



## Detail Property Inspection, Inc.

1125 E. Broadway #236

Glendale, CA 91205

818-553-8198, 323-668-1676, 626-622-7802 [www.detailinspect.com](http://www.detailinspect.com)



**Schedule Date :** Thursday, November 17, 2016

**Report # :** M1611036

**Client:** S. M. H.

**Address:**

**City/State/Zip:**

### Subject Property

**12345 San Gabriel Blvd**

**San Gabriel, CA 91776**

#### **Buyers**

**Agent :** N/A

**Office :**

**Address :**

**City/State/Zip :**

**Work Phone:**

**Fax #:** -

#### **Sellers**

**Agent :**

**Office :**

**Address :**

**City/State/Zip :**

**Work Phone:** -

**Fax #:** -

## KEY TO THE INSPECTION REPORT

Report #: M1611036

This Report lists the systems and components inspected by this company. Items not found in this report are considered beyond the scope of this inspection, and should not be considered inspected at this time.

**"APPEAR SERVICEABLE"** means that we did not observe conditions that would lead us to believe problems existed with this system or component. The item is capable of being used. Some serviceable items may, however, show wear and tear. Other conditions if applicable, will be noted in the body of the report.

**Significantly deficient systems or components** will be identified as: Not functional / unsafe / worn / near end of lifespan. When in the inspector's opinion, an item is "significantly deficient", the reason will be within the body of the report.

**Please read the entire report for all items, comments, inserts and pictures. As they all constitute the inspection report.**

**Notice:** This report contains technical information that may not be readily understandable to the lay person. Therefore, a verbal consultation with the inspector is a mandatory part of this inspection report. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of this report's contents. If you were not present during this inspection please call the office to arrange for your verbal consultation.

## KEY TO THE INSPECTION REPORT

\* Items that have an asterisk next to them. This item or component warrants additional attention, repair or monitoring.

(1) Items that have a (1) next to them. The Bracketed Numbers are defined as follows:

- (1) Recommended evaluation by a qualified licensed structural engineer / geotechnical engineer.
- (2) Recommend further review and repairs as needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.
- (3) Recommend further review for the presence of any wood destroying pests or organisms by qualified Pest Inspector.
- (4) This item is a safety hazard - correction is needed
- (5) Recommend upgrading for safety enhancement. This building may have been constructed before current safety standards were developed.

If you do not understand how to read this report please contact our office.

I have read and understand the Key to the Matrix Inspection Report.

Client's Initials \_\_\_\_\_ Representative/Agent's Initials \_\_\_\_\_

I agree to read the special "NOTICES" in each section of the report for further information concerning the limitations of this inspection.

Client's Initials \_\_\_\_\_ Representative/Agent's Initials \_\_\_\_\_

Present During The Inspection: ☒ Client ☒ Buyer's Agent ☐ Seller's Agent ☒ Seller

INSPECTOR : Mike Owdeh Chief Inspector

Inspection Date: Nov/17/2016, Thursday

Start Time: 9:30 am

Completion Time:

The weather condition at the time of inspection was

Approximate temperature during inspection

## Property Information:

The subject property inspected was a (an): Single Family. # of units 36

Approximate age of building: Stated by:

Approximate age of roof: Stated by:

Additions / Alterations to: Stated by:

NOTICE: It is always wise to check with the building department for permit information, especially if additions or alterations are noted.

**IMPORTANT NOTICE TO THIRD PARTIES OR OTHER PURCHASERS: RECEIPT OF THIS REPORT BY ANY PURCHASERS OF THIS PROPERTY OTHER THAN THE PARTY(IES) IDENTIFIED ON THE CONTRACT PAGE #1 IS NOT AUTHORIZED BY THE INSPECTOR. THE INSPECTOR STRONGLY ADVISES AGAINST ANY RELIANCE ON THIS REPORT. WE RECOMMEND THAT YOU RETAIN A QUALIFIED PROFESSIONAL INSPECTOR TO PROVIDE YOU WITH YOUR OWN INSPECTION AND REPORT ON THIS PROPERTY.**

# SUMMARY

Report # : M1611036 Part 1

**KEY:** (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed  
(2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement  
(3) Refer to qualified termite report for further information \* This item warrants attention/repair or monitoring

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## EXTERIOR

Damaged furnace vent cap on roof, recommend repair. pic 3

Evidence of water ponding noted at main roof, recommend repair. pic 5

Signs of poor drainage noted at rear right side sidewalk, recommend improvement by installing surface drain channel. pic 11

Signs of poor drainage and sand bags in place noted at rear, recommend evaluation by general contractor and improvement. pic 23

Missing screens at various windows. pic 24

Clean out noted at exterior (front), seller to disclose roots damage to main sewer line. If any, we recommend further video inspection. pic 28, 29












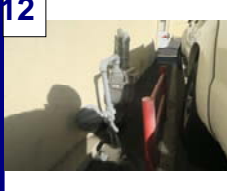







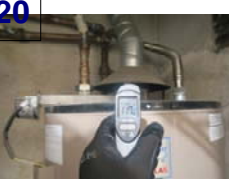






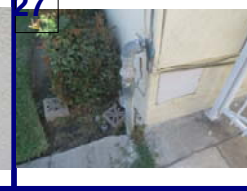
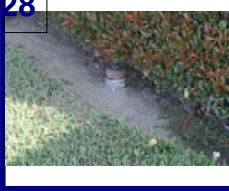
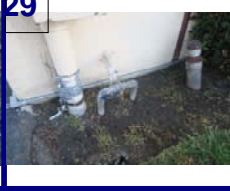





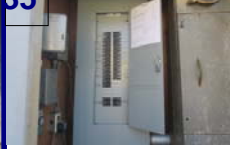

Defective and hazardous main panel brand (Federal Pacific) noted. pic 34

**Client:** S. M. H.

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Main roof.	Main roof.	Damaged furnace vent cap on roof, recommend repair.	Main roof.	Evidence of water ponding noted at main roof, recommend	Main roof.
					
Main roof.	Main roof.	laundry area.	Sub panel at laundry room.	Signs of poor drainage noted at rear right side sidewalk, recommend	Two gas meters noted at rear.
					
Two gas meters noted at rear.	Water heater at exterior enclosure strapped.	Water heater at exterior enclosure strapped.	Water heater at exterior enclosure strapped.	Water heater A: 75 gln water heater, 2015	Water heater B: 100 gln water heater, 2014
					
Copper plumbing noted at water heaters.	Water heaters functional. 117 degrees.	Water heater functional. 96 degrees.	Repair noted at water heater enclosure ceiling.	Signs of poor drainage and sand bags in place noted at rear,	Missing screens at various windows.
					
Galvanized plumbing noted at exterior.	Galvanized plumbing noted at exterior.	Galvanized main water line and main water valve at front.	Clean out noted at exterior (front), seller to disclose roots damage	Clean out noted at exterior (front), seller to disclose roots	One water meter noted at front.
					
One electric meter noted at north side.	One electric meter noted at north side.	400 AMP electric service noted.	Defective and hazardous main panel brand (Federal Pacific)	Typical sub panels at exterior.	Typical sub panels at exterior.

# SUMMARY

Report # : M1611036 Part 2

**KEY:** (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed  
(2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement  
(3) Refer to qualified termite report for further information \* This item warrants attention/repair or monitoring

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## EXTERIOR Contd.

Defective and hazardous sub panel brand (ZINSCO) noted, recommend evaluation by electric contractor. pic 3

Missing body bond at pool pump, recommend to install for safety. pic 7

Missing wire protector at pool timer, recommend to install for safety. pic 8

## Unit 1

Furnace not on for inspection, operation undetermined, contact The Gas Company.

Improper flex drain pipe noted at main bathroom 1 sink. Recommend sold and smooth.

Recommend smoke detector at bedroom 1 for safety.

## Unit 2

Furnace not on for inspection, operation undetermined, contact The Gas Company.

Water damage noted at bedroom 2 window sill.

Defective and hazardous sub panel brand (Federal Pacific) noted at interior at all units, recommend evaluation by electric contractor.

Disconnected hood duct at kitchen 2, recommend repair.

## Unit 3

Furnace not on for inspection, operation undetermined, contact The Gas Company.

Cracked glass panel at main bathroom 3 window.














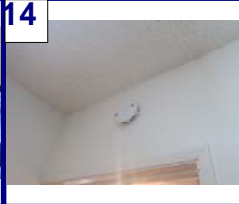




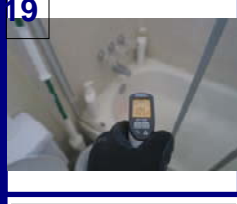

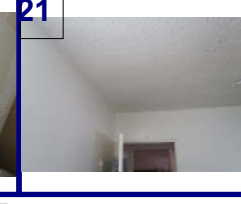
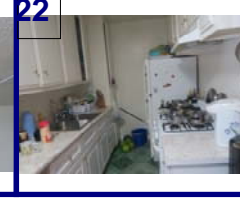
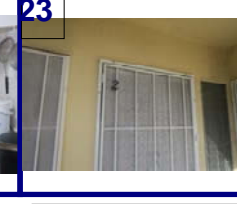
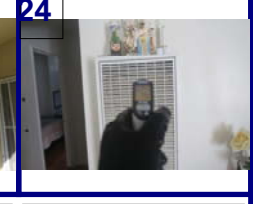
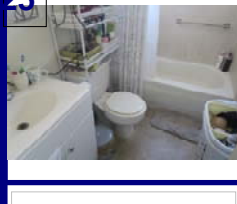
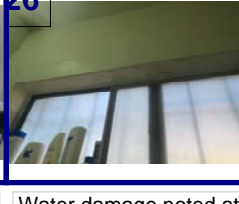
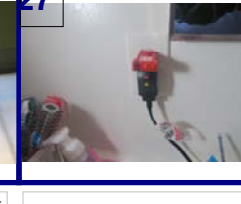

