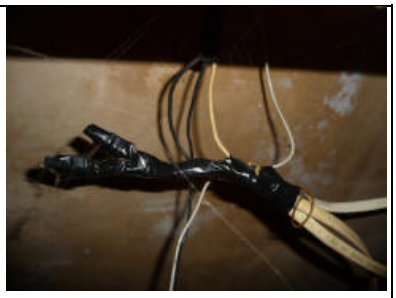
7.4 GROUND FAULT CIRCUIT INTERRUPTERS:

Ground Fault Circuit Interrupters (GFCI's) are sensitive devices that measure any leakage of current to ground, and are very effective at saving lives by preventing electrocution. They are required under current code to protect outlets in the most hazardous locations which are usually around water. An individual GFCI outlet only costs about $10.00 and takes a few minutes for someone knowledgeable to replace. Because the cost of upgrading is low, and they save lives, I highly recommend that you install them in any location where they would be required in a house built since the 1999 NEC code was adopted. (NEC-99 Sec. 210-8) The code states that if any of these outlets is ever replaced, for any reason, the replacement outlet must be GFCI protected. I try to test the GFCI outlets when possible.
[SC] One or more of the exterior outlets are not GFCI protected, or the GFCI that is installed failed and needs to be replaced. Outdoor outlets have required protection since the 1971 NEC for ground level outlets, and for all outside outlets since the 1996 NEC.
[SC] One or more of your bathroom outlets in not GFCI protected, or the GFCI failed and needs to be replaced. Bathrooms have required protection since the 1975 NEC.
[SC] One or more of your outlets in the garage, that should be GFCI protected, are not protected, or the GFCI that is installed failed and needs to be replaced. Garage outlets that are available for general use have required protection since the 1978 NEC. (A dedicated outlet for an appliance does not require protection)
[SC] The outlets in kitchen within 6 feet of the sink are not GFCI protected or the protection failed and the outlets should be replaced. These outlets have required protection since the 1987 NEC. Since the 1996 NEC that was adopted in 1999, all kitchen outlets serving any of the counters have required GFCI protection. Make sure the fridge is not protected when upgrading.

[SC] The GFCI outlet failed and needs to be replaced at the kitchen of Unit F.

[NOTE] There are only a few of these locations that currently have GFCI throughout the complex and I recommend that an electrician check throughout and upgrade all that have not been upgraded.

7.5 WIRING:



[SC] All splices in electrical wiring (with a few exceptions) are required to be made inside of an enclosed junction box in order to contain any arc or spark, and to protect the splice from damage or contact with anything flammable. Whenever electrical wiring splices are exposed and not contained in a junction box, it is an indication of sub-standard workmanship, and I feel that an electrical contractor should check all the wiring alterations that were made for additional shortcuts or poor workmanship. The potential for serious damage, and loss of life, from fires due to faulty wiring is too great to take the chance with a lower standard. Also, all spices must be accessible so the junction box must be set so that it is accessible before the ceiling is patched in. Also, wiring is being used unsheathed and the grounds are not connected. **It scares me to see electrical work that has such a total disregard for minimum standards of care and makes me concerned about any wiring alterations that may have been covered and not visible for inspection.**
This is in the ceiling of the garage that is connected to unit E.

[SC] The following outlet(s) have reversed polarity which is

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potentially dangerous. This needs to be corrected by an electrician who will make sure that all miss-wiring is properly corrected and not a handyman or someone else with less knowledge who may assume that the reversal is just at this outlet. The location of the outlet testing bad is; At least two of the outlets in this garage.

PLUMBING

Main and secondary water shutoffs (such as under kitchen and bath sinks and behind toilets) are not operated, because they often leak when operated after a period of inactivity. Some corrosion is common, and will not be reported unless it is substantial. You should budget for the replacement of fixtures and components as they age. This is an expected part of home maintenance.
Any drain inlet such as a shower, sink, or laundry drain that is not being used will have a trap that can dry out. If the trap dries, sewer gas can escape into the room. Any fixture or drain not being used needs to be capped or the seal maintained by running water down the drain to fill the trap at least once a month.

Problems with the drainage system are generally not detected in the scope of this inspection. You should ask the sellers about any drainage problems in the past because past problems can be an indication of a deficiency that can cause problems in the future. You should also consider having the drain lines scoped with a camera to see inside the drains for hidden problems. This is widely available from plumbing contractors at a reasonable cost.
Gas Notice: Testing for gas leaks or proper pipe sizing are not performed.

[SC] Safety Concerns [FE] Further Evaluation **[CN]** Correction Needed [CR] Correction Recommended

WATER SYSTEM

8.1 WATER LINES:

Copper water lines are noted where visible. This is the generally preferred system. But, unfortunately, copper is susceptible to corrosion and pin hole leaks can develop under certain circumstances. The copper water lines needs to be isolated from any contact with concrete or any cementitious product like stucco, and any steel products such as galvanized pipe, steel gas pipe, cast iron drain lines, steel straps, steel electrical conduits, or any sheet metal or other steel products. It is usually not possible for me to identify all points where the copper could be compromised by contact with these materials. Most of the time the solution is easy once you have found all the spots with contact. Wrapping the copper water line with electrical tape is one easy solution to keep the copper from contacting steel parts. (A wide plastic tape is made specifically for plumbers for this purpose.) Whenever you see the copper in contact with steel, you should use this simple solution. When there is any evidence of corrosion anywhere in the copper water system, a serious effort should be made to find and isolate the copper. The copper can also be attacked by certain aggressive soils, but unfortunately I have no way of testing the soil and this condition will usually go undetected. Fortunately, this soil condition is not a problem in most areas of San Diego County.

Whenever I can see evidence that part of the copper water system was replaced, as I can in Unit I, then I suspect there could be aggressive soil. You need to appreciate that any sections that remain in contact with the soil could be

susceptible to corrosion and possible leak in the future. Determining the increase in risk is impossible for me to quantify, but is real. You should ask the seller what caused the need to replace the copper water lines. You should also ask the seller if there have been other units with a similar problem. This will help to quantify the risk of future leaks. The more leaks that have been caused by electrolysis, the more potential for leaks in other areas. This cause of corrosion is very difficult to detect and potentially expensive to correct when it is under a slab. Under-slab leaks usually go undetected until it is bad enough that the moisture rises up through the slab.
[NOTE] [FE] [FE] We can never be sure what caused the leak in the water line in Unit I but I suspect that there are other units that could have leaks under the slabs in the units that have slabs. The staining that is noted under the flooring for several of these units is usually caused by water migrating up through the slab and becoming trapped under the vinyl flooring and staining the underside of the vinyl. See the notes in the kitchen and bath sections of units E through I for locations of staining under the vinyl. A leak in the water line is not the only possibility for the water that caused this staining. There could also be a leak in a drain line. Unfortunately, neither is easy to fix. These are not the only things that can cause this staining but they are likely and because of the cost they need to be evaluated further. **I strongly recommend that you have further evaluation of this issue by a plumbing contractor who specializes in leak detection and can give you a price for repair before the end of your contingency period. See the note in Unit I kitchen section. Also see note about staining under the vinyl in Unit E kitchen and Unit g bath and possibly others in this group.**

[CR] There are places under the house in the crawl space where the copper is in direct contact with cast iron drain lines or steel gas lines and someone needs to inspect all the lines and isolate all points of contact. A plumbing tape, that is similar to electric tape but wider, is made specifically for this purpose. Do not use duct tape. I see a lot of leaks due to this problem and this task needs to be taken seriously. This picture is at the toilet for unit A but there are other places and someone will need to check the entire crawl space.

8.2

[NOTE] Wherever water lines have been replaced in any of the units, they have been done as expediently as possible without any regard for esthetic considerations and were ran exposed inside the living space without taking the effort to put the lines inside the walls. You should consider getting a price from a plumber to replace all of these lines within the wall.

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DRAIN SYSTEM

8.3 CAST IRON

Homes built up to the mid-1960's generally used cast iron drain lines. Cast Iron rusts from the inside out and generally lasts from 50 to 70 years before needing to be replaced. **Read the handout on cast iron drain lines which is available on my web site at** www.AllProHI.com **.** Only a little of the cast iron has been replaced at this point in time. Due to the age of the drain lines, any remaining cast iron needs to be considered at or near the end of its life expectancy, and you should budget for its replacement.
[FE] Due to the number of places that have rusted through to the outside and other damage, the drain lines need to be inspected by a plumbing contractor for further evaluation and consideration given to replacing part or all of the remaining cast iron at this time.
[FE] I have no way of inspecting or evaluating any sections of the drain line below the soil level including the main line past the edge of the house in the yard. Consequently, you should seriously consider having these sections inspected further with a video camera so that you will have a better idea of there condition before you purchase the property. The cost of replacing the old line can vary greatly depending on how deep the line is and how difficult it is to get access for equipment to dig the trench. This work can do a lot of damage to any landscaping or hardscape. There are many plumbing companies that have the equipment to do this, however, I recommend Bill Hesketh of San Diego Pipe Inspection, (619-466-7374) because this is all he does. This is not a sideline for a plumbing business and since he does not do any repairs, he should be more objective. He is very experienced and charges about $150.00 to $200.00 for a single home, which is substantially less than most prices I hear. The cost for the entire complex is going to me much more. You should also consider having him inspect the yard drains around the property.

[FE] Homes that have cast iron drain lines and were built on slab construction can be very difficult to repair and it can be expensive when the cast iron needs to be replaced. This will require cutting into the concrete slab to install new drain lines and then replacing flooring as well as removing any cabinets and fixtures. You should understand that the cast iron will need to be replaced at some point, but, it is not possible for me to inspect the drain lines or estimate when they will need to be replaced. The only way to inspect the condition of the drain is to run a camera down through the drain. Units E through I are all on a slab and the potential for needing repairs is substantial.

The picture is in the garage below Unit D that is closest to the crawl space.

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8.4 DRAIN LINES:

There are a lot more places where the cast iron has rusted completely through.

GAS SYSTEM

8.5 GAS PIPING:

[SC] [FE] About half of the gas lines have been replaced. Any that have not been replaced need to be considered a liability and I recommend that you have a plumber give you a price to replace them so you will understand the cost of this liability. The gas lines that were replaced run on top of the roofs or exposed on the sides of the walls. With more effort it may have been possible to put these inside the attics where they would not be visible.

[SC] The original gas lines were installed in the soil under the slabs for the living space. This is considered to present substantial and serious risks and I very seldom see any of these that are still being used. This has not been allowed since the 1960's and almost all have rusted through. I was told that SDG&E was requiring these to be replaced but clearly they haven't done that here. I recommend that any gas piping under the slab for the living space be abandoned and replaced at this time because the risks are too high. Unit E still has live gas line under the slab and Units E through I all need to be checked.