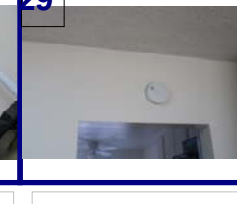


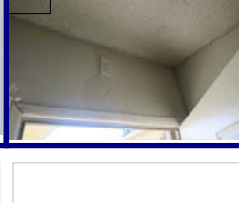
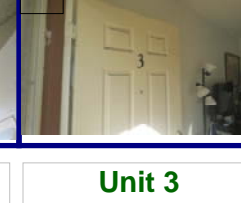
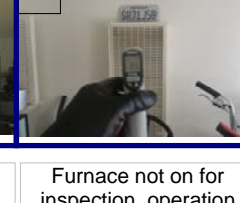
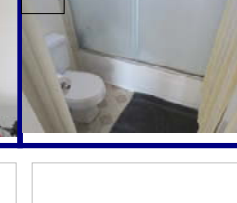



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1		2		3		4		5		6	
	Sprinkler system noted, not in the scope of this inspection.		Typical sub panel at middle court exterior wall.		Defective and hazardous sub panel brand (ZINSCO) noted,		Sub panel		Pool at rear		Pool equipments at rear
7		8		9		10		11		12	
	Missing body bond at pool pump, recommend to install		Missing wire protector at pool timer, recommend to install for safety.		Pool equipments heater not provided.		Water pressure, 70 PSI.		Surface drains noted, not tested.		Unit 1
13		14		15		16		17		18	
					Furnace not on for inspection, operation undetermined, contact						
19		20		21		22		23		24	
			Improper flex drain pipe noted at main bathroom 1 sink. Recommend		Recommend smoke detector at bedroom 1 for safety.				Unit 2		Furnace not on for inspection, operation undetermined, contact
25		26		27		28		29		30	
			Water damage noted at bedroom 2 window sill.				Defective and hazardous sub panel brand (Federal Pacific)				
31		32		33		34		35		36	
	Disconnected hood duct at kitchen 2, recommend repair.				Unit 3		Furnace not on for inspection, operation undetermined, contact				Cracked glass panel at main bathroom 3 window.

# SUMMARY

Report # : M1611036 Part 3

**KEY:** (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed  
(2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement  
(3) Refer to qualified termite report for further information \* This item warrants attention/repair or monitoring

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## Unit 3 Contd

Recommend CO detector at unit 3 for safety.

## Unit 4

Furnace not on for inspection, operation undetermined, contact The Gas Company.  
Water damage noted at main bathroom 4 wall. Check termite report.  
Major corrosion noted at main bathroom 4 sink.

## Unit 5

Furnace not on for inspection, operation undetermined, contact The Gas Company.  
Major corrosion noted at galvanized plumbing.  
Water damage noted at main bathroom 5 wall. Check termite report.  
Heavy wear noted at kitchen 5 sink.

## Unit 6

Furnace not on for inspection, operation undetermined, contact The Gas Company.  
Water damage noted at main bathroom 6 wall. Check termite report.

## Unit 7

Furnace not on for inspection, operation undetermined, contact The Gas Company.  
Water damage and evidence of active leak noted at main bathroom 7 ceiling, recommend evaluation by plumbing contractor and inspect for mold.

Client: S. M. H.

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1	2	3	4	5	6
		Recommend CO detector at unit 3 for safety.	Unit 4	Furnace not on for inspection, operation undetermined, contact	
7	8	9	10	11	12
Water damage noted at main bathroom 4 wall. Check termite report.			Major corrosion noted at main bathroom 4 sink.		Unit 5
13	14	15	16	17	18
Furnace not on for inspection, operation undetermined, contact		Major corrosion noted at galvanized plumbing.	Water damage noted at main bathroom 5 wall. Check termite report.		
19	20	21	22	23	24
Heavy wear noted at kitchen 5 sink.		Unit 6	Furnace not on for inspection, operation undetermined, contact		Water damage noted at main bathroom 6 wall. Check termite
25	26	27	28	29	30
			Unit 7	Furnace not on for inspection, operation undetermined, contact	
31	32	33	34	35	36
Water damage and evidence of active leak noted at main	Water damage and evidence of active leak noted at main bathroom	Water damage and evidence of active leak noted at main bathroom			



# SUMMARY

Report # : M1611036 Part 4

**KEY:** (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed  
(2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement  
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## Unit 8

Furnace not on for inspection, operation undetermined, contact The Gas Company.  
Water damage and evidence of active leak noted at main bathroom 8 wall, recommend evaluation by plumbing contractor and inspect for mold.  
Deterioration noted at main bathroom 8 shower enclosure.  
Recommend smoke detector at bedroom 8 for safety.

## Unit 9

Furnace not on for inspection, operation undetermined, contact The Gas Company.  
Damage and evidence of repair noted at main bathroom 9 ceiling, seller to disclose history.

## Unit 10

Furnace not on for inspection, operation undetermined, contact The Gas Company.  
Heavy wear noted at main bathroom 10 tub.  
Damage and evidence of repair noted at main bathroom 10 ceiling, seller to disclose history.  
Damage noted at unit 10 wall, seller to disclose history.  
Recommend CO detector at unit 10 for safety.

## Unit 11

Furnace not on for inspection, operation undetermined, contact The Gas Company.  
Cracked toilet tank cover at bathroom 11.  
Water damage noted at main bathroom 11 wall. Check termite report.

## Unit 12

Furnace not on for inspection, operation undetermined, contact The Gas Company.  
Water damage noted at main bathroom 12 wall. Check termite report.

# Detail Property Inspection, Inc.

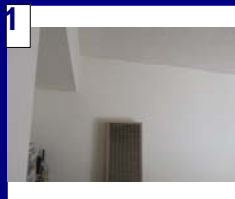


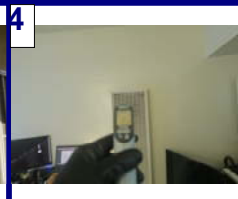




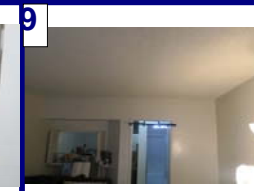
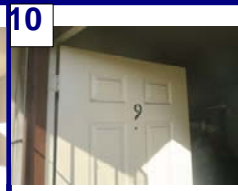
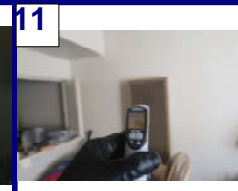


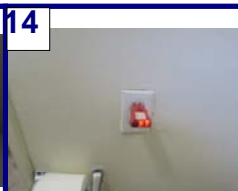

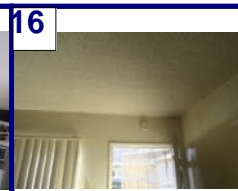

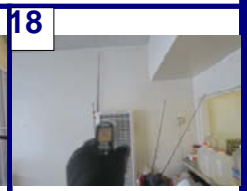





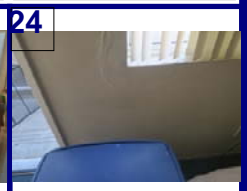


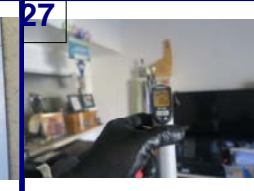
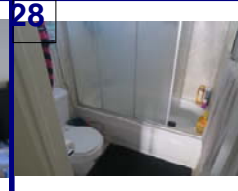
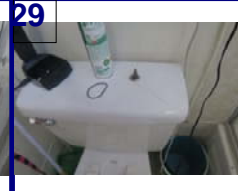

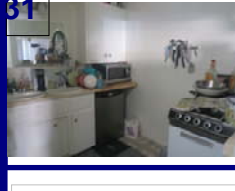


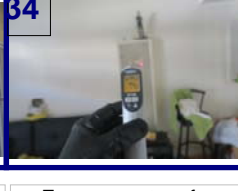
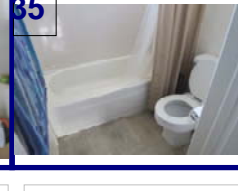
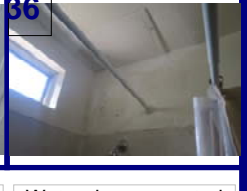
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		Unit 8	Furnace not on for inspection, operation undetermined, contact		Water damage and evidence of active leak noted at main
7	8	9	10	11	12
					
Deterioration noted at main bathroom 8 shower enclosure.		Recommend smoke detector at bedroom 8 for safety.	Unit 9	Furnace not on for inspection, operation undetermined, contact	
13	14	15	16	17	18
					
Damage and evidence of repair noted at main bathroom 9 ceiling,				Unit 10	Furnace not on for inspection, operation undetermined, contact
19	20	21	22	23	24
					
	Heavy wear noted at main bathroom 10 tub.	Damage and evidence of repair noted at main bathroom 10 ceiling,			Damage noted at unit 10 wall, seller to disclose history.
25	26	27	28	29	30
					
Recommend CO detector at unit 10 for safety.	Unit 11	Furnace not on for inspection, operation undetermined, contact		Cracked toilet tank cover at bathroom 11.	Water damage noted at main bathroom 11 wall. Check termite
31	32	33	34	35	36
					
		Unit 12	Furnace not on for inspection, operation undetermined, contact		Water damage noted at main bathroom 12 wall. Check termite

# SUMMARY

Report # : M1611036 Part 5

**KEY:** (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed  
(2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement  
(3) Refer to qualified termite report for further information \* This item warrants attention/repair or monitoring

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## Unit 13

Furnace not on for inspection, operation undetermined, contact The Gas Company.  
Water damage and evidence of leak noted at main bathroom 13 ceiling, recommend evaluation by plumbing contractor and inspect for mold.  
Improper extension cords noted at unit 13.  
Improper wiring and two prong outlets noted at unit 13, recommend upgrades for safety.  
Evidence of water seepage and damaged wood flooring noted at unit 13 entrance due to poor surface drain at front sidewalk, recommend improvement.

## Unit 14

Furnace not on for inspection, operation undetermined, contact The Gas Company.  
Improper extension cord noted at kitchen 14.

## Unit 15

Furnace not on for inspection, operation undetermined, contact The Gas Company.  
Recommend CO detector at unit 15 for safety.

## Unit 16

Furnace not on for inspection, operation undetermined, contact The Gas Company.  
Gas leak noted at unit 16, recommend immediate evaluation by plumbing contractor.  
Recommend CO detector at unit 16 for safety.

## Unit 17

Furnace not on for inspection, operation undetermined, contact The Gas Company.