8.6

[SC] Using this type of connector in the crawl space is not allowed. This is to the new heater below unit A. The shut off valve and the flexible connector are required to be above the floor directly under the heater.

[SC] [FE] A section of steel gas line is in contact with the soil and this will greatly increase the potential for rust and eventual failure of the pipe. Any gas line in contact with the soil needs to be plastic, or if steel, needs to be protected with a plastic coating or specially wrapped. Galvanized gas pipe is not allowed to touch the soil because the galvanized coating is not effective in the soil. All steel gas piping whether galvanized or not is required to have 6 inches of clearance from the soil. The location for this problem is in the crawl space under Units A and B were all the gas lines come into the crawl space. The rust is bad and further evaluation is clearly needed.

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HEATING SYSTEMS

No representation is made regarding the integrity of the heat exchanger. Cracks or rust through the heat exchanger will require that the entire heater be replaced. Unfortunately, this damage is usually not detected without removing parts from the heater and/or doing testing that is beyond the scope of this inspection. You should ask the seller to show you documentation of when the heater was last inspected by an HVAC contractor. If that was more than one year ago, it needs to be inspected now by an HVAC contractor before the close of escrow. Any heat exchanger over 20 years old needs to be inspected by an HVAC contractor every year. A safety inspection by SDG&E is valuable but does not include removing any parts to inspect the heat exchanger or any lubrication or maintenance on the system. If the heat exchanger fails, combustion gas can leak into the house and this could contain carbon monoxide which can be deadly. I am not, and never have been, a heating contractor. My inspection, which follows the standards for my industry, is very limited, and must not be considered a substitute for the regular service and evaluation that is needed from a heating contractor.
-The accuracy of the thermostat, or functioning of any automatic setback or clock is not tested.

[SC] Safety Concerns [FE] Further Evaluation **[CN]** Correction Needed [CR] Correction Recommended

9.1 LOCATION:

The common notes for all the wall heaters except Unit A, which has a new heater, are listed here.

9.2 HEATING UNIT:

[SC] A carbon monoxide detector is recommended in any home with a gas wall heater. It could save a life if the heat exchanger fails or there is poor drafting. This is particularly important when a heating system is older.
[SC] [FE] The wall heaters in almost every unit are original. They are old and past there original design life. **They could require repair or replacement at any time and you should budget for replacing all of them.** I can not predict how long any of these old units could last and some of them may need to be replaced now. Any unit of this age needs to be inspected and serviced annually by a professional.
The energy efficiency of heaters has increased dramatically over the last couple of decades, and the savings in energy cost can significantly help to make up for the cost of installing a new unit. In addition, new heaters have a number of safety features like door triggers, and sensors for heat and gas pressure that older units lack.
[FE] The pilot light is out or the gas is turned off to almost every heater in the complex. I will not light the pilot light. SDG&E will light the pilot light , and do a quick safety check as a free service.
[FE] Every tenant I asked told me that they do not use the heater. Several expressed fear of using the old heater. Clearly this is an issue that is important to tenants and will effect what tenants are willing to pay or which tenants are willing to rent. One tenant told me he heats the house by turning on the kitchen stove. That is not safe. If the heaters are truly not safe, then they need to be replaced. An HVAC contractor is needed to determine if they need to be replaced. It is the responsibility of any landlord to provide a safe permanently installed heater. Some of the tenants were using portable electric heaters. These will not meet the landlords responsibility requirement and have other problems. One problem is that the electrical system is very limited and this can put too much demand on the circuit and increase the chance of the breaker tripping. One tenant told me that the breaker sometimes trips. I did not ask the tenants this question and this tenant just volunteered the information. I suspect that tripping breakers could be a regular problem.
[FE] I am not confident that the paint used on the heater register or cover is heat resistant and you could get discoloration and peeling and volatile fumes with use of the heater. Also some of the heaters have paint overspray directly on the heater which will burn off and definitely produce volatile fumes and even smoke. Any paint on the heat exchanger walls will need to be removed.
[FE] Due to my general observation of the unit, and any items specifically listed here, an

HVAC contractor needs to inspect the heaters more thoroughly and perform general service and make any repairs that they feel are needed even if items are not specifically listed in this report.

9.3 VENT:

[RU] Recommended Upgrade: The original transite vent is still being used to vent the heater. This vent is made from cement and asbestos. The specifications for most new heaters do not allow the use of the old transite vent because it increases the chance of the flue gas condensing and dripping back onto the heater and causing corrosion. The flue gas in a new heater is much cooler than the older styles and is more likely to condense. To reduce this risk a new dual-wall sheet metal vent needs to be installed. The only heater with a dual wall vent was in Unit A which had a new heater.

[SC] The vent was too close to or in contact with combustible materials, and this condition can be a fire hazard that needs to be corrected. Several of the vents are too close at roof line. This is most likely the responsibility of the roofing contractor who installed the roof because they failed to maintain the proper clearance and pull the vent to the wood on one side. One inch clearance is required by code between the dual-wall vent and any wood or other flammable material. At least a couple are very close or even touching the wood and heat transfer is a clear risk.

9.4 WALL HEATER:

[FE] In each of the studio units, but not the three with separate bedrooms, the wall heater is located in the main room which is used as a bedroom. In most cases a gravity wall heater like this is not allowed in a bedroom because it can seriously deplete the oxygen supply and if there was a venting or heater problem, could put carbon monoxide into the room. This is a potentially serious problem that can cause death. You should talk to a heating contractor for further evaluation and alternatives. A direct vent heater could be used as an alternative. Under certain conditions a wall heater can be used in a bedroom. This would depend on the size or btu rating of the heater, the size of the room, and the amount of air infiltration from the exterior. A heating contractor would be needed to evaluate these factors for you.

9.5 COMMENTS:

[NOTE] [FE] **I strongly recommend that you have a heating contractor inspect and evaluate all of these old heaters during your contingency period. You need to discuss the risks of these old heaters and get a price for putting in new systems.**

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GARAGE - CARPORT

[SC] Safety Concerns [FE] Further Evaluation **[CN]** Correction Needed [CR] Correction Recommended

10.1 FIRE WALL:

This is the section of the wall or ceiling that separates the garage from the house and must be covered to slow down the spread of fire from a garage to the house to meet the fire and building codes. Repairs are generally easy, but need to be taken seriously. The minimum material required on the garage side is 5/8" Type X drywall. Stucco which was often used in older homes can still be used today, and 3/4 inch or thicker wood is also acceptable. Sheet metal can also be used for smaller areas. Drywall mud will work on small gaps and stucco patch or any solid patching compound can be used as long as it is secure. Foam or insulation are not acceptable. I give you this information because some areas of the firewall are usually not visible, and you can use this information to make the necessary repairs if any holes are found later when the garage is clear. The reason for all this fuss is that you often have gasoline in the garage inside the car tank or maybe a lawn mower, and if it were ever to catch fire, it would be an incredibly hot and fast moving blaze, and we want to try and slow down the spread of the fire into the house.

[SC] Repair the damage or holes in the fire resistive wall between the garage and living space.

this picture is of the garage on the alley that is one or two in from the street that were able to get into. The hole around the plumbing needs to be filled in. All the garages need to be checked for holes in their firewalls.

10.2 CEILING

[FE] There are two large pattern of water staining on the ceiling of this garage that are likely due to plumbing leaks above. I suspect there will be more like this in other garages that we were not able to inspect.

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UNIT E.

10.3 FIRE WALL:

This is the section of the wall or ceiling that separates the garage from the house and must be covered to slow down the spread of fire from a garage to the house to meet the fire and building codes. Repairs are generally easy, but need to be taken seriously. The minimum material required on the garage side is 5/8" Type X drywall. Stucco which was often used in older homes can still be used today, and 3/4 inch or thicker wood is also acceptable. Sheet metal can also be used for smaller areas. Drywall mud will work on small gaps and stucco patch or any solid patching compound can be used as long as it is secure. Foam or insulation are not acceptable. I give you this information because some areas of the firewall are usually not visible, and you can use this information to make the necessary repairs if any holes are found later when the garage is clear. The reason for all this fuss is that you often have gasoline in the garage inside the car tank or maybe a lawn mower, and if it were ever to catch fire, it would be an incredibly hot and fast moving blaze, and we want to try and slow down the spread of the fire into the house.
[SC] Repair the damage or holes in the fire resistive wall between the garage and living space for the above. [SC] Before this hole can be patched, electrical repairs must be made. See the electrical section for notes.
[NOTE] All the garages should be checked for holes in the firewalls and patched as needed. I was only able to get into 4 or 5 of the 9 garages.

10.4 FIRE DOOR:

The door between the garage and the house must be solid core, metal, or have an approved rating stamp. It must also be self-closing, tight fitting, and without a pet door or other opening to meet the fire and building codes. The reason for all this fuss is that you often have gasoline in the garage inside the car tank or maybe a lawn mower and if it were ever to catch fire, it would be an incredibly hot and fast moving blaze, and we want to try and slow down the spread of the fire into the house. I print this note even when the door is properly installed so you will appreciate the reasoning and not do anything that would violate the integrity of the fire door.
[SC] The automatic self closer was defective or missing, and needs to be repaired, replaced or installed. Use a self-closing hinge that is available at any hardware store. (Do not use a tube type closer that is often found above a screen door. This will not meet the requirement.)

10.5 ELECTRIC OUTLETS:

[SC] See note in the electric section of report. There are potentially serious electrical deficiencies in this garage.

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LAUNDRY

The washer and dryer are not operated, or inspected as part of this inspection. Drain lines and water and gas valves are not operated during the inspection. The supply valves sit for long periods of time without being used and are prone to leak when they get turned off and the appliances are removed.

I no longer check the dryer vent for lint build-up, or check the louver at the discharge end of the vent, because the vent almost always needs to be cleaned, and the louver is usually clogged up with lint and doesn't work, so now I always recommend that you check and clean them as part of regular maintenance. I also recommend that you use a high quality flexible metal duct to connect your dryer to the vent that is specifically designed for this purpose. Flexible plastic is only approved for an electric dryer and even then is never recommended.

[SC] Safety Concerns [FE] Further Evaluation **[CN]** Correction Needed [CR] Correction Recommended

11.1 LOCATION:

Back left corner of the building. The entry door is awkward because it is not connected to the entry court and tenants need to go through two locked gates.

11.2 WASHER SERVICE:

[CR] [CR] The 4 inch laundry drain connects into a 2 inch drain line. This causes a constriction that could cause a blockage or back-up. Reducing the size of any drain line is not approved due to this risk.