# Detail Property Inspection, Inc.






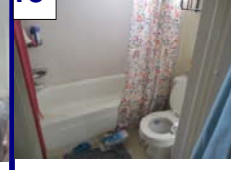
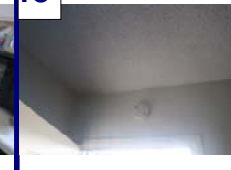


Report # : M1611036 Part 5

Client: S. M. H.

Subject Property: 12345 San Gabriel Blvd

Schedule Date : Thursday, November 17, 2016

San Gabriel, CA 91776

1	2	3	4	5	6
					
		Unit 13	Furnace not on for inspection, operation undetermined, contact		Water damage and evidence of leak noted at main bathroom 13
7	8	9	10	11	12
					
	Improper extension cords noted at unit 13.	Improper wiring and two prong outlets noted at unit 13, recommend		Evidence of water seepage and damaged wood	Evidence of water seepage and damaged wood flooring noted at
13	14	15	16	17	18
					
Unit 14	Furnace not on for inspection, operation undetermined, contact			Improper extension cord noted at kitchen 14.	
19	20	21	22	23	24
					
Unit 15	Furnace not on for inspection, operation undetermined, contact				Recommend CO detector at unit 15 for safety.
25	26	27	28	29	30
					
Unit 16	Furnace not on for inspection, operation undetermined, contact	Gas leak noted at unit 16, recommend immediate evaluation by			
31	32	33	34	35	36
					
			Recommend CO detector at unit 16 for safety.	Unit 17	Furnace not on for inspection, operation undetermined, contact



# SUMMARY

Report # : M1611036 Part 6

**KEY:** (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed  
(2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement  
(3) Refer to qualified termite report for further information \* This item warrants attention/repair or monitoring

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## Unit 17 Contd

Loose furnace cover at unit 17, recommend repair.  
Heavy wear noted at main bathroom 17 tub.  
Improper extension cord noted at kitchen 17.  
Recommend CO detector at unit 17 for safety.

## Unit 18

Furnace not on for inspection, operation undetermined, contact The Gas Company.

## Unit 19

Furnace not on for inspection, operation undetermined, contact The Gas Company.  
Galvanized plumbing noted at all bathrooms.  
Defective and hazardous sub panel brand (Federal Pacific) noted at interior at all units, recommend evaluation by electric contractor.  
Improper extension cord noted at kitchen 19.

## Unit 20

Bathroom tub fixture drips at unit 20.  
Defective and hazardous sub panel brand (Federal Pacific) noted at interior at all units, recommend evaluation by electric contractor.  
Recommend CO detector at unit 20 for safety.  
Furnace not on for inspection, operation undetermined, contact The Gas Company.

## Unit 21

Furnace not on for inspection, operation undetermined, contact The Gas Company.  
Bathroom tub fixture drips at unit 21.  
Improper extension cord noted at kitchen 21.

# Detail Property Inspection, Inc.

Report # : M1611036 Part 6

Client: S. M. H.

Subject Property: 12345 San Gabriel Blvd

Schedule Date : Thursday, November 17, 2016

San Gabriel, CA 91776

1	2	3	4	5	6
Loose furnace cover at unit 17, recommend repair.		Heavy wear noted at main bathroom 17 tub.		Improper extension cord noted at kitchen 17.	Recommend CO detector at unit 17 for safety.
7	8	9	10	11	12
Improper extension cord noted at kitchen 17.	Unit 18	Furnace not on for inspection, operation undetermined, contact			
13	14	15	16	17	18
Unit 19	Furnace not on for inspection, operation undetermined, contact		Galvanized plumbing noted at all bathrooms.	Defective and hazardous sub panel brand (Federal Pacific)	
19	20	21	22	23	24
Improper extension cord noted at kitchen 19.		Unit 20			Bathroom tub fixture drips at unit 20.
25	26	27	28	29	30
Defective and hazardous sub panel brand (Federal Pacific)		Recommend CO detector at unit 3 for safety.	Furnace not on for inspection, operation undetermined, contact		Unit 21
31	32	33	34	35	36
Furnace not on for inspection, operation undetermined, contact			Bathroom tub fixture drips at unit 21.		Improper extension cord noted at kitchen 14.

# SUMMARY

Report # : M1611036 Part 7

**KEY:** (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed  
(2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement  
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## Unit 22

Furnace not on for inspection, operation undetermined, contact The Gas Company.  
Recommend CO detector at unit 22 for safety.

## Unit 23

Furnace not on for inspection, operation undetermined, contact The Gas Company.

## Unit 24

Furnace not on for inspection, operation undetermined, contact The Gas Company.  
Toilet loose and does not flush properly at bathroom 24.  
Bathroom tub fixture drips at unit 24.  
Water damage and evidence of active leak noted at main bathroom 24 wall, recommend evaluation by plumbing contractor and inspect for mold.

## Unit 25

Furnace not on for inspection, operation undetermined, contact The Gas Company.  
Water damage and evidence of active leak noted at main bathroom 25 wall, recommend evaluation by plumbing contractor and inspect for mold.  
Leaking drain noted at kitchen sink 25, recommend repair.  
Recommend CO detector at unit 25 for safety.

## Unit 26

Furnace not on for inspection, operation undetermined, contact The Gas Company.  
Uneven floor at unit 26.

## Unit 27

Furnace not on for inspection, operation undetermined, contact The Gas Company.

# Detail Property Inspection, Inc.

Report # : M1611036 Part 7

Client: S. M. H.

Subject Property: 12345 San Gabriel Blvd

Schedule Date : Thursday, November 17, 2016

San Gabriel, CA 91776

1	2	3	4	5	6
	Unit 22	Furnace not on for inspection, operation undetermined, contact			Recommend CO detector at unit 22 for safety.
7	8	9	10	11	12
Unit 23	Furnace not on for inspection, operation undetermined, contact			Unit 24	Furnace not on for inspection, operation undetermined, contact
13	14	15	16	17	18
	Toilet loose and does not flush properly at bathroom 24.	Bathroom tub fixture drips at unit 24.	Water damage and evidence of active leak noted at main bathroom		
19	20	21	22	23	24
Unit 25	Furnace not on for inspection, operation undetermined, contact		Water damage and evidence of active leak noted at main bathroom	Water damage and evidence of active leak noted at main	
25	26	27	28	29	30
	Leaking drain noted at kitchen sink 25, recommend repair.	Recommend CO detector at unit 25 for safety.	Unit 26	Furnace not on for inspection, operation undetermined, contact	
31	32	33	34	35	36
	Uneven floor at unit 26.		Unit 27	Furnace not on for inspection, operation undetermined, contact	



# SUMMARY

Report # : M1611036 Part 8

**KEY:** (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed  
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## Unit 27 Contd

Water damage and evidence of active leak noted at main bathroom 27 wall, recommend evaluation by plumbing contractor and inspect for mold.

## Unit 28

Furnace not on for inspection, operation undetermined, contact The Gas Company.

## Unit 29

Furnace not on for inspection, operation undetermined, contact The Gas Company.

## Unit 30

Furnace not on for inspection, operation undetermined, contact The Gas Company.  
Gas leak noted at unit 30, recommend immediate evaluation by plumbing contractor.

## Unit 31

Furnace not on for inspection, operation undetermined, contact The Gas Company.  
Bathroom tub fixture drips at unit 31.  
Open ground noted at kitchen 31 outlet. Recommend repair for safety.

## Unit 32

Furnace not on for inspection, operation undetermined, contact The Gas Company.

# Detail Property Inspection, Inc.



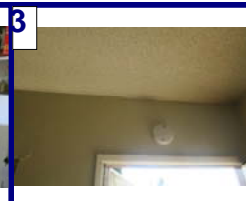

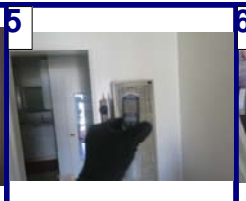
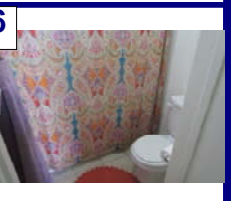

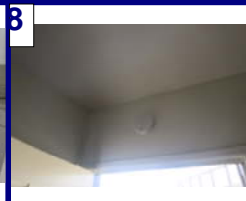



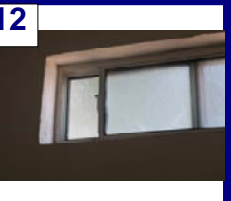


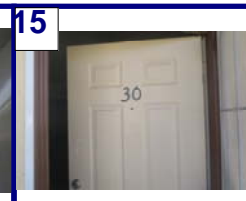

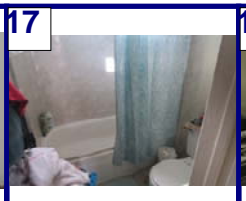






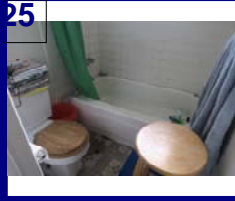

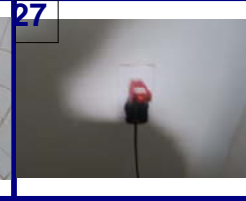




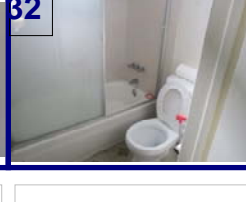
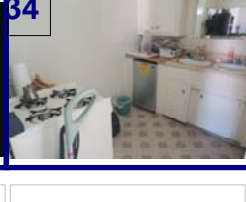
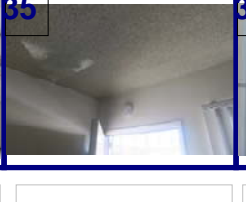
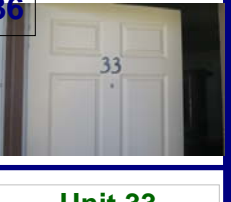
Report # : M1611036 Part 8

Client: S. M. H.