11.3 ELECTRIC OUTLETS

[SC] The outlet is loose and needs to be secured.

11.4 WALLS/CEILING:

[CR] There is a storage room next to the laundry room and the ceiling has been removed and it needs to be replaced to meet fire wall separation requirements between storage areas and living space.

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WATER HEATERS

Water that is hotter than the manufacturers recommended setting of 125 degrees is a scald hazard. I do not test the water temperature.

[SC] Safety Concerns [FE] Further Evaluation **[CN]** Correction Needed [CR] Correction Recommended

UNIT # A.

12.1 LOCATION:

In an interior closet in hall in front of bathroom.

12.2 ENERGY TYPE:

Natural gas.

12.3 SIZE / GALLONS:

30 gallon.

12.4 AGE:

5 years old based on the date of manufacture. The average life of a water heater is 13 years, but I sometimes see them over 20.

12.5 T&P VALVE:

[CR] The temperature & pressure relief valve's discharge line should not drain into the crawl space because you will not know it is leaking. Also, it could cause water related problems in the crawl space. ([FE] There is a chance that this could be a source for some of the water that was noted under this unit in the crawl space. See bathroom note that is bold.)

12.6 PLATFORM:

The water heater was in a location that did not require the ignition source or pilot light to be elevated above the floor. But, you should never store flammable liquids in any room or compartment where a water heater is sitting on the floor.
[NOTE] I recommend that you put a note in each lease that the water heater closets are not to be used for storage.

12.7 EARTHQUAKE STRAPS:

The water heater has two earthquake straps that generally meet the minimum requirements.

12.8 VENT:

[SC] The down draft diverter directly above the water heater is not centered or set properly and needs to be adjusted and secured.

[RU] Recommended Upgrade: The original transite (cement-asbestos) vent is still being used to vent the water heater. The specifications for many new water heaters do not allow the use of the old transite vent because it increases the chance of the flue gas condensing and dripping back onto the water heater and causing corrosion. The flue gas in a new water heater is cooler than the older styles and is more likely to condense. To reduce this risk, I recommend installing a new dual-wall sheet metal vent when a new water heater is installed. I can see evidence of moisture condensing and running back onto the water heater on many of the units.
[NOTE] Every water heater in the complex still uses the original transite vent. Not a single one has ever been replaced. This note will not be repeated.

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UNIT # B.

12.9 LOCATION:

In the kitchen. Every water heater except Unit A is inside a kitchen cabinet.

12.10 ENERGY TYPE:

Natural gas.

12.11 AGE:

6 years old based on the date of manufacture. The average life of a water heater is 13 years, but I sometimes see them over 20.

12.12 T&P VALVE:

This water heater uses a Watts 210 valve that will shut off the gas if the water temperature gets to high. The installation appears correct, but I do not test the valve.
[NOTE] This is an alternative to having a temperature and pressure relief valve that requires a drain to the exterior. This should be considered as a solution to all the other water heaters that don't have this. Otherwise a drain line will need to be added for each of them that drains to the exterior.

12.13 EARTHQUAKE STRAPS:

The water heater has two earthquake straps that generally meet the minimum requirements, with any exception noted below.

[CR] The back of the tank has too much play or movement. This can usually be corrected by securing a wood block to the wall to fill the gap. Most water heaters today do not require any clearance to wood, but you should check the label first.
[NOTE] Almost every water heater in the complex had too much play behind the water heater and this not is for all the water heaters, not just this one.

12.14 GAS SUPPLY:

[SC] A flexible gas line runs from the compartment with the water heater through the wall to the wall heater that is on the opposite side of the wall. This type of flexible gas connector is not allowed to run through any partition or wall as it does here. Ridged gas pipe should be extended through the wall to a point under the wall heater. Also the shutoff valve is required to be inside the compartment below the wall heater and not in the water heater closet. This is noted in many of the units but this information will only be stated here.

UNIT # C.

12.15 SIZE / GALLONS:

30 gallon.

12.16 VENT:

[SC] The flue vent pipe sections were out of alignment, weak, or not properly connected, and this needs to be corrected.

UNIT # D.

12.17 SIZE / GALLONS:

30 gallon.

12.18 AGE:

17 years old based on the date of manufacture. The average life of a water heater is 13 years, but I sometimes see them over 20.
[CR] The water heater should be considered in the latter part of its life and any remaining life may be limited. You should budget for replacing it. Corrosion is noted to the tank which can be expected to start leaking at some point.

12.19 T&P VALVE:

[CR] The temperature & pressure relief valve's discharge line was missing. The discharge line needs to be 3/4 inch copper, or other approved material. PVC is not acceptable. The line needs to extends to the exterior and terminate no more than 24 inches above the ground facing downward.

UNIT # E.

12.20 VENT:

[SC] The vent was too close to or in contact with combustible materials, and this condition can be a fire hazard that needs to be corrected. Six inches of clearance is required between a single-wall vent connector and any wood or other flammable material.
There is a serious potential hazard whenever there is a shelf or storage next to, or close to, the vent that someone could place a flammable item on that could touch the vent. This is a fire risk. A shield or guard needs to be installed to make sure that nothing on the storage shelf could come in contact with the vent. Sheet metal is generally recommended for the shield.
[SC] This same arrangement is noted in Units E through I. I didn't see any need to repeat the note for each one. Adding a sheet metal end cap on the upper shelf for each of these units should take care of this issue.

12.21 TANK:

There was rust or corrosion noted on or inside the water heater tank that gives me the impression it is relatively old, but no leaking is noted. You should budget for replacing the water heater.
[CR] The drain valve leaks or drops and needs to be replaced. Considering the age of the water heater, you may want to consider replacing it completely.

UNIT # F.

12.22 T&P VALVE:

This water heater uses a Watts 210 valve that will shut off the gas if the water temperature gets to high. The installation appears correct, but I do not test the valve.

12.23 VENT:

[SC] The flue vent pipe sections were out of alignment, weak, or not properly connected, and this needs to be corrected. The vent came apart completely. We told the management and understand that this was fixed but did not recheck.
[SC] This vent should be ran vertically up as much as possible before the diagonal section is used.
[SC] All the vents need to be securrred and strapped better so that they do not come apart. This can be a very serious issue and needs to be taken seriously.

UNIT # G.

12.24 SIZE / GALLONS:

30 gallon.

12.25 AGE:

17 years old based on the date of manufacture. The average life of a water heater is 13 years, but I sometimes see them over 20.

12.26 T&P VALVE:

[CR] The temperature & pressure relief valve's discharge line was missing. The discharge line needs to be 3/4 inch copper, or other approved material. PVC is not acceptable. The line needs to extends to the exterior and terminate no more than 24 inches above the ground facing downward.

12.27 VENT:

[SC] The flue vent pipe sections were out of alignment, weak, or not properly connected, and this needs to be corrected.

12.28 WATER LINES:

[CR] There was moderate corrosion noted to the shutoff valve or water lines above the tank. This corrosion can be expected to get worse, but it is not possible to determine how long it will be before it starts to leak. You should monitor this occasionally or have a plumber check it and replace as needed. I recommend that the valve or corroded sections of water line be checked by a plumber and replaced whenever the water heater is replaced or a plumber is doing other work.

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UNIT # H.

12.29 T&P VALVE:

Watts 210 valve.

12.30 EARTHQUAKE STRAPS:

The water heater has two earthquake straps that generally meet the minimum requirements, with any exception noted below.

12.31 CLOSET OR ENCLOSURE:

I could not open the closet door due to personal belongings/storage.

UNIT # I.

12.32 SIZE / GALLONS:

40 gallon.

12.33 T&P VALVE:

[CR] The temperature & pressure relief valve's discharge line was missing.

12.34 EARTHQUAKE STRAPS:

[CR] The back of the tank has too much play or movement. This can usually be corrected by securing a wood block to the wall to fill the gap. Many water heaters today do not require any clearance to wood, but you should check the label first.

UNIT # J.

UNIT # K.

12.35 SIZE / GALLONS:

30 gallon.

12.36 AGE:

4 years old based on the date of manufacture. The average life of a water heater is 13 years, but I sometimes see them over 20.

12.37 T&P VALVE:

[CR] The temperature & pressure relief valve's discharge line was missing. The discharge line needs to be 3/4 inch copper, or other approved material. PVC is not acceptable. The line needs to extends to the exterior and terminate no more than 24 inches above the ground facing downward.

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UNIT # L.

UNIT # M.

12.38 SIZE / GALLONS:

30 gallon.

12.39 AGE:

16 years old based on the date of manufacture. The average life of a water heater is 13 years, but I sometimes see them over 20.
[CR] The water heater should be considered in the latter part of its life and any remaining life may be limited. You should budget for replacing it.

12.40 T&P VALVE:

[CR] The temperature & pressure relief valve's discharge line was missing. The discharge line needs to be 3/4 inch copper, or other approved material. PVC is not acceptable. The line needs to extends to the exterior and terminate no more than 24 inches above the ground facing downward.

12.41 EARTHQUAKE STRAPS:

Since 1996 state law has required that two earthquake straps be installed on every water heater whenever a house is sold. An approved kit is available at any hardware store for about $12. The easiest way to install water heater strapping is to buy one of these kits and follow the direction. Any installation needs to meet the requirements of the Division of the State Architect. They have a how to publication available at: http://www.seismic.ca.gov/HOG/waterheaterbracing_08-11-04.pdf However, following the instructions provided with the kit from the store is much easier.
[SC] The water heater needs to have one or both of the straps installed.

12.42 VENT:

[SC] The vent needs to be replaced to improve safety. This can be done by a heating or plumbing contractor.

UNIT # N.

12.43 SIZE / GALLONS:

30 gallon.

12.44 AGE:

5 years old based on the date of manufacture. The average life of a water heater is 13 years, but I sometimes see them over 20.

12.45 T&P VALVE:

[CR] The temperature & pressure relief valve's discharge line was missing. The discharge line needs to be 3/4 inch copper, or other approved material. PVC is not acceptable. The line needs to extends to the exterior and terminate no more than 24 inches above the ground facing downward.

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12.46 VENT:

[SC] The vent needs to be replaced to improve safety. This can be done by a heating or plumbing contractor. This vent came apart because the parts don't fit together well.

UNIT # O.

12.47 SIZE / GALLONS:

30 gallon.

12.48 AGE:

3 years old based on the date of manufacture. The average life of a water heater is 13 years, but I sometimes see them over 20.

UNIT # P.

12.49 SIZE / GALLONS:

30 gallon.

12.50 AGE:

5 years old based on the date of manufacture. The average life of a water heater is 13 years, but I sometimes see them over 20.