Subject Property: 12345 San Gabriel Blvd

Schedule Date : Thursday, November 17, 2016

San Gabriel, CA 91776

1	2	3	4	5	6
					
Water damage and evidence of active leak noted at main			Unit 28	Furnace not on for inspection, operation undetermined, contact	
7	8	9	10	11	12
					
		Unit 29	Furnace not on for inspection, operation undetermined, contact		
13	14	15	16	17	18
					
		Unit 30	Furnace not on for inspection, operation undetermined, contact		
19	20	21	22	23	24
					
Gas leak noted at unit 30, recommend immediate evaluation				Unit 31	Furnace not on for inspection, operation undetermined, contact
25	26	27	28	29	30
					
	Bathroom tub fixture drips at unit 31.	Open ground noted at kitchen 31 outlet. Recommend repair for			Unit 32
31	32	33	34	35	36
					
Furnace not on for inspection, operation undetermined, contact					Unit 33

# SUMMARY

Report # : M1611036 Part 9

**KEY:** (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed  
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## Unit 33

Damage and evidence of repair noted at main bathroom 33 ceiling, seller to disclose history.  
Light not functional at bathroom 33. Recommend repair.  
Furnace not on for inspection, operation undetermined, contact The Gas Company.

## Unit 34

Furnace not on for inspection, operation undetermined, contact The Gas Company.

## Unit 35

Furnace not on for inspection, operation undetermined, contact The Gas Company.  
Bathroom tub fixture drips at unit 35.

## Unit 36

Furnace not on for inspection, operation undetermined, contact The Gas Company.  
Heavy wear noted at kitchen 36 sink.  
Improper wiring noted at kitchen 36.

## Pool

Pool gate needs repair and adjustment for safety.

## Report # : M1611036 Part 9

**Subject Property:** 12345 San Gabriel Blvd

San Gabriel, CA 91776



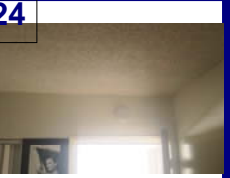
Furnace not on for inspection, operation undetermined, contact



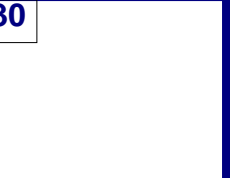
## Unit 35



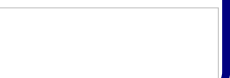
## Unit 36



Improper wiring noted  
at kitchen 36.



Blockwall noted.





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**1 Driveway**☐ N/A☒ Asphalt☐ Concrete ☐ N/A

- ☐ Appears serviceable ☐ Not Functional\* ☐ Unsafe\* ☐ Worn\* ☐ Near end of lifespan\* ☒ Not fully visible\*  
☐ Eroded Asphalt\* ☐ Maintenance\* ☐ Sealant needed\* ☐ Deterioration\* ☒ Evidence of poor drainage\*  
☐ No cracks found ☒ Common cracks ☐ Major cracks\* ☐ Trip hazards\* ☐ Surface raised\* ☐ Surface settled\*

Comments: Common cracks up to 1/4" were found in the driveway at the time of the inspection.

**2 Sidewalks**☐ N/A☒ Concrete☐ Brick☐ Paver / Tile☐ N/A

- ☐ Appears serviceable ☐ Not Functional\* ☐ Unsafe\* ☐ Worn\* ☐ Near end of lifespan\* ☒ Not fully visible\*  
☐ No cracks found ☒ Common cracks ☐ Major cracks\* ☐ Trip hazards\* ☐ Surface raised\* ☐ Surface settled\*  
☐ Concrete is above\* ☒ Evidence of poor drainage\* ☐ Other\*

Comments: The sidewalk shows evidence of poor drainage which can accelerate the wear and deterioration of the sidewalk. Signs of poor drainage noted at rear right side sidewalk, recommend improvement by installing surface drain channel.

**3 Retaining Walls**☒ N/A

LOCATION(S):

☐ Concrete☐ Stucco☐ Block

- ☐ Appears serviceable ☐ Not Functional\* ☐ Unsafe\* ☐ Worn\* ☐ Near end of lifespan\* ☐ Not fully visible\*  
☐ No cracks found ☐ Common cracks ☐ Major cracks (1) ☐ Moisture penetration\* ☐ No drainage openings\*

Comments:

**4 Patio**☐ N/ALOCATION(S): **Rear side**☒ Concrete☐ Brick☐ N/A

- ☐ Appears serviceable ☐ Not Functional\* ☐ Unsafe\* ☐ Worn\* ☐ Near end of lifespan\* ☒ Not fully visible\*  
☐ No cracks found ☒ Common cracks ☐ Major cracks (1) ☐ Trip hazards\* ☐ Surface raised\* ☐ Surface settled\*  
☐ Concrete is above\* ☒ Evidence of\* poor drainage\*

Comments:

**5 Patio Cover**☒ N/A

LOCATION(S):

☐ Earth contact (3)☐ Open Design☐ Covered Roof (refer to Roof Page)\*

- ☐ Appears serviceable ☐ Not Functional\* ☐ Unsafe\* ☐ Worn\* ☐ Near end of lifespan\* ☐ Not fully visible\*  
☐ Attachment to house\* ☐ Patio cover lacks  
☐ Moisture at ☐ Wood appears

Comments:

**6 Decks / Porch**☐ N/A☐ WOOD☒ Waterproofed Coating☐ Concrete☐ N/ALOCATION(S): **A Rear****B****C**

- ☒ Appears Serviceable ☐ Not Functional\* ☐ Unsafe\* ☐ Worn\* ☐ Near end of lifespan\* ☒ Not fully visible\*  
☐ Deck is on grade--unable to inspect\* ☐ Piers need ☐ Posts need  
☐ Cracks ☐ Moisture ☐ Deck appears unsound (1) (2) ☐ (A) ☐ (B) ☐ (C)  
☐ Flashing ☐ Earth-to-wood contact (3) ☐ (A) ☐ (B) ☐ (C)  
☐ Porch\* ☐ Steps\* ☐ Uneven\*  
☐ Screens\* ☐ Panels\* ☐ Unable to  
☒ Railings are serviceable ☐ N/A ☐ Railing ☐ Railing of

Comments:

**7 Fences & Gates**☐ N/A☐ NOT INSPECTED☐ Wood☐ Chain Link☒ Masonry

- ☐ Appears serviceable ☐ Not Functional\* ☐ Unsafe\* ☐ Worn\* ☐ Near end of lifespan\* ☒ Not fully visible\*  
☐ Posts are ☐ Blocks are ☐ Boards are  
☐ No cracks ☐ Common cracks ☐ Major cracks (2) ☐ Fence height at  
☒ Gate(s) need adjustment & repair\* ☐ Self closing device is ☐

Comments: Pool gate needs repair and adjustment for safety.

**KEY:** (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed  
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**8 Exterior Stairs**☐ N/AType: **Steel**  
Location: **A Rear****B****C**

- ☒ **Appears serviceable** ☐ Not Functional\* ☐ Unsafe\* ☐ Worn\* ☐ Near end of lifespan\* ☐ Not fully visible\*  
☐ **Moisture** ☐ Uneven ☐ N/A  
☒ **Railings serviceable** ☐ Railings ☐ Openings in rails too large (5)

Comments:**9 Exterior Walls**☐ N/AStructure: ☒ **WOOD FRAME**  
Wall Covering is: **Stucco**

- ☒ **Appears serviceable** ☐ Not Functional\* ☐ Unsafe\* ☐ Worn\* ☐ Near end of lifespan\* ☒ Not fully visible\*  
☐ No cracks found ☒ Common cracks\* ☐ Major cracks (1) ☐ Cracks / openings need repair (2) ☐ Soil contact \*(3)  
☐ Moisture stains/damage ☐ Damaged ☐ Nailing defects \* ☐

Comments: Common cracks up to 1/8" were found in the exterior walls at the time of the inspection.

**Notice:** Wall insulation type and value is not verified\* UFFI insulation or hazard are not identified\* Conditions inside the wall cannot be judged\* Lead paint testing is not performed\*

**10 Trim / Eaves,Fascia,Soffits**☐ N/A☒ **WOOD** ☐ **METAL** ☐ **VINYL** ☐ **N/A**

- ☒ **Eaves, soffits, fascia & trim appears serviceable** ☐ Not Functional\* ☐ Unsafe\* ☐ Worn\* ☐ Near end of lifespan\*  
☐ Moisture stains at ☒ Not fully visible\* ☐ N/A  
☐ Flashings / Trim : ☐ Not visible at:

Comments: Refer to termite inspection report for further evaluation.**11 Chimney(s)**☒ N/ALocation: **A****B****C****D**

- Material: **A** **B** **C** **D** ☐ **METAL FLUE** ☐ **WOOD FRAME**  
☐ **Appears serviceable** ☐ Not Functional\* ☐ Unsafe\* ☐ Worn\* ☐ Near end of lifespan\* ☐ Not fully visible\*  
☐ Chimney / brick / mortar is: ☐ Settlement (2) ☐ Flashing is  
☐ Spark screen present ☐ Spark screen: ☐ Raincap / screen recommended \*  
☐ Cracks/separations/sealing needed at ☐ Unlined flue (2) ☐ Cracks in chimney cap \*  
☐ Ash dump / door is: ☐ Damage / deterioration / defect \*

Comments:

**Notice:** The interior of the flue was not inspected at this time. We recommend that you retain a qualified chimney sweep to clean and evaluate the flue \*

**12 Sprinklers**☐ N/A☒ Not inspected\* ☐ Non operational (2) ☐ Control box location

- ☐ **Appears serviceable** ☐ Not Functional\* ☐ Unsafe\* ☐ Worn\* ☐ Near end of lifespan\* ☐ Not fully visible\*  
☐ Valve ☐ Head ☐ Line ☐ Anti-siphon valves needed \*  
☐ Adjust spray away from ☐ Areas of inadequate spray coverage \* ☐ Adjust heads \*

Comments: The sprinkler system is not in the scope of this inspection. the system needs to be adjusted so spray does not hit structures,sidewalks,fences.

**Notice:** Underground pipes cannot be judged for breaks or possible root intrusions. Association-maintained systems are not tested. Grove systems are not tested\*

**13 Hose Faucets**☐ N/A☒ Faucets are not anti-siphon type valve (5)

- ☐ **Appears serviceable** ☐ Some inoperative / corroded (2) ☐ Leaks (2) ☐ Missing handle(s)\* ☐ Broken handle(s)\*

Comments:**14 Gutters & Downspouts**☐ N/A☐ Full☒ Partial☐ None Installed

- ☐ **Appears serviceable** ☐ Not Functional\* ☐ Unsafe\* ☐ Worn\* ☐ Near end of lifespan\* ☐ Not fully visible\*  
☐ Drains blocked\* ☐ Debris filled\* ☐ Gutters / downspouts:  
☒ Add gutters & downspouts for drainage\* ☐ Add splashblocks for drainage\* ☐ Route downspouts away from building\*  
☐ Roof / gutters not draining properly\* ☐ No secondary drain(s) on roof (2) ☐ Subsurface drains not tested\*

Comments: Recommend adding gutters and down spouts for proper drainage.