12.51 VENT:

[SC] The flue vent pipe sections were weak, or not properly connected, and this needs to be corrected.

12.52 TANK:

[SC] This tank needs to be set back farther in the closet. The closet door hits the water heater and wont close completely. See the clearance requirements on the rating plate for proper clearance in front of the water heater.

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LAUNDRY.

12.53 SIZE / GALLONS:

30 gallon.

12.54 AGE:

8 years old based on the date of manufacture. The average life of a water heater is 13 years, but I sometimes see them over 20.

BATHROOMS

A important part of home maintenance is to seal joints and seams to prevent water from penetrating through any openings. The shower needs to be sealed at any seams in the wall panels, at the tub spout and handles, and at the base and sides of the shower door. The sink must be sealed at it's edge, around the faucet, and at the back splash. The floor must be sealed at the edge of the tub, and around the base of the toilet. Before you re-caulk, any mold or mildew must be killed, and loose caulk removed, and the area thoroughly cleaned. A silicone caulk with a mildewcide is needed. "Tub and Bathroom" caulk has a mildewcide in it. Normal painters caulk will allow mold and mildew growth and when used around a tub or shower will need to be completely removed and replaced.
Notice: Determining if a shower pan is watertight is beyond the scope of this inspection.
Notice: Mold in the bathroom or anywhere else in the house, can be a serious environmental hazard, particularly for people with allergies or other sensitivities. Some varieties of mold may be toxic, and others are considered allergenic, and others are thought to pose little if any risk. I do not know when I see a mold if it is harmful. Therefore, **mold removal and eradication must always be taken seriously** whether noted in the report or not. Mold should never be painted over without removing the mold first. **It is critical that the moisture that allows the mold to live be controlled and any leaking eliminated.**

[SC] Safety Concerns [FE] Further Evaluation **[CN]** Correction Needed [CR] Correction Recommended

UNIT # A.

13.1 VENTILATION:

The ventilation was provided by a window. Mechanical vents have not been required when a window was present. Homes built after 2010 require mechanical vents even if they have a window.
None of the units had a mechanical vent and all rely on a window for ventilation.

13.2 TOILETS:

The toilet is a low-flush type that is designed to use 1.6 gallon per flush [gpf].
[CR] The toilet rocks or is not firm and needs to be secured properly to the floor. Any toilet that rocks is likely to start leaking at some point. A plumber should make the repair.
[FE] The floor on the right side of the toilet is soft and is most likely due to past and current leaking at the toilet.
[FE] There is also a low spot in the flooring in front of the tub that most likely indicates damage to the subfloor but it doesn't appear to be soft.
[FE] [FE] **There is a lot of water in the soil of the crawl space under a large area below this bathroom. There is a leak at the toilet, but considering how much water there is in the soil under this bathroom I don't think it all came from the toilet. A plumber needs to evaluate this further to determine the source of the water and make all necessary repairs.**

13.3

The soil is saturated under this entire area and for quite a ways out.

[SC] There is a gas line under this area that is badly rusted and needs further evaluation by a plumbing contractor. This gas line is a couple feet form the toilet so I am not sure how it got rusted. Possibly from leaking below the water heater.

13.4 SINK:

The sink is made of cultured marble that is an integral part of the counter and appears serviceable.

13.5 FAUCET:

OK.

13.6 UNDER SINK:

There were no active leaks noted in the drain or trap.

13.7 CABINETS:

[CR] There are drawer(s) that did not operate smoothly or close properly and need maintenance or repair. The mounting for the draws seems very weak.

13.8 TUB:

The tub is steel with a porcelain finish.
[CR] There are chips noted in the porcelain finish that need to be professionally patched to prevent rust. I see so many failures in patches in steel tubs that I highly recommend that they be done by a professional who will guarantee the work and can match the color.
[NOTE] A caution you against being talked into refinishing these tubs with a white finish. New finishes seem to inevitable fail and peel at some point and then the original colors will come through. You are luck to get 5 good years from a tub refinish.

13.9

13.10 TUB:

[CR] The stopper mechanism did not work. This type of built-in tub stopper can be difficult to fix depending on the problem. Many times people don't fix them, and just use a cheap rubber stopper that will work as well.
[NOTE] The built in stopper mechanisms en every single tub in the complex didn't work. This is the only unit this will be noted in.

13.11 SHOWER WALLS:

The shower walls are tile. It can be very difficult to evaluate the integrity of the waterproofing for any tiled shower enclosure. It is usually not possible to find leaks into the wall behind the tile and I can never assure you that there are no leaks. However, I will try to look for clues to potential problems.
[NOTE] The tile in all the units appears to be original. The tile is on a mortar bed, the workmanship appears to be good and I was amazed to see that they were in such good condition after all these years.

13.12 SHOWER DOOR:

The shower doors appeared serviceable.

UNIT # B.

13.13 HEAT:

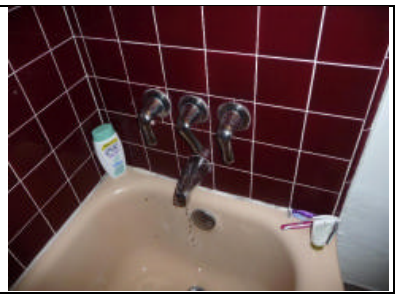
[SC] Electric wall heaters get very hot and pose a safety hazard. I recommend extreme caution be used with these heating systems. Never set anything in front of the heater and never install a towel bar above one of these heaters. These would be substantial fire risks.
[SC] I recommend that you remove all of these heaters in each of the units that still have one throughout the complex due to the risk of fire. You don't have to put any heater back in but if you do, a newer heater will have a fan and be safer than these old heaters. The switch on this heater is loose and the heater was not tested.

13.14 TOILETS:

This toilet is most likely designed to use 3.5 gallon per flush [gpf] and you should seriously consider replacing it to conserve water.

13.15 TUB/SHOWER FIXTURES:

[CR] The faucet handles are not appropriate for use with a faucet that has handles 4 inches on center because the handles don't have enough room to turn around without hitting the next handle. The handles need to be replaced with a more compact style.



13.16 SHOWER DOOR:

[NOTE] There are shower curtains in every unit except the vacant units. The curtains are all different and I suspect that the tenants get their own. I did not evaluate the curtains. Unit A is the only bathroom with a shower door.

13.17 WINDOWS:

[CR] The window needs service or repair. The crank handle is loose.

13.18 FLOOR:

[FE] [CR] The floor is very soft in front of the toilet and there is noticeable slope. Framing repairs are needed and the floor will need to be replaced.

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UNIT # C.

13.19 ELECTRIC OUTLETS:

[SC] I highly recommend that GFCI outlets be installed to upgrade any outlets in the bathroom that don't currently have them. Homes built before the 1975 NEC was adopted in 1978 did not require GFCI outlets. See additional notes in the electrical section of report.
[NOTE] Very few of the units had GFCI protection in the bathrooms and I strongly recommend that they be installed in each unit. I will not repeat this note in the other units.

13.20 TOILETS:

The toilet is a low-flush type that is designed to use 1.6 gallon per flush [gpf].
[CR] A leak is noted from inside the crawl space below the toilet.

13.21 SINK:

The sink is made of cultured marble that is an integral part of the counter and appears serviceable.

13.22 COUNTER TOP

The counter tops are made of cultured marble or similar synthetic. They generally appeared serviceable.

13.23 CABINETS:

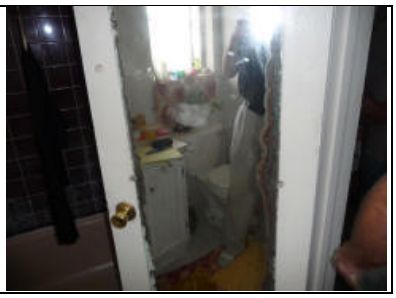
The cabinets appeared serviceable. There were common signs of aging and wear.

13.24 TUB:

[CR] Chips noted in enamel.

13.25 MIRRORS:

[CR] The mirror on the door needs to be removed or replaced. [CR] The mirror was de-silvering around the edges or in spots in the central area. This is not unusual, gets worse with age, and if it bothers you, the mirror will need to be replaced.



13.26 WALLS/CEILING:

[CR] [FE] There is water damage to the wall outside the edge of the tub or shower. This is a common problem and will often reappear after it is patched if the source of the leaking is not corrected. As with any evidence of leaking into a wall cavity, there is always the potential of mold growth inside the wall and a hole should be cut into the wall to inspect for possible mold and/or rot damage inside the wall. See the Mold Statement at the beginning of the report.

13.27 DOORS:

[CR] The hinge was loose and rusted and needs to be replaced.

UNIT # D.

13.28 HEAT:

[SC] Electric wall heaters get very hot and pose a safety hazard. I recommend extreme caution be used with these heating systems. Never set anything in front of the heater and never install a towel bar above one of these heaters. These would be substantial fire risks.

13.29 SINK:

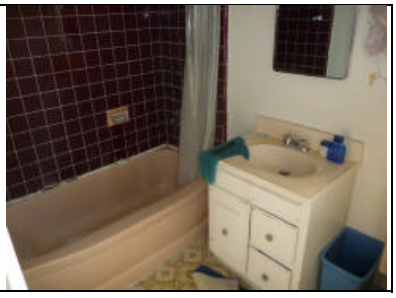
The sink is made of cultured marble that is an integral part of the counter. The gel coat or surface has deterioration due to age and use of chemicals that were harsh on the material. This is primarily a cosmetic consideration.

13.30 CABINETS:

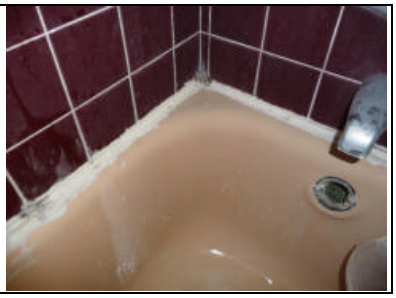
There were common signs of aging and wear. The finish on the face of the cabinets was thin, worn, or deteriorated, and the particle board is damaged.

13.31 TUB:

[CR] The caulk is poorly done and should be removed and replaced.



[CR] The over flow cover plate is missing and this increases the potential for water leaking around the gasket and repair is needed.



13.32 WINDOWS:

[CR] Difficult to operate or close.

13.33 FLOOR:

[CR] the flooring is old, damaged.

UNIT # E.

13.34 TOILETS:

This toilet is most likely designed to use 3.5 gallon per flush [gpf] and you should seriously consider replacing it to conserve water.

13.35 SINK:

OK.

13.36 FAUCET:

OK.

13.37 UNDER SINK:

There were no active leaks noted in the drain or trap.