**Notice:** Gutters and subsurface drains are not water tested for leakage or blockage.\* Regular maintenance of drainage systems is required to avoid water problems at the roof and foundation.\*

# Page 4 FOUNDATION

Report # : M1611036

**KEY:** (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed  
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement  
 (3) Refer to qualified termite report for further information \* This item warrants attention/repair or monitoring

**15 Grading** ☐ N/A ☒ Level Site ☐ Slope Minor ☐ Moderate ☐ Steep (1) ☐ Stairstepped ☐ Banks

- ☐ Drainage of site/slope of soil at foundation is proper based upon visual observation ☒ Not fully visible\*  
☒ Improper soil slope toward foundation\* ☐ Soil / pavement is high at foundation\* ☐ Earth-to-wood contact visible\* (3)  
☐ Plants touch ☐ Trees planted close to structure \* ☐ Overgrown landscaping\*  
☒ Surface drains noted, not tested - underground pipes cannot be judged\* ☒ Signs of poor drainage / erosion\*

Comments: Signs of poor drainage and sand bags in place noted at rear, recommend evaluation by general contractor and improvement. pic 23

**Notice:** This inspection does not include geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted.

☒ 16 Slab-on-grade ☐ 17 Crawlspace ☐ 18 Basement ☐ N/A

- ☒ Foundation: ☒ Poured Concrete ☐ Masonry Block ☐ Brick ☐ Stone ☐ Piers ☐ Wood ☐  
☐ Columns: ☐ Concrete ☐ Steel ☐ Wood ☐ Masonry Block ☐ Brick ☐ Not Visible\*  
☐ Entered crawl space ☐ No access\* ☐ Partial access\* ☐ Viewed from access opening only\*  
☐ Door ☐ Cover : ☐ Damaged\* ☐ Missing\* ☐ Crawlspace ☐ Basement  
**Foundations:** ☐ Visible ☒ Partially visible\* ☐ Not visible at\*  
☒ Appears serviceable ☐ Not Functional\* ☐ Unsafe\* ☐ Worn\* ☐ Near end of lifespan\* ☒ Not fully visible\*  
☐ No cracks found ☐ N/A ☐ Further evaluation needed (1)  
☐ No moisture present ☐ N/A ☐ Exposed footing\*  
☐ Unable to inspect  
☒ Slab not visible due to Carpet and floor covering recommend further evaluation by removal of floor covering.  
☐ Cracks ☐ Settlement

**Ventilation:** ☐ Serviceable ☒ N/A ☐ Vents

Comments:

**Notice:** All slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. The inspector will, at additional cost, reinspect, provided the client removes floor covering and releases the inspector from damage caused by this process. Floor coverings are not removed during this inspection.\*

- Floor Construction:** ☐ JOISTS ☐ TRUSSES ☒ CONCRETE ☐ NOT VISIBLE ☐ N/A  
**Wood Frame:** ☐ N/A ☒ CONVENTIONAL WOOD FRAMING ☐ TRUSS ☐ Other  
☒ Appears serviceable ☐ Not Functional\* ☐ Unsafe\* ☐ Worn\* ☐ Near end of lifespan\* ☒ Not fully visible\*  
☐ Framing is ☐ Missing framing ☐ Moisture  
☐ Damaged ☐ Missing ☐ Earth-to-wood contact (2) (3)  
☐ Joists ☐ Beams ☐ Post ☐ Columns ☐ Debris under house\*  
☐ Concrete floors: ☐ Evidence of  
☒ Anchor bolts not visible\* ☐ Shear panels  
☐ Probing where deterioration is suspected revealed: ☐ Engineer recommended (1)  
☐ Insulation  
 VAPOR RETARDER ☒ N/A ☐ Installed ☐ Not installed\* ☐ Not visible\* ☐ Loose\* ☐ Installed incorrectly\*  
☐ Sump pump ☒ N/A ☐ Serviceable ☐ Not functional\* ☐ Pump not tested\* ☐ Sump pump needed\*

Comments:

**BASEMENT STAIRS** ☒ N/A ☐ Serviceable ☐ Uneven rise(2)(4) ☐ Uneven run(2)(4) ☐ loose step(s) (2)(4)  
☐ Railings ☐ Stairs too steep (2)(4)(5) ☐ Ceiling is

Comments:

**Notice:** The inspector does not determine the effectiveness of any system installed to control or remove suspected hazardous substances\* No engineering is performed during this inspection \*

## Page 5 ROOF

Report # : M1611036

**KEY:** (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed  
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement  
 (3) Refer to qualified termite report for further information \* This item warrants attention/repair or monitoring

Roof style: **Second Roof** N/A**Third Roof** N/A**Main Roof** Flat Slope

How inspected: ☒ Walked ☐ Viewed from ladder\* ☐ Viewed from ground\* ☐ With binoculars\* ☒ Inspection is limited\*  
☐ Not fully visible due to: ☐ Height ☐ Weather ☐ Snow ☐ Type ☐ Debris ☐ N/A

**19 Second Roof**☒ N/A

Roof Covering is: # of layers:

- ☐ **Appears serviceable within useful life** ☐ Not Functional\* ☐ Unsafe\* ☐ Worn\* ☐ Near end of lifespan\*(2) ☐ Not fully visible\*  
☐ Typical maintenance recommended. This usually consists of repair/replacement of damaged/missing ridge and other shakes/shingles. This maintenance should help ensure the water tightness of the building and be performed on a regular basis.\*  
☐ General condition favorable with signs of weathering and aging-regular maintenance and inspection advised.\*  
☐ Roof covering has ☐ Moisture stained / damage\*  
☐ Weathering\* ☐ Aging\* ☐ Burnt through (2) ☐ Cracking\* ☐ Holes/opening(2) ☐ Exposed(2) ☐ Deteriorated membrane(2)  
☐ Loose ☐ Displaced ☐ Damaged ☐ Missing: ☐ Pitch appears insufficient (2) ☐ Moss covered\*  
☐ Roof material appears to be improperly installed (2) ☐ Fasteners are (2)  
☐ Roof appears to be ☐ Evidence of prior patching / repairs (2)

Comments:**20 Third Roof**☒ N/A

Roof Covering is:

# of layers:

- ☐ **Appears serviceable within useful life** ☐ Not Functional\* ☐ Unsafe\* ☐ Worn\* ☐ Near end of lifespan\*(2) ☐ Not fully visible\*  
**Condition:** ☐ Fasteners (2) ☐ Dented ☐ Rusted ☐ Deteriorated paint (2)  
☐ Loose ☐ Displaced ☐ Damaged ☐ Missing ☐ Prior repairs (2) ☐ Insufficient Pitch(2) ☐ Moss covered\*  
☐ Roof material appears improperly installed (2) ☐ Holes/openings(2) ☐ Exposed(2) ☐ Deteriorated membrane(2)

Comments:

**Notice:** Roofs of this material are often not walked on to avoid causing damage. Not all tiles/slates are checked for attachment.\* Inspection is limited\*

**21 Main Roof**☐ N/ARoof Covering is: **Roll Composition Sheets**

# of layers: 1

- ☐ **Appears serviceable within useful life** ☐ Not Functional\* ☐ Unsafe\* ☐ Worn\* ☐ Near end of lifespan\*(2) ☒ Not fully visible\*  
☒ Typical maintenance recommended. This usually consists of covering exposed/bare with additional coating/aggregate material. Repair of open seams, cracks in flashings, deteriorated roof coverings, etc. \*  
☐ Excessive damage (2) ☐ Excessive deterioration (2) ☐ Roof material appears to be improperly installed (2)  
☐ Blistering\* ☐ Cracking\* ☐ Alligating\* ☐ Open seams (2) ☐ Moss covered (2) ☐ Deteriorated surface (2)  
☒ Evidence of ponding (2) ☐ Bare areas exposed to the sun (2) ☐ Fasteners  
☐ Roof appears to be ☒ Evidence of prior patching / repairs (2)

Comments: **The general condition of the roof appears to be in serviceable condition with signs of weathering and aging. We recommend regular maintenance and inspection. Evidence of water ponding noted at main roof, recommend repair.**

**Roof Notes**☐ N/A☒ **NOTICE:**

Comments: **The report is an opinion of the general quality and condition of the roof.\* The Inspector cannot, and does not, offer an opinion or warranty and to whether the roof has leaked in the past, or may be subject to future leakage.**

**Notice:** The report is an opinion of the general quality and condition of the roof.\* The Inspector cannot, and does not, offer an opinion or warranty and to whether the roof has leaked in the past or may be subject to future leakage.