13.38 TUB:

[CR] There are chips noted in the porcelain finish that need to be professionally patched to prevent rust. Rust is noted on the front face at the top of the panel.

13.39 TUB/SHOWER FIXTURES:

[CR] The faucet was not set properly, and needs to be repaired or replaced. [CR] The faucet(s) or tub spout were not sealed to the wall and water could leak into the wall cavity.

13.40 WINDOWS:

[CR] The window needs service or repair. There is a one inch gap that will let a lot of air in.

13.41 WALLS/CEILING:

The ceiling was damaged but tested dry at this time.

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UNIT # F.

13.42 TOILETS:

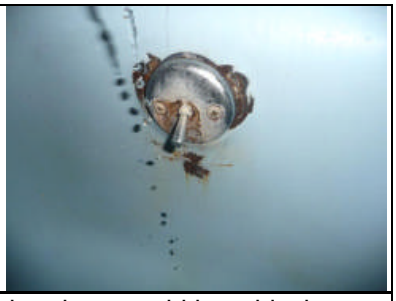
The toilet is a low-flush type that is designed to use 1.6 gallon per flush [gpf].
[CR] The toilet rocks or is not firm and needs to be secured properly to the floor. Any toilet that rocks is likely to start leaking at some point. A plumber should make the repair and check for leaks. It may be necessary to replace the wax ring that seals the base of the toilet.

13.43 FAUCET:

[CR] The faucet is in poor condition and I recommend that it be replaced.

13.44 TUB:

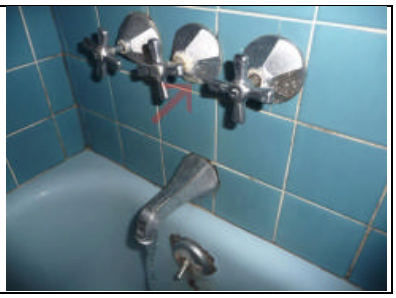
[CR] Chips and rust are noted around the drain.



[CR] The tub drained slow. The trap may need to be cleaned or there could be a blockage farther down the drain line. Request that it be clean and free flowing when you move in. Whenever the drain lines are older cast iron, there is always a possibility that this can be an indication of more serious problems which can be expensive to repair. See the note about cast iron in the Plumbing section.

13.45 TUB/SHOWER FIXTURES:

[CR] The faucet is in poor condition and I recommend that it be replaced.



13.46 WINDOWS:

[CR] No lock, no screen.

13.47 FLOOR:

[CR] Flooring needs to be replaced. Staining around the toilet could indicate a leak around the toilet.

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UNIT # G.

13.48 TOILETS:

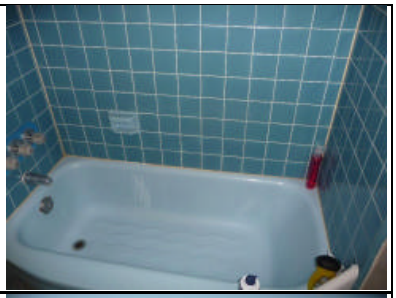
This toilet most likely uses over 3.5 gallons per flush, and I recommend changing it out to a new low-flush model to conserve water.

13.49 SINK:

13.50 FAUCET:

[CR] The faucet was dripping.

13.51 TUB:



13.52 FLOOR:

[CR] [FE] The vinyl flooring was stained on the underside close to the tub. This is often caused be water being trapped below the vinyl surface, and could be caused by water leaking under the vinyl at the edge of the tub. Unfortunately it is just as likely that it could be due to a leak in the plumbing below this slab. See note in plumbing section. I recommend that a plumbing contractor that specializes in leak detection do further evaluation. I strongly suspect a leak under the slab.

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13.53 WALLS/CEILING:

The ceiling has been patched above this tub.

UNIT # H.

13.54 TOILETS:

1.6 gallon per flush [gpf].

13.55 SINK:

[CR] The sink drain was slow. The drain or trap may just need to be cleaned but occasionally this can be a sign of a larger problem. This can be a sign that older cast iron drain lines are clogged with rust and approaching the end of their life.

The sink is made of cultured marble that is an integral part of the counter with a cabinet for a base.

13.56 TUB:

[CR] There are chips noted in the porcelain finish that need to be professionally patched to prevent rust.

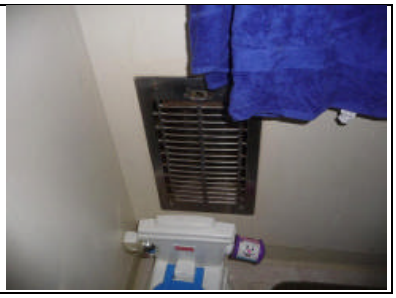
13.57 WINDOWS:

[CR] The window needs service or repair. The crank needs to be replaced.

UNIT # I.

13.58 HEAT:

[SC] Electric wall heaters get very hot and pose a safety hazard. I recommend extreme caution be used with these heating systems. Never set anything in front of the heater and never install a towel bar above one of these heaters. These would be substantial fire risks
[SC] A towel bar was mounted above the wall heater, this condition is a safety hazard that could cause a fire. The towel bar must be removed but it would be better to remove the electric heater.



13.59 TOILETS:

[CR] This toilet most likely uses over 3.5 gallons per flush, and I recommend changing it out to a new low-flush model to conserve water.
[CR] The tank lid was cracked and needs to be replaced.

13.60 TUB:

[CR] [FE] [FE] The tub drained very slow. Whenever the drain lines are older cast iron, there is always a possibility that this can be an indication of serious problems which can be expensive to repair. See the note about cast iron in the Plumbing section. This is a ground floor bathroom on a slab and these can be difficult/expensive to correct. I don't know how this can be fixed without removing the tub and the shower walls above the tub. This will also require cutting and patching the concrete slab and replacing the flooring. At this point it will probably make better sense to replace all of the drain line under this bathroom and completely refurbish the entire bathroom. **I strongly recommend further evaluation by a plumbing contractor and/or a**

contractor that specializes in bathroom remodeling before the end of your contingency period.

[CR] There are chips noted in the porcelain finish.

[CR] [FE] There is water damage noted to the ceiling above, I tested this with a moisture meter and the reading was very high. Further evaluation is needed. Most likely there is a leak in the drain line for the unit above. Meter reading - 65.

UNIT # J.

13.61 TOILETS:

The toilet is a low-flush type that is designed to use 1.6 gallon per flush [gpf].

13.62 SINK:

OK.

13.63 TUB:

better than most.

The baseboard outside the tub is saturated and the floor is stained. Most likely this is due to water getting around the curtain.

13.64 TUB/SHOWER FIXTURES:

[CR] The faucet leaked out of the handles, stem, or base plate when operated, and needs to be repaired or replaced.

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UNIT # K.

13.65 TOILETS:

The toilet is a low-flush type that is designed to use 1.6 gallon per flush [gpf].

13.66 SINK:

The sink is made of cultured marble that is an integral part of the counter and appears serviceable.

13.67 TUB:

13.68 TUB/SHOWER FIXTURES:

[CR] The faucet leaked out of the handles, stem, or base plate when operated, and needs to be repaired or replaced. Small leak out of center handle at this time. Also the valves are hard to get off without drips. This valve is old and I recommend replacing it.

13.69 FLOOR:

[CR] The vinyl flooring was loose at the edge of the tub. It is important to keep this edge sealed to prevent water from getting under the vinyl. The vinyl will curl and any wood under the vinyl will be vulnerable to rot, mold, or other damage. This should be sealed with a high quality *bathroom* caulk that has a mildewcide.
[NOTE] This note should be considered a general note for most of the units.

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UNIT # L.

13.70 TOILETS:

The toilet is a low-flush type that is designed to use 1.6 gallon per flush [gpf].

13.71 SINK:

OK - newer.

13.72 TUB:

[CR] Rust is noted at one or more chips and it will be critical that the rust be removed before it is patched. The patch will fail if the rust is covered.

13.73 TUB/SHOWER FIXTURES:

[CR] The faucet leaked out of the handles, stem, or base plate when operated, and needs to be repaired or replaced.

UNIT # M.

13.74 ELECTRIC OUTLETS:

The electrical outlets were GFCI protected as recommended.

13.75 TOILETS:

The toilet is a low-flush type that is designed to use 1.6 gallon per flush [gpf].

13.76 SINK:

OK.

13.77 FAUCET:

OK.

13.78 UNDER SINK:

There were no active leaks noted in the drain or trap.

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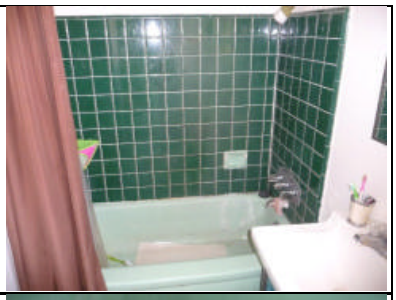
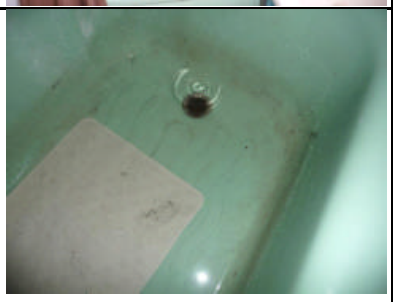
13.79 TUB:





[CR] The tub drained very slow. The trap may need to be cleaned or there could be a blockage farther down the drain line. Request that it be clean and free flowing when you move in. Whenever the drain lines are older cast iron, there is always a possibility that this can be an indication of more serious problems which can be expensive to repair. See the note about cast iron in the Plumbing section.
[CR] The tenant was understandably concerned about the slow draining tub and said attempts to solve it have not been successful. Its a safe bet the drain line needs to be replaced.

13.80 TUB/SHOWER FIXTURES:

[CR] The shower head needs to be replaced.

13.81 WINDOWS:

[CR] The window won't latch.

13.82 WALLS/CEILING:

[CR] [FE] There is water damage to the wall outside the edge of the tub or shower. This is a common problem and will often reappear after it is patched if the source of the leaking is not corrected. As with any evidence of leaking into a wall cavity, there is always the potential of mold growth inside the wall and a hole should be cut into the wall to inspect for possible mold and/or rot damage inside the wall. See the Mold Statement at the beginning of the report.

UNIT # N.

13.83 HEAT:

[SC] Electric wall heaters get very hot and pose a safety hazard. I recommend extreme caution be used with these heating systems. Never set anything in front of the heater and never install a towel bar above one of these heaters. These would be substantial fire risks.

13.84 TOILETS:

The toilet is a low-flush type that is designed to use 1.6 gallon per flush [gpf].
[CR] The flush handle gets stuck.

13.85 SINK:

The sink is made of cultured marble that is an integral part of the counter and appears serviceable.

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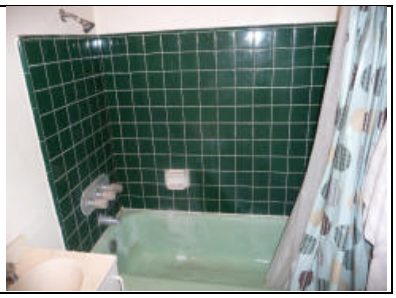
13.86 TUB:

OK minor chips.



13.87 MIRRORS:

The mirror was de-silvering around the edges or in spots in the central area. This is not unusual, gets worse with age, and if it bothers you enough, the mirror will need to be replaced.

13.88 WINDOWS:

[CR] Window won't latch.

13.89 WALLS/CEILING:

[CR] [FE] There is water damage to the wall outside the edge of the tub or shower. This is a common problem and will often reappear after it is patched if the source of the leaking is not corrected. As with any evidence of leaking into a wall cavity, there is always the potential of mold growth inside the wall and a hole should be cut into the wall to inspect for possible mold and/or rot damage inside the wall. See the Mold Statement at the beginning of the report.

UNIT # O.

13.90 VENTILATION:

[CR] The window would not open because it has been tapped shut and there is a room on the other side so the window is not providing ventilation. Any bathroom that has a tub or a shower is required to have either an operable window that opens directly to the exterior or mechanical vent to provide ventilation. Without ventilation the chance of mold or mildew increases substantially.

13.91 HEAT:

[SC] Electric wall heaters get very hot and pose a safety hazard. I recommend extreme caution be used with these heating systems. Never set anything in front of the heater and never install a towel bar above one of these heaters. These would be substantial fire risks.
[SC] A towel bar was mounted above the wall heater, this condition is a safety hazard that could cause a fire. The towel bar must be removed.

13.92 TOILETS:

See floor note.

13.93 SINK:

The sink is made of cultured marble that is an integral part of the counter and appears serviceable.

13.94 FAUCET:

OK.

13.95 UNDER SINK:

There were no active leaks noted in the drain or trap.

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13.96 TUB:

OK with chips on outside.

13.97 FLOOR:

[FE] [CR] The floor is soft around the toilet and further evaluation and repair are needed.

UNIT # P.

13.98 HEAT:

[SC] Electric wall heaters get very hot and pose a safety hazard. I recommend extreme caution be used with these heating systems. Never set anything in front of the heater and never install a towel bar above one of these heaters. These would be substantial fire risks. [SC] A towel bar was mounted above the wall heater, this condition is a safety hazard that could cause a fire. The towel bar must be removed.

13.99 TOILETS:

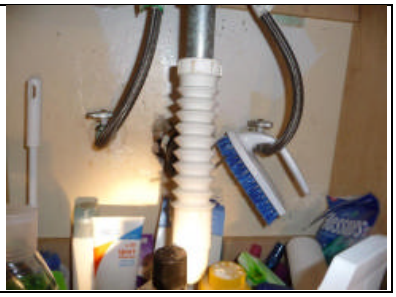
The toilet is a low-flush type that is designed to use 1.6 gallon per flush [gpf].

13.100 SINK:

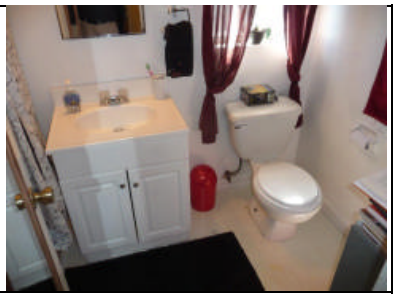
[CR] The sink drain was slow and needs to be cleaned. You should request that the sellers clean it so you can recheck the drainage. Occasionally just cleaning will not be enough. This can be a sign that older cast iron drain lines are approaching the end of there life.

13.101 UNDER SINK:

[CR] Corrugated plastic is being used as drain piping, this material is considered weak and is not approved for this application even though it is readily available at supply stores.



13.102 CABINETS:



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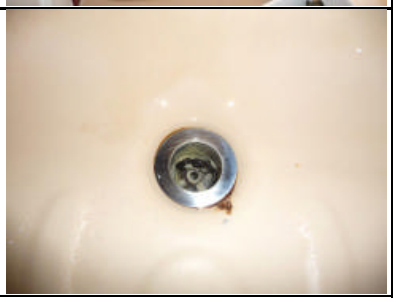
13.103 TUB:



13.104 TUB/SHOWER FIXTURES:

[CR] The shower diverter operated poorly and needs to be repaired or replaced. Water continued to flow out of the tub spout in shower mode and the tub spout should be replaced to conserve water. (Be sure to remove the set screw before taking off the tub spout if you try this repair yourself.)
[CR] The faucet is in poor condition and I recommend that it be replaced.

13.105 FIXTURES:

[SC] The switch would not work consistently and needs to be replaced. We had trouble turning the light off.

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INTERIOR ROOMS

Notice: It is not possible to see through carpeting or other floor coverings, and slab cracks or damaged subfloor are usually not possible to detect from this visual inspection.
No assessment is made for general wear and tear, and cosmetic defects including small holes, poor patching, or inconsistent texture on the walls are generally not noted. Dirty, stained, worn or frayed carpet or other surfaces will not usually be noted. Window coverings are not included in this inspection. Only a representative sampling of repetitive items will be examined.

SDG&E through a state mandated energy conservation program has been offering some generous rebates to encourage energy conservation. Visit www.sdge.com for more information and to see the latest rebates available.

[SC] Safety Concerns [FE] Further Evaluation **[CN]** Correction Needed [CR] Correction Recommended

SMOKE DETECTORS

14.1 OUTSIDE BEDROOMS

[SC] There was no smoke alarm noted outside a bedroom where they are required to be operating before escrow closes. Each room that could be used as a bedroom needs a smoke alarm outside the room and it needs to be reasonable close to the door. When bedrooms are in different areas of the house, or if bedroom doors are far apart on a long hall, than more than one alarm will be needed. (UBC-97 Sec. 310.9.1.4)

14.2 INSIDE BEDROOMS

[SC] This home is missing smoke alarms in some or all of the bedrooms. Any home built or remodeled since 1993 would require smoke alarms inside each bedroom as well as the area outside each sleeping area. (UBC-97 Sec. 310.9.1.2 & 4) Even when not required, I highly recommend an alarm inside each bedroom. The reason for this is that smoke will not migrate from one side of a closed door to the other. And since most people sleep with the bedroom door closed, you want to pick up the smoke on either side of the door as quickly as possible and get people up and to safety. 80 percent of all fire deaths are caused when people are sleeping. Fire doesn't kill people, the smoke will asphyxiate you before you ever have a chance to wake up and get out. Make sure your family has a chance.

The National Fire Protection Association (NFPA) documented **over 3,400 fire deaths** in homes in 1997. 94% of homes had at least one smoke alarm, and 52 % of all those deaths occurred in the 6 % of homes without smoke alarms. Half of the remaining deaths occurred in homes where the smoke alarm failed, --usually when batteries were dead, disconnected or missing. There is nothing that you can do that is so inexpensive and yet has the potential to save so many lives and so much property. Smoke alarms cost about ten dollars and take two screws to install, so please install them in any location where they are recommended, even if not required, and test them on a regular basis. The NFPA recommends replacing any smoke alarm that is more than 10 rears old, and estimates there is a 30% probability of failure in older alarms.

Smoke alarms save thousands of lives each year, be sure to test your alarms annually and replace any alarm over 10 years old.

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UNIT # A.

14.3 WINDOWS:

[CR] Window needs service or repair.

14.4 WINDOW

[NOTE] All the windows throughout the complex are original and will be drafty by today's standards and this can make a significant impact on the heating, cooling, and comfort of the home. This is true even when the windows are operating smoothly and latching. These are generally long lasting windows and many of them are still working very well. However, at least half of the casement windows throughout the complex do not close completely or latch. If the window does not latch, it will not pull the panels close together and there will be a substantial gap that will allow wind to blow in.
[CR] To minimize air infiltration, I recommend that every casement window in the complex be checked and serviced as needed.

14.5 EXT DOORS:

[CR] The weather-stripping should be improved or replaced to increase energy efficiency and comfort.
[NOTE] This is true on the exterior doors through the complex.

14.6 CLOSET:

[CR] The cabinet doors have not been installed in either bedroom. The unit was empty and maintenance was being done at this time.

14.7 WALLS/CEILING:

[NOTE] There is a lot of patching throughout all of the units. Generally this patching is rough and done very poorly and doesn't match the rest of the wall or ceiling. You should consider having a good patch person evaluate and give you a price for redoing the patches. The location of individual patches in any of the units will not be identified.

14.8 FLOOR:

The floor was patched in front of the wall heater. The material does not match the original floor.

14.9 HEAT & COOL:

This unit has a brand new wall heater that appears to have been professionally installed. This is the only relatively new heater in the complex.

UNIT # B.

14.10 EXT DOORS:

Damage was noted at the base of the door. See the termite report for any potential rot or termite activity. Under California law, they are responsible for any rot or termite activity or damage.

14.11 HEAT & COOL:

[SC] This is an old heater that is most likely original. See the notes in the heater section. This was one of the only heaters in the entire complex that had the pilot light on. However, it did not go on when turned on at the thermostat.

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UNIT # C.

14.12 HEAT & COOL:

[FE] This is an original heater. The pilot was off.

14.13 SMOKE ALARMS:

[SC] A smoke alarm failed to operate when the test button was pushed. Install new batteries or replace the alarm(s) as needed.

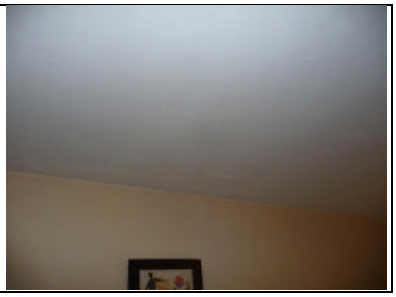
UNIT # D.

14.14 WINDOWS:

[CR] One pane of glass is cracked. One crank came apart. Another window won't close.

14.15 WALLS/CEILING:

[NOTE] There is a crack across the ceiling and down the wall that clearly indicates there has been stress due to movement. This is probably the most likely place for movement in the entire complex because it is a corner unit that ties the two story section to the single story section with garages under it. Considering the age of the building however, this isn't a lot for 60 years.



14.16

14.17 FLOOR:

[CR] The carpet was frayed or very worn - probably the worst of any unit.

The carpet is torn or frayed in several places.

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14.18 HEAT & COOL:

[SC] This is an old heater that is most likely original. See the notes in the heater section. The long time tenant stated that he never uses the heater.