**22 Exposed Flashings**☐ N/A☒ **Flashings appears serviceable** ☐ N/A

- ☐ Not Functional\* ☐ Unsafe\* ☐ Worn\* ☐ Near end of lifespan\*(2) ☒ Not fully visible\*  
 Separation (s) / improper at: ☐ Roof\* ☐ Wall\* ☐ Drip edge\* ☐ Vent Pipes\* ☐ Skylight\* ☐ Other \*  
☐ **Vent caps appear serviceable** ☒ Needs repair\* ☐ Missing caps\* ☐ Rusty flashing\* ☐ Mastic covered\*  
☐ Damaged flashing\* ☐ Improper flashing at: ☐ No visible flashing at:  
☐ **Skylight(s) appear serviceable** ☐ Cracked (2) ☐ Damaged (2) ☐ Defect (2) ☐ Non professional skylight\*

Comments: **Recommend evaluation and repairs by a licensed contractor. Damaged furnace vent cap on roof, recommend repair.**

**Notice:** Determining the presence of asbestos or hazardous materials is beyond the scope of this inspection.\* Roofs, skylights and flashing are not water tested for leaks.\*  
 Notice: Tenting a home for fumigation may cause damage to roofs -- recommend reinspection for damage after tenting is completed.\*



## Page 6 PLUMBING

Report # : M1611036

**KEY:** (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed  
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement  
 (3) Refer to qualified termite report for further information \* This item warrants attention/repair or monitoring

**23 Main Line** ☐ N/A **Main pipe is Galvanized** **Size: 1"** **Pressure: 70 PSI** ☒ AM ☐ PM  
☐ Pressure is above 80 psi - recommend:  
☒ **Appears serviceable** ☐ Not Functional\* ☐ Unsafe\* ☐ Worn\* ☐ Near end of lifespan\* ☒ Not fully visible\*  
☒ Main valve location: **Front** ☐ Not located\* ☐ Operational ☐ Not operational (2) ☐ Not inspected\*  
☐ Handle is ☐ Excessive corrosion on valve (2) ☐ Copper pipe not protected from concrete\*  
☐ Water softener installed (water condition/quality is not tested\*) ☐ Leaks at main valve (2) ☐ Leaks at water conditioner (2)  
**Comments:** **Recommend evaluation and repairs by a licensed contractor. Galvanized pipes have limited life, further evaluation is recommended.\*(2)**

**24 Supply Lines** ☐ N/A **Supply lines are Galvanized**  
☐ **Appear serviceable** ☐ Not Functional\* ☐ Unsafe\* ☐ Worn\* ☐ Near end of lifespan\* ☒ Not fully visible\*  
☒ Supply pipes show **major corrosion\*** ☐ Leaking noted at:  
☒ Water flow appears **to have moderate restriction\*** ☐ Noise in pipes (2)  
☐ Pipes lack support at: ☐ Cross connection(s) present at: ☐ Evidence of  
☐ Copper and galvanized pipe contact visible (2) Insulated : ☐ N/A ☐ Yes ☐ No  
**Comments:** **Recommend evaluation and repairs by a licensed contractor. Galvanized pipes have limited life, further evaluation is recommended.\*(2)**  
**Major corrosion noted at galvanized plumbing.**

**Notice:** Underground pipes or pipes inside walls cannot be judged for size, leaks or corrosion.\* Water quality testing or testing for hazards such as lead is not part of this inspection.\*  
 Notice: Be advised that some "Polybutylene" plastic piping systems have experienced documented problems.

**25 Waste Lines** ☐ N/A **Waste lines are CAN NOT BE DETERMINED\***  
☐ **Appear serviceable** ☐ Not Functional\* ☐ Unsafe\* ☐ Worn\* ☐ Near end of lifespan\* ☒ Not fully visible\*  
☐ Waste pipes show ☐ Pipes lack proper support at:  
☐ Plumbing ☒ All vents/traps not fully visible\* ☐ Leaking noted at:  
☐ Insufficient fall for adequate drainage (2) ☐ Open waste line (2) ☐ Trap  
**Comments:** **Clean out noted at exterior (front), seller to disclose roots damage to main sewer line. If any, we recommend further video inspection.**

**Notice:** City sewer service, septic systems and all underground pipes are not a part of this inspection. Future drainage performance is also not determined.\*  
 Be advised that some "ABS" plastic piping systems have experienced documented problems. Contact the manufacturer or plumbing expert for further information and evaluation.\*

**26 Fuel System** ☐ N/A **Shut Valve Location: East Side** **Fuel type is Gas Meter**  
☐ Fuel system is not on for inspection-suggest utilities company light and test all fuel appliances\*  
☒ **Appears serviceable** ☐ Not Functional\* ☐ Unsafe\* ☐ Worn\* ☐ Near end of lifespan\* ☒ Not fully visible\*  
☐ Pipes not ☐ Pipe is corroded (2) ☐ Pipe is under strain (2)  
☐ Improper piping at: ☐ Exposed plastic pipe (2) ☐ Pipe is not 6" above ground (2)  
☐ No shutoff valve at: ☐ Improper union at: ☐ Pipes lack proper support (2)  
**Comments:** **Recommend to install a wrench and a seismic shutoff valve. Gas leak noted at unit 16, 30, recommend immediate evaluation by plumbing contractor.**

**Notice:** Underground piping & fuel tanks cannot be judged. Pipes inside walls or pipes concealed from view cannot be judged and the inspector does not perform tests for gas leaks or pipe size.\*

**27 Water Heaters** ☐ N/A **Location A Exterior enclosure** **Type Gas** **Capacity 75 Gallons**  
**Location B Exterior enclosure** **Type Gas** **Capacity 100 Gallons**  
☒ **Appears serviceable** ☐ Not Functional\* ☐ Unsafe\* ☐ Worn\* ☐ Near end of lifespan\* ☒ Not fully visible\*  
☐ Rust flakes in burner chamber\* ☐ Burner flame appears improper (2) ☐ Heater leaks  
☐ Water shutoff valve ☐ Corrosion on pipes\* ☐ Heater in garage is not on 18" raised platform\* (5)  
☐ Temperature Pressure Relief Valve ☐ Combustion air  
☐ Insufficient clearance to combustible material (2) ☐ Pilot / system off -- could not inspect\*  
☐ Vent flue piping ☐ Vent flue piping  
☒ Seismic straps appear serviceable ☐ Seismic straps ☐ Thermal blanket  
☐ Unit needs a catch pan with an exterior routed drain line\* ☐ Recommend protecting heater from physical damage\*  
☐ Enclosure ☐ Firewall  
**Comments:**

**Notice:** Estimate of remaining life is not part of this inspection. Solar systems are not part of this inspection. Hot water recirculating pumps/systems are not part of this inspection.\*

# Page 7 HEATING

Report # : M1611036

**KEY:** (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed  
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement  
 (3) Refer to qualified termite report for further information \* This item warrants attention/repair or monitoring

<b>28 Description</b>	<input type="checkbox"/> N/A	<b>Approximate BTU's</b>	<b>Unit A</b>	<b>N/A</b>	<b>Unit B</b>	<b>Unit C</b>
<b>Location A</b>	<b>Interior (36 Units)</b>	<b>Location B</b>			<b>Location C</b>	
<b>Heating Type:</b>	<b>Wall</b>	<b>Heating Type:</b>			<b>Heating Type:</b>	
<b>Fuel Type:</b>	<b>Natural gas</b>	<b>Fuel Type:</b>			<b>Fuel Type:</b>	

Comments:

**Notice:** If a fuel burning heater / furnace is located in a bedroom, we recommend evaluation by a qualified heating contractor for safety and air volume requirements.\*

**29 Condition** ☐ N/A ☒ **Not inspected\* due to Pilot not on\*All Units**

☐ **System(s) appear serviceable** ☐ Did not respond to normal controls (2)  
☐ Not Functional ☐ Unsafe ☒ Worn ☒ Near end of lifespan ☐ Damage ☐ Deterioration  
☒ System(s) **Unit A does not appear to have been serviced per manufacturer's instructions, within the last year\***

Comments: **Recommend evaluation and repairs by a licensed contractor.  
 Furnace not on for inspection, operation undetermined, contact The Gas Company.**

**Notice:** Inspector does not light pilots. If pilots are "OFF", a full inspection is not possible. It is suggested that heating systems be activated and fully inspected PRIOR TO CLOSE OF TRANSACTION.\*

**30 Venting** ☐ N/A ☐ Backventing (2) ☐ Unable to fully inspect vent pipe\*

☒ **Appears serviceable** ☐ Damage (2) ☐ Not accessible\*  
☐ Vent lacks clearance from combustibles (2)(4) ☐ Improper vent rise  
☐ Improper materials used for vent pipe ☐ Improper elbow angle  
☐ Soot/Rust on ☐ Defective  
☐ Vent terminates near window/opening (2)

Comments:

**31 Combustion Air** ☐ N/A ☐ Air supply

☒ **Appears serviceable** **All Units** ☐ Damage\* ☐ Deteriorated\* ☐ Defects\*  
☐ Combustion and return air sources are too close or mixing (2)  
☐ Recommend sealing platform at:

Comments:

**32 Burners** ☒ N/A ☐ Closed system / unable to inspect\*  
☐ Unusual flame pattern (2)  
☐ Damaged ☐ Chamber

☐ **Burner flame appears typical**  
☐ Rust flakes in burn chamber (2)

Comments:

**Notice:** The inspector is not equipped to thoroughly inspect heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit or other technical procedures.\* Some furnaces are designed in such a way that inspection is almost impossible.\* Safety devices are not tested by this company.\*

**33 Distribution** ☒ N/A **Type:**

☐ **Appears serviceable** ☐ Ducts:  
☐ Register(s) ☐ Not fully visible\* ☐ Low air volume (2)  
☐ Zone valve did not operate ☐ Asbestos-like materials (4) ☐ Insulation  
☐ Radiator inoperative (2) ☐ Circulating pump  
☐ Leaks on radiator (2) ☐ Radiator cold (2) ☐ Convactor inoperative (2) ☐ Convactor cold (2)  
☐ Leaks on convactor (2) ☐ Leaks on fitting (2)

Comments:

**Notice:** Asbestos materials have been commonly used in heating systems.\* Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection.\* I.T.A Copyright 1993/2000

**Page 8 HEATING Continued & AIR COOLING****Report # : M1611036**

**KEY:** (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed  
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement  
 (3) Refer to qualified termite report for further information \* This item warrants attention/repair or monitoring

**34 Normal Controls** ☒ N/A☐ **Appears serviceable**☐ Controls need☐ Leaks at:☐ Unable to inspect\* ☐ Utilities off\*☐ Thermostat☐ Damage\* ☐ Deterioration\* ☐ Defects\*☐ Gauges need☐ Corrosion at:☐ Switch is☐ Expansion tankComments:

**Notice:** Thermostats are not checked for calibration or timed functions.\* Adequacy, efficiency or even heat distribution of the system through the house is not part of this inspection. \*

**35 Air Filter** ☒ N/A☐ Missing\* ☐ Wrong size\* ☐ Unable to inspect\*☐ **Appears serviceable**☐ Suggest changing☐ Cleaning filter\*☐ No filter hold-down\*Comments:

**Notice:** Electronic air cleaners, humidifiers and dehumidifiers are beyond the scope of this inspection. \* Have these systems evaluated by a qualified individual. \*

**36 Heating Notes** ☐ N/A☒ Recommend complete system evaluation (2) ☐ Unable to locate heat in all rooms\*☒ Suggest cleaning & servicing entire heating systems (2)☐ Heater makes unusual noise during operation, further evaluation needed (2)☐ High ☐ Low☐ Air leaks at:☐ Condensate lines:☐ Fuel tank leak (2) (4)☐ Undercut doors off carpet\*☐ Leakage at:☐ Termination location:

Comments: **Recommend complete system evaluation by a licensed heating contractor. (2)**  
**Loose furnace cover at unit 17, recommend repair.**

**Notice:** Verification of the location or condition of underground fuel storage tanks is not part of this inspection.\* Environmental risks, if any, are not included. \*

**Notice:** Asbestos materials have been commonly used in heating systems.\* Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection.\*

**37 Cooler & 38 Air** ☐ N/A**Location(s) Unit A Interior (36 Units)****B****C****Type: Window/Wall air conditioning not inspected\*****Power:** ☒ 120volt ☐ 240volt ☐ One speed fan only\*☐ **Appears operational** ☐ Not Functional\* ☐ Unsafe\* ☐ Worn\* ☐ Near end of lifespan\* ☒ Not fully visible\*☐ Unit makes unusual noise during operation (2)☐ Unit is not level\*☐ Pads☐ Unit☐ Float valve ☐ Pump☐ Leaking noted\*Comments:☐ No power - unable to test\*☐ Warm air only (2)☐ Air temp below 65 degrees - unable to test system(s)\* (operation could cause damage) ☐ One speed fan only\*☐ Not level(2) ☐ Makes unusual noise(2)☐ Air temperature differential is incorrect (2)☐ Coil is damaged (2)☐ Recommend servicing system and checking refrigerant level\***POWER:** ☒ N/A ☐ 120 Volts☐ 240 Volts☐ **Electrical disconnect present** ☐ **Gas\* (not inspected)**☐ No electrical disconnect provided (2)☐ Improper conduit (2)☐ Proper grounding not provided (2)☐ No conduit (2)☐ Junction box ☐ Cover☐ Heat pump auxiliary heat not functional(2)**CONDENSATE:** ☒ N/A ☐ Condensate line installed☐ Line not fully visible\*☐ Termination location:☐ No trap in line\*☐ Condensate lines:**REFRIGERANT LINES:** ☒ N/A ☐ Insulation installed on-lines☐ Ice on unit (2)☐ Insulation damaged\*☐ Insulation deteriorated\*☐ Ice on lines (2)☐ Lines not fully visible☐ Leaks at:☐ Line(s) appear damaged (2)**Comments** ☒ N/A

DATA PLATE:

Comments:

**Notice:** The inspector does not perform pressure tests on coolant systems; therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not part of the inspection. © I.T.A Copyright 1993/2000

## Page 9 ELECTRICAL

Report # : M1611036

**KEY:** (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed  
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement  
 (3) Refer to qualified termite report for further information \* This item warrants attention/repair or monitoring

**39 Service** ☐ N/A ☐ Overhead ☒ Underground ☒ Number of conductors **3**  
☐ 120V\* ☒ 240V ☒ 120V ☒ AMPS **400** ☐ AMPS NOT DETERMINED

☒ **Appears serviceable** ☐ Defects\* ☐ Deterioration\* ☐ Unsafe\* ☐ Near end of lifespan\*  
☐ Loose connections at ☐ Damaged connections at  
☐ Frayed wires (2) ☐ Improper splices on main wires (2) ☐ Improper tap on main wires (2)  
☐ Conductors too close to ☐ Wires touch trees\* Contact utility company(4)  
☒ **Ground present** ☐ Ground loose at: ☐ Ground  
☐ Ground clamp not visible\* ☐ Ground system not visible\* ☐ More than six breakers with no main shutoff (2)  
☐ Main disconnect inspected at: ☐ No drip loop on service wires (2)

Comments:

**40 Main Panel** ☐ N/A **#A - Location** **Exterior** ☒ **Panel rating** **400** ☐ Not verified  
☐ Power is off at main. No inspection performed\* Recommend further evaluation\*  
☐ **Appears serviceable** ☒ Defects\* ☐ Deterioration\* ☐ Unsafe\* ☒ Near end of lifespan\* ☐ Not accessible\*  
 Comments: **Recommend evaluation and repairs by a licensed contractor. Defective and hazardous main panel brand (Federal Pacific) noted. pic 34**

**Notice:** Six or fewer breakers usually do not require a main breaker, however this may indicate minimal electrical capacity.\* If the service amperage is less than 100, upgrade may be needed to operate larger electrical appliances\*

**41 Conductors** ☐ N/A ☒ **Service Wire:** **Copper** ☒ **Branch Wire:** **Copper**  
☒ **Wiring Methods:** **Metal Conduit**

**42 Sub-panel(s)** ☐ N/A **#B-Location** **Interiors** **#C-Location** **Exteriors** **#D-Location**  
 Panel >> ☐ is locked-could not inspect.\* Further evaluation is needed\*  
 Panel >> ☐ is inaccessible-could not inspect.\* Further evaluation is needed\*

**43 Panel Notes** ☐ N/A ☒ **Wiring Methods:** ☒ **Breakers** ☐ **Fuses** ☐ **Operational**

☐ **Panel(s) appear(s) serviceable** ☐ Not Functional\* ☒ Unsafe\* ☒ Worn\* ☒ Near end of lifespan\*  
☐ Improper wiring at panel# (2): ☐ Breaker is off at panel #\*:  
☐ Two wires connected to one breaker at panel # (2): ☐ Signs of  
☐ Overfusing fuse/breaker size too large for wire panel #(2): ☐ Aluminum wiring noted at the general 120volt circuits(2)  
☐ Neutral and ground wires connected at sub-panel #(2): (Aluminum connections should be checked by a licensed electrician) \*  
☐ Direct tap ☐ Antioxidant not visible on aluminum wire connections\*  
☐ Panel bond is not provided for safety at panel #(2): ☐ Unprotected opening(s) in panel # (2):  
☐ Missing 240 volt - split branch coupler(s) at panel #\*: ☐ N/A  
☐ Fused neutral wire(s) at panel # (2): ☐ Breakers ☐ Fuses  
☐ Electrical system appears outdated by today's standards (2) ☐ Opening(s) dead front cover(s) at panel #\*(2)(4):

Comments: **Recommend evaluation and repairs by a licensed contractor. Defective and hazardous sub panel brand (ZINSCO) noted, recommend evaluation by electric contractor. pic 3**

**44 Wiring Notes** ☐ N/A ☒ **Sample of switches and outlets tested appear to be serviceable**  
☐ **Grounding and polarity of receptacles within 6' of plumbing fixtures**  
☐ **Appears serviceable (tested)** ☒ Furnishings prevent testing of all outlets and switches\*  
☒ Three prong outlets did not test properly grounded (2)(4) at: **unit 30**  
☐ Reverse polarity (2)(4) at: ☐ Evidence of arcing (2)(4) at:  
☐ Outlet not operational (2)(4) at: ☒ Light not operational \*(2)(4) at: **unit 33**  
☒ Outlets ☐ Switches **two prong** ☐ Open neutral (2)(4) at:  
☐ Not exterior rated ☐ Missing cover plates \*(2)(4) at:  
☐ Exposed wiring needs protection (2)(4) at: ☐ Damaged cover plates \*(2)(4) at:  
☐ Box cover missing \*(4) at: ☐ Exposed splices (2)(4) at:  
☒ Improper wiring (2)(4) at: **Various areas** ☒ Extension cord used as wiring (2)(4) at: **Various areas**  
☐ **'GFCI(s) responded to test** ☐ 'GFCI' not operational (2)(4) at:  
☒ 'GFCI', (a safety device for outlets near water) recommended at: (5) **All wet areas**  
☐ Closet light is subject to damage at:\* ☐ Closet light is subject to hazard at:\*  
☐ Doorbell ☐ Fixture

Comments: **Improper extension cords noted at unit 13. Improper wiring and two prong outlets at unit 13, recommend upgrades for safety. Improper extension cord noted at kitchen 14, 17, 19., 21. Open ground at kitchen 31 outlet. Recommend repair for safety. Light not functional at bathroom 33. Recommend repair. Improper wiring noted at kitchen 36.**



## Page 10 INTERIOR

Report # : M1611036

**KEY:** (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed  
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement  
 (3) Refer to qualified termite report for further information \* This item warrants attention/repair or monitoring

**45 DOORS (Entry)** ☐ N/A ☒ **Appears serviceable** ☐ Damage\* ☐ Deterioration\* ☐ Defects\*  
☐ Hardware not operational\* ☐ Doorbell ☐ Door jamb not operational\* ☐ Weather stripping damaged\*

Comments:

**46 & 47 DOORS (Interior & Exterior)** ☐ N/A ☐ Several frames are not square - may indicate movement (1)  
☒ **Appears serviceable** ☐ Damaged jamb\* ☐ Needs adjustment at:  
☒ **Hardware is operational** ☐ Missing\* ☐ Loose\* ☐ Not operational\* various areas  
☐ Door(s) rub at: various areas ☐ Door stick at: various areas  
☐ Damaged at: various areas ☐ Difficult to operate at:  
☐ Tempered glass ☐ Not tempered (5) ☐ Unable to determine tempered glass\*  
☐ Tracks serviceable ☐ Deteriorated track(s) at: bedrooms ☐ Door won't latch at: various areas  
☐ Screen doors not checked\* ☐ Screens missing\* at rear sliding door

Comments:

**48 Windows** ☐ N/A **Type: Aluminum Sliding** ☐ Security bars present (not tested)  
☐ **Sample tested appears serviceable** ☐ Window  
☒ Window sills damaged unit 2 ☒ Broken \* Glass  
☐ Window ☐ Stains\* ☐ Damage\*  
☒ Screens many missing\*

Comments: Missing screens at various windows. Water damage noted at bedroom 2 window sill. Cracked glass panel at main bathroom 3 window.**Notice:** Determining condition of all insulated windows is not possible due to temperature, weather and lighting variations. Check with owner for further information.