14.19 FIXTURES:

[CR] The patio light for the deck is missing.

UNIT # E.

14.20 HEAT & COOL:

[SC] This is an old heater that is most likely original. See the notes in the heater section. This heater like many other appears to have paint overspray.
[SC] This unit has old gas lines that come up through the slab. See the gas notes in the plumbing section.

UNIT # F.

14.21 WINDOWS:

[CR] Window needs service or repair. One crank is stripped.

14.22 EXT DOORS:

[SC] The deadbolt lock in the exit door was key operated from both sides. This condition can be a safety hazard if an emergency exit is needed and the key is not readily available. I recommend the lock be replaced with a flip lever type on the inside to reduce this risk. Exit locks that require a key to get out are no longer approved for new construction.

14.23 HEAT & COOL:

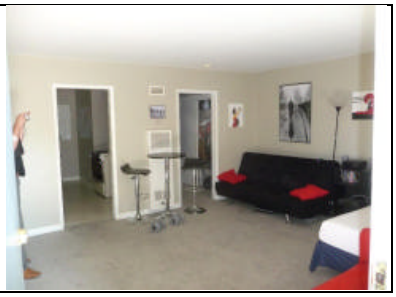
[SC] This is an old heater that is most likely original. See the notes in the heater section.

14.24 SMOKE ALARMS:

A smoke alarm was present and the buzzer operated when the test button was pushed.

UNIT # G.

14.24



14.25 WINDOWS:

[CR] One crank is bad.

14.26 HEAT & COOL:

[SC] This is an old heater that is most likely original. See the notes in the heater section. The pilot was off.

14.27 SMOKE ALARMS:

[SC] A smoke alarm failed to operate when the test button was pushed. Install new batteries or replace the alarm(s) as needed.

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UNIT # H.

14.28 WINDOWS:

[CR] The window needs service or repair. Needs a new crank mechanism.

14.29 HEAT & COOL:

[SC] This is an old heater that is most likely original. See the notes in the heater section.

14.30 SMOKE ALARMS:

[SC] There was no smoke alarm.

UNIT # I.

14.31 SMOKE ALARMS:

[SC] A smoke alarm failed to operate when the test button was pushed. Install new batteries or replace the alarm(s) as needed.

UNIT # J.

14.32 WINDOWS:

[CR] A TV cable runs through the front window. The cable is badly damaged and must not work. Also there is no way to lock the window with the cable running through it. The cable needs to be moved.

14.33 HEAT & COOL:

[SC] This is an old heater that is most likely original. See the notes in the heater section. The pilot light is off. There is overspray on the heater.

14.34 SMOKE ALARMS:

[SC] A smoke alarm failed to operate when the test button was pushed. Install new batteries or replace the alarm(s) as needed. Also, the alarm needs to be in the main room not in the closet.

UNIT # K.

14.34

This unit is vacant. I took this overview because you had to leave before this unit was inspected.

14.35 HEAT & COOL:

[SC] This is an old heater that is most likely original. See the notes in the heater section.

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UNIT # L.

14.36 HEAT & COOL:

[SC] This is an old heater that is most likely original. See the notes in the heater section. The pilot was off.

14.37 SMOKE ALARMS:

[SC] A smoke alarm failed to operate when the test button was pushed. Install new batteries or replace the alarm(s) as needed.

UNIT # M.

14.38 CLOSET:

[CR] The closet doors are missing.

14.39 HEAT & COOL:

[SC] This is an old heater that is most likely original. See the notes in the heater section. This heater is never used and it is covered.

14.40 FIXTURES:

[SC] The light switch needs to be replaced.

UNIT # N.

14.41 WINDOWS:

[CR] A window screen was torn or had a hole.

14.42 CLOSET:

[NOTE] The closet door is about 1/4 inch out of square and I suspect that indicates a little movement.

14.43 HEAT & COOL:

[SC] This is an old heater that is most likely original. See the notes in the heater section. The pilot is off and the heater was behind storage.

14.44 SMOKE ALARMS:

A smoke alarm was present outside the bedroom area as required and the buzzer operated when the test button was pushed.

UNIT # O.

14.45 FLOOR:

[CR] The carpet was frayed or very worn.

14.46 HEAT & COOL:

[SC] This is an old heater that is most likely original. See the notes in the heater section.
[FE] I am curious how they manage to run two portable air conditioning units on the limited electrical system to the unit and think an electrician should check this out.

14.47 COMMENTS:

[FE] [CR] The outside patio appears to have been incorporated into this unit. The workmanship is very poor. I am sure it is not permitted. This room will get very hot and was hot on this day that was mild outside. I suspect that much of the heat is coming out of the attic vents that are now inside this room. An attic can get over 120 degrees on a hot day and this heat will come down into the room. Also, the attic needs this ventilation and these vents need to be on the outside of the building. There could be other reasons that the room was so warm such as the lack of a wall or ceiling cavity in areas around the edge. Also there is no ventilation for the joist spaces above the ceiling.
The left arrow shows the attic vents. The middle arrow shows the crude blocking used to seal the room from the outside. The right arrow shows where there is only a single layer of roofing material separating the inside from the outside.

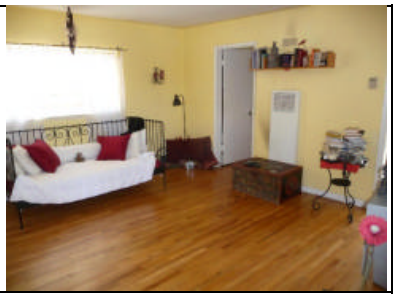
This space does not meet the requirements for interior living space and should be discounted or not included in the total square footage.

14.48

The windows between this foom and the rest of the unit have been sealed off. This used to be the outside wall. See not in bathroom about lack of ventilation.

UNIT # P.

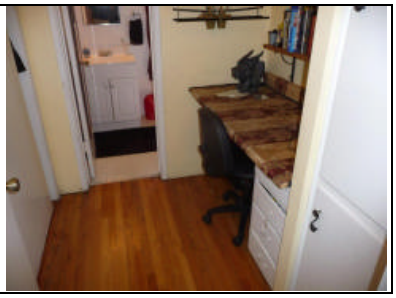
14.49 LOCATION:



14.50 WINDOWS:

[CR] Repairs are needed. One back window opened but then wouldn't close.

14.51 CLOSET:



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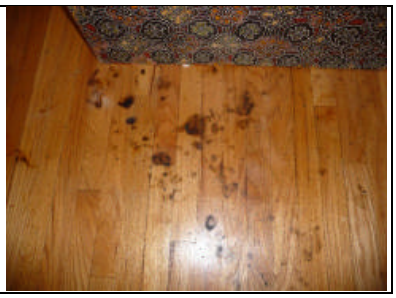
14.52 FLOOR:

Burn marks on the floor in front of the heater. These can be difficult or impossible to sand out of the floor.



14.53 HEAT & COOL:

[SC] This is an old heater that is most likely original. See the notes in the heater section.
[FE] [SC] Apparently there has been a fire in front of this heater. A tenant told us that a piece of furniture caught on fire. Make sure the tenants understand that nothing can be placed in front of a wall heater. There are smoke stains on the wall to the side and above this heater and further evaluation is needed. The tenant believed there was a problem with the heater that caused the fire.

14.54 SMOKE ALARMS:

[SC] A smoke alarm failed to operate when the test button was pushed. Install new batteries or replace the alarm(s) as needed.

STAIRS, HANDRAILS, & GUARDRAILS

14.55 STAIRS:

[SC] The area under the stairs had exposed wood framing where it has been accessed to create a closet or storage area. The stairwell is the primary fire escape from the second story, and when the area under any stairs is used for storage the walls and underside of the stairs requires 5/8 Type X drywall to slow down the spread of fire to the stairs to allow more time for escape. This needs to be corrected by sealing this space off or installing the drywall to meet the code.
[CR] [CR] Clearly both of the stairs leak and repairs are needed before this can be drywalled. See the deck notes.

14.56 HANDRAILS:

[SC] The handrail is coming loose at the top bracket on the front stairs.

KITCHEN

Specifically excluded from this inspection are built in can-openers, blenders, or other small ancillary appliances, the refrigerator and other appliances that are not built in, or water purifiers. Also excluded are self and/or continuous cleaning operations of ovens or their timers, clocks, or setback operations and the calibration of any thermostat or heating element. Trash compactors are tested without the addition of trash. Built in microwaves will be tested for their ability to heat only. Determining the adequacy of the dishwasher to wash the dishes or its drying function are beyond the scope of this inspection. The dishwasher is operated through only one fill and drain cycle.

[SC] Safety Concerns [FE] Further Evaluation **[CN]** Correction Needed [CR] Correction Recommended

UNIT # A.

15.1 STOVE:

Type: Gas with pilot lights. [FE] The pilot light was off, and I will not light the pilot light.
[NOTE] All of the stoves throughout the complex are gas with pilot lights. None of them are self cleaning. They are all economy quality units. Most of the units are standard width of 30 inches but about a third are narrower at 24 inches.

15.2 OVEN:

[CR] The oven was missing the anti-tip bracket which prevents the oven from tipping if weight is ever applied to the door in the open position. This is usually a bracket that catches the back leg and it needs to be installed. See the note on inside of the oven door for further explanation.
[NOTE] None of the units throughout the entire complex have the anti-tip bracket installed.

15.3 EXHAUST VENT:

The exhaust fan functioned. The fan recirculates air and does not exhaust the air to the outside. When possible, exhausting the air to the exterior is preferred but was not required until homes that were built in 2010 or later. A charcoal filter is recommended with this type to pick up more of the odors etc. They are available at any hardware store. They are thin and can be cut to size and sit over the current screen.

15.4 MICROWAVE:

There was no built in microwave oven installed in any of the units.

15.5 DISHWASHER:

There are no dishwashers installed in any of the units.

15.6 GARBAGE DISPOSAL:

There are no garbage disposals installed in any of the units.

15.7 SINK:

OK.

15.8 FAUCET:

The faucet(s) are serviceable.

15.9 UNDER SINK:

There were no active leaks noted in the drain or trap.

15.10 ELECTRIC OUTLETS

[SC] I highly recommend that GFCI outlets be installed to upgrade any outlets that serve the kitchen counters that don't currently have them. See additional notes in the electrical section of report.
[SC] One of the outlets is missing and needs to be installed. The junction box is currently open with exposed wires.

15.11 COUNTER TOP

The counter tops are made of tile. They generally appeared serviceable. There were common signs of aging and wear.
[CR] The grout or caulk was in need of maintenance.

15.12 CABINETS:

The cabinets appeared serviceable.

UNIT # B.