**49 Interior Walls** ☐ N/A ☒ Drywall ☐ Plaster ☐ Paneling ☐ N/A  
☐ **General condition serviceable** ☒ Wall had common cracks at: various areas  
☒ Wall damage at: various areas ☐ Wall  
☒ Furnishings prevent full inspection-do a careful check on your final walk-through ☐ Recommend evaluation by engineer (1)  
Comments: There were stains on the interior walls at the time of the inspection. Further mold inspection is recommended.\*(2)

**Notice:** The condition of walls behind wallpaper, paneling and furnishings cannot be judged.

**50 Ceilings** ☐ N/A ☒ Drywall ☐ Acoustic Spray ☐ Plaster ☐ N/A  
☐ **General condition serviceable** ☒ Ceiling(s) had common cracks at: various areas  
☒ Ceiling(s) damaged at: various areas  
☐ Ceiling(s)  
Comments: There were stains on the ceilings. Further mold inspection is recommended.\*(2) Water damage and evidence of active leak noted at main bathroom 7, 13 ceiling, recommend evaluation by plumbing contractor and inspect for mold.

**Notice:** Determining whether acoustic sprayed ceilings contain asbestos is beyond the scope of this inspection. For more information please contact the American Lung Association or an asbestos specialist.

**51 Floors** ☐ N/A ☒ Carpet ☒ Vinyl ☒ Wood ☒ Tile ☐ N/A  
☐ **General condition serviceable** ☐ Damage \* ☐ Deterioration \*  
☐ Cracked tiles at: ☐ Damaged\* ☒ Uneven area at: unit 26  
☒ Furnishings prevent full inspection-do a careful final walk-through\* ☐ Loose carpet noted\* ☐ Floor squeaks noted\*  
Comments: Evidence of water seepage and damaged wood flooring at unit 13 entrance due to poor surface drain at front sidewalk, recommend improvement. Uneven floor at unit 26.

**Notice:** Determining odors or stains is not included\* Floor covering damage / stains may be hidden by furniture.\* The condition of wood flooring below carpet is not inspected.\*

**52 Fireplace(s)** ☒ N/A **Location(s)** A B C  
**Type** ☐ INSERT (have checked by removal\*)  
☐ Fireplace(s) ☐ Not Functional\* ☐ Unsafe\* ☐ Worn\* ☐ Near end of lifespan\*  
☐ Fireplace(s) ☐ Fireplace(s)  
☒ **Gas was operational** ☐ Gas at fireplace  
☐ Gas at fireplace ☐ Gas at fireplace  
☐ Fans/blowers at fireplace ☐ Remove or block damper open if gas log is used\*

Comments:**Notice:** Recommend installing safety spacer on damper when gas logs are present\* Wood and ashes are not moved for inspection, Recommend clearing debris and further evaluation.\*

## Page 11 INTERIOR Continued

Report # : M1611036

**KEY:** (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed  
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**53 Interior Features** ☐ N/A

- ☐ Interior stairs appear serviceable  
☐ Stair handrails appear serviceable  
☐ Wet bar faucet appears serviceable  
☐ Counter appears serviceable  
☐ Plumbing under sink serviceable  
 Items installed but not inspected:

☐ Ceiling fan(s) operational

- ☐ Uneven  
☐ Railing is  
☐ Faucet is not operational (2)  
☐ Damage to  
☐ Leaks (2)  
☐ Central vacuum ☐ Security system

☐ Fan (s)

- ☐ Stairway is  
☐ Openings in rails too wide\* (5)  
☐ Faucet leaks (2) ☐ Hot/Cold reversed (4)  
☐ Deterioration to  
☐ Improper piping ☐ Ice maker not on  
☐ Intercom ☐ N/A

Comments: Water damage at main bathroom 4, 5, 6, 11, 12, 24, 25, 27 wall. Check termite report. Water damage and evidence of active leak noted at main bathroom 8 wall, recommend evaluation by plumbing contractor and inspect for mold. Damage and evidence of repair noted at main bathroom 9, 10 ceiling, seller to disclose history.

**54 Smoke Detector** ☐ N/ALocations: A: Hall  
C:B: Bedrooms  
D:

- ☒ Smoke detector test button responds ☒ A ☐ B ☐ C ☐ D ☐ Not tested\* ☐ A ☐ B ☐ C ☐ D  
☐ Did not respond to test button\* ☐ A ☐ B ☐ C ☐ D ☒ None found (5) ☐ A ☒ B ☐ C ☐ D  
☐ Couldn't test / no test button\* ☐ Indicator light on ☒ Suggest additional detectors in appropriate locations\* (5)

Comments: Recommend CO detectors at hallways. Recommend smoke detector at bedroom 1 for safety. Recommend smoke detector at bedroom 8 for safety.

**55 Laundry** ☐ N/A☐ Garage ☐ Basement ☒ Service Area ☒ Exterior

- ☒ Piping (water&waste) serviceable ☐ Unable to view / not tested\* ☐ Damage\* ☐ Deterioration\* ☐ Door / jambs\*  
☒ Electrical outlet grounded (120 Volt) ☐ Unable to test\* ☐ Ungrounded\* ☐ Not operational (2) ☐ Miswired (2)  
☐ 240 volt outlet operational ☐ Inoperative\* ☒ No 240 outlet ☐ Not viewed\* ☐ Not inspected\*  
☒ Gas piping appears serviceable ☐ N/A ☐ No gas provided ☐ Unable to view\*  
☒ Dryer venting provided ☐ Dryer venting not provided\* ☐ Dryer vents into attic\* ☐ Dryer vents into crawl space\*  
☐ Laundry sink serviceable ☒ N/A ☐ Damage on sink\* ☐ Deterioration on sink\* ☐ Sink is loose\* ☐ Slow draining\*  
☐ Plumbing below sink serviceable ☐ Deterioration\* ☐ Corrosion\* ☐ Improper piping (2) ☐ Leaks (2)  
☐ Faucet operational ☐ Deterioration\* ☐ Corrosion\* ☐ Faucet leaks (2) ☐ Hot/Cold reversed (4)

Comments:

**Notice:** Washing machines and dryers are not moved during this inspection - condition of walls or flooring under these machines cannot be judged.\* The inspector does not test washing machine drains or supply valves. \* Water supply valves if turned may be subject to leaking. \*

**56 Attic** ☒ N/A☐ Full ☐ PartialRoof Frame: ☐ Truss ☐ Rafter Framing XCeiling Frame: ☐ Truss ☐ Joist Framing X

- How Inspected:** ☐ Entered ☐ Access **Location:** ☐ Inspection limited to view from access\*  
☐ Appears serviceable ☐ Not Functional\* ☐ Unsafe\* ☐ Worn\* ☐ Near end of lifespan\* ☐ Not fully visible\*  
☐ No stains visible ☐ Small stains\* ☐ Moderate stains (2) ☐ Major stains (2) ☐ Unable to determine leakage\*  
☐ Sagging framing (1)(2) ☐ Broken framing (1)(2) ☐ Truss(es) ☐ Framing appears undersized\* (1)  
☐ Vents provided ☐ None\* ☐ Blocked\* ☐ Minimal\* ☐ Poor ventilation\* ☐ Missing wind resistant straps(2)  
☐ Power ventilator operational ☐ N/A ☐ Not inspected\* ☐ Not operational\* ☐ Screens  
☐ Insulation Type: ☐ No insulation\* ☐ Poor coverage\* ☐ Compressed\* ☐ Wrong side up\*  
 Approximate depth: ☐ Insulation covers  
☐ Air/vapor retarder ☐ N/A ☐ Installed ☐ Vent pipe

Comments:

**Ventilation** ☒ N/A☐ Appears serviceable at:

- ☐ Exhaust fan ☐ Exhaust fan

Comments:

**Notice:** Determining the presence of asbestos or other hazardous materials is beyond the scope of this inspection.\* Tenting a home for fumigation may cause damage to roofs-recommend reinspection for damage after tenting is completed\* © I.T.A Copyright 1993/2000

Page12 **GARAGE**

Report # : M1611036

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**GARAGE / CARPORT:**
☒ N/A ☐ Attached ☐ Detached ☐ Carport ☐ Other
**57 Floor**☒ N/A
☐ Appears serviceable ☐ Damage\* ☐ Deterioration\* ☐ Defects\*

- ☐ No cracks found ☐ Not fully visible\* ☐ Major cracks (1) ☐ Possible flammable material on floor\*(4)  
☐ Floor raised\* ☐ Floor settled\* ☐ Poor drainage\* ☐ N/A

[Comments:](#)**58 Firewall / Ceiling**☒ N/A
☐ Not fully visible\* ☐ Does not appear fire rated (4) ☐ N/A

- ☐ Appears serviceable ☐ Moisture stains\* ☐ Damage\* ☐ N/A  
☐ Framing: ☐ Exterior: ☐ Holes\* ☐ Damage\* ☐ Missing wall covering\*

[Comments:](#)**59 Ventilation**☒ N/A
☐ Appears serviceable ☐ Blocked\* ☐ None\*  
☐ Screens ☐ Window
[Comments:](#)**60 Door To Interior**☒ N/A
☐ Solid ☐ Rated Door ☐ Hollow Core (Non-Fire Resistive)

- ☐ Appears serviceable ☐ Damaged\* ☐ Deterioration\* ☐ Pet door interrupts integrity of fire door (2)(4)  
☐ Bad seal\*(4) ☐ Enters in a Bedroom\*(4) ☐ Door does not latch\*(4) ☐ Door lacks threshold\* ☐ Door lacks weatherstrip\*  
☐ Self closer operational ☐ N/A ☐ Closer non-operational\* ☐ Closer missing\* ☐ Closer needs adjustment\*

[Comments:](#)**61 Exterior Door**☒ N/A
☐ Appears serviceable ☐ Damaged\* ☐ Delaminated\* ☐ Needs adjustment\*

- ☐ Lock inoperative\* ☐ Door jamb\* ☐ Damaged door jamb\* ☐ Door threshold\* ☐ Damaged\*  
☐ Not inspected\* ☐ Locked\* ☐ Blocked\* ☐ Rubs jamb\*

[Comments:](#)**62 Vehicle Door(s)**☒ N/A
☐ Roll Up ☐ Tilt-Up ☐ Sliding ☐ N/A

- ☐ Appears serviceable ☐ Damage\* ☐ Deterioration\* ☐ Defects\* ☐ Door / jambs\* ☐ Moisture stained\* ☐ Damaged\*  
☐ Tension rods loose\* ☐ Door warped\* ☐ Needs adjustment\* ☐ Needs balancing\* ☐ Hinges loose\* ☐