15.13 STOVE:

The cooktop/range burners functioned.

15.14 OVEN:

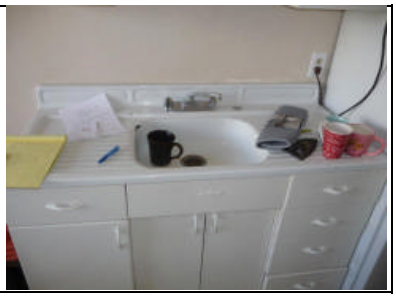
The oven functioned.

15.15 EXHAUST VENT:

There was a natural draft vent in the ceiling. This is not unusual for homes built in the 40's or earlier. It is just a duct that is open through the roof and there is no damper on them. The disadvantage is that air can move through the opening even when you are not using the stove. This is an energy efficiency issue and can effect the comfort of the occupants when the temperature outside is not comfortable. They are also not as effective as a fan. For these reasons you may want to install a mechanical fan and hood that would be typical today.
[NOTE] All of the units have this arrangement unless noted otherwise in the individual kitchen sections.

15.16 SINK:

Original steel sink, counter and cabinets. There are chip(s) in the sink enamel. The picture shows the original steel sink units that are still in most of the units. Except for the chip noted, this one is in good condition. Most of these units were in amazingly good condition for their age. They all had some chips in the enamel but for the most part the drawers worked and the units are functional.



15.17 DOORS:

[CR] The pocket door was off the tract and this can be a challenge to get back on. It usually requires removing the door trim to reset the door.

UNIT # C.

15.18 SINK:

Original steel sink, counter and cabinets. There are chip(s) in the sink enamel.

15.19 UNDER SINK:

[CR] Remove old electric.

15.20 WINDOWS:

[CR] The window needs service and repair. It won't lock.

15.21 FLOOR:

[CR] Flooring needs to be replaced.

15.22 REFRIGERATOR:

Older fridge.

UNIT # D.

15.23 STOVE:

This is one of the older stoves.
[CR] One or more of the burners had a problem that needs maintenance, service, or repair. Back right burner,

15.24 OVEN:

[CR] the oven would not light and the broiler shelf is off the tract.

15.25 SINK:

[CR] The outside edge of the sink needs to be caulked or the caulking needs to be repaired or replaced.
The sink is stained.

15.26 UNDER SINK:

[CR] Corrugated plastic is being used as drain piping, this material is considered weak and is not approved for this application even though it is readily available at supply stores.

15.27 COUNTER TOP

The counter tops are made of tile. They generally appeared serviceable. There were common signs of aging and wear.
[CR] The grout or caulk was in need of maintenance.

15.28 WINDOWS:

[CR] large gaps.

15.29 FLOOR:

[CR] One of the oldest looking floors.

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15.30 FIXTURES:

[CR] Cover missing on light.

UNIT # E.

15.31 STOVE:

The cooktop/range burners functioned.

15.32 OVEN:

The oven functioned.

15.33 SINK:

Original steel sink, counter and cabinets. There are chip(s) in the sink enamel.

15.34 UNDER SINK:

[SC] Remove old wiring.

15.35 FLOOR:

[FE] [FE] There is staining on the kitchen floor that makes me suspicious that there is a leak under the slab. See the note in the plumbing section. The reason the staining is in this pattern is that there are square vinyl tiles under this vinyl sheet and the moisture comes up between the gaps in the vinyl tiles below.

15.36 FIXTURES:

[CR] The globe is missing on the light.

UNIT # F.

15.37 STOVE:

The cooktop/range burners functioned. Chips are noted.

15.38 OVEN:

The oven functioned.

15.39 SINK:

Original steel sink, counter and cabinets. There are chip(s) in the sink enamel.

15.40 FAUCET:

[CR] The faucet leaked at the handle(s) and needs to be repaired or replaced.

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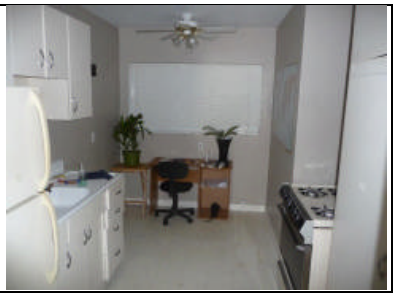
UNIT # G.

15.41 STOVE:

As an appliance gets older and has cosmetic as well as functional deficiencies it may make better sense to replace rather than spend money for service and repair and you need to make a judgment whether or not service is worthwhile or it makes better sense to replace the appliance.
There were common signs of aging and wear. The finish was worn.
[FE] The pilot was off to the oven and two of the rollers are missing on the broiler pan.

15.42 SINK:

Original steel sink, counter and cabinets.



15.43 UNDER SINK:

There was some corrosion noted below the sink but no active leaking when I tested it. However, the corrosion will get worse and leaking can be expected at some point in the future. You should keep an eye on it and provide maintenance as needed.

UNIT # H.

15.44 STOVE:

The cooktop/range burners functioned.

15.45 OVEN:

The oven functioned.

15.46 SINK:

Original steel sink, counter and cabinets.

15.47 FAUCET:

[CR] The faucet is in poor condition and I recommend that it be replaced.

15.48 WINDOWS:

[CR] The window needs service or repair. Needs a new crank mechanism.

15.49 REFRIGERATOR:

[NOTE] This fridge is relatively old.

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UNIT # I.

15.50 STOVE:

The cooktop/range burners functioned
This is an older stove with cracks in the sheet metal and damage to the finish.

15.51

15.52 GARBAGE DISPOSAL:

[SC] Many of the units have electrical wiring under the sinks that would have been for garbage disposals that have been removed. I recommend that all of this wiring be inspected by an electrical contractor and removed as needed. The biggest risk is from the ends of wire that are very poorly protected. These loose wire ends have been removed in some of the units but not this one and several others. It would be best to remove the junction box with the switch entirely. It is old and should not be reused and is vulnerable to leaks.

15.53 SINK:

Original steel sink, counter and cabinets.
[CR] There is a lot of rust and damage to the cabinet under the sink and chips to the sink and counter on top.
[NOTE] See plumbing section about water line that was replaced.

15.54 ELECTRIC OUTLETS

[SC] I highly recommend that GFCI outlets be installed.

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15.55 FLOOR:

[CR] The quality of the floor patch is poor and the concrete subfloor is very uneven. No flooring will go over this without problems. The high spots need to be ground off and the low areas need a leveling agent. See plumbing note about the quality of the plumbing installation.

15.56 REFRIGERATOR:

Older fridge.

UNIT # J.

15.57 STOVE:

The cooktop/range burners functioned
[NOTE] The sheet metal is cracked.

15.58 SINK:

Original steel sink, counter and cabinets.

15.59 DOORS:

[CR] The pocket door was off the tract and this can be a challenge to get back on. It usually requires removing the door trim to reset the door.

15.60 WINDOWS:

[CR] One window crank is missing ant the other window has a large gap.

15.61 REFRIGERATOR:

Newer.

UNIT # K.

15.62 STOVE:

The cooktop/range burners functioned Smaller stove.

15.63 OVEN:

The oven functioned.

15.64 SINK:

Original steel sink, counter and cabinets.
The sink leans away from the wall due to the slope in the floor.
[CR] This sink is badly stained. It was refinished once but was not done professionally and is peeling.

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15.65 FLOOR:

[FE] [FE] The floor in this kitchen slopes 3/4 of an inch in 3 feet. This was the most noticeable slope I saw in any of the units and further evaluation is recommended.	
This shows how the cabinet leans away from the wall due to the slope in the floor.	

15.66 REFRIGERATOR:

The refrigerator functioned. mid range of life.

UNIT # L.

15.67 STOVE:

Smaller stove than others.

15.68 SINK:

Original steel sink, counter and cabinets. OK.

15.69 WINDOWS:

[CR] gap at window.

UNIT # M.

15.70 STOVE:

The cooktop/range burners functioned
Smaller stove.

15.71 SINK:

Original steel sink, counter and cabinets. There are chip(s) in the sink enamel.

15.72 ELECTRIC OUTLETS

[SC] There is electrical wiring under the sink below the and to the left of the faucet that needs further evaluation and correction by an electrical contactor.

15.73 WINDOWS:

[CR] The window won't latch and needs a crank handle.

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UNIT # N.

15.74 SINK:

The sink and cabinets have been replaced.

15.75 DOORS:

[CR] The pocket door slides poorly.

15.76 WINDOWS:

[CR] the window won't latch.

UNIT # O.

15.77 SINK:

[CR] The sink drain was slow and needs to be cleaned. You should request that the sellers clean it so you can recheck the drainage. Occasionally just cleaning will not be enough.

15.78 UNDER SINK:

[SC] Remove the old garbage disposal electrical cord.

15.79 COUNTER TOP

The counter tops are made of formica or similar laminate on top of the original steel cabinets.

15.80 DOORS:

[CR] The pocket door was off the tract and this can be a challenge to get back on. It usually requires removing the door trim to reset the door.

15.81 FLOOR:

There is a fairly noticeable hump, slope, or depression in the floor. This is most likely due to sag in the floor joist and how the bearing walls below line up. The hump is usually over a bearing wall or ridged support from below and the low areas tend to be in the middle of a joist span that is expected to have some sag. Other framing anomalies also play a part. Humps in this range are generally not a sign of a structural problem, but all risks can not be ruled out without further invasive evaluation that is beyond the scope of this inspection. It is always possible that a joist is cracked or broken.
the slope is about 1/2 inch is just a couple feet. there is a wall below the high point.

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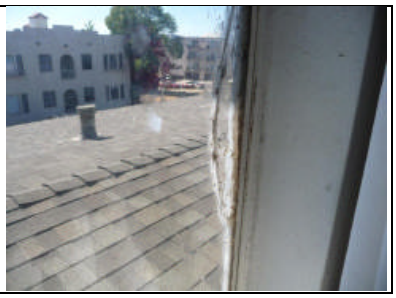
UNIT # P.

15.82 SINK:

Original steel sink, counter and cabinets. There are chip(s) in the sink enamel.

15.83 WINDOWS:

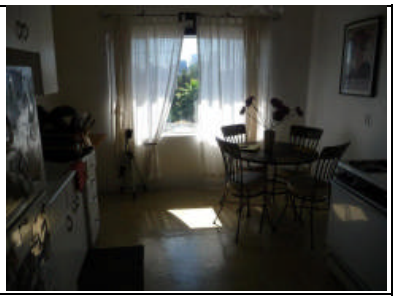
[CR] The glass is broken in one pane of glass and this window will not open. The other window has a one gap and wont close.



15.84 REFRIGERATOR:

Older.

15.85 COMMENTS:



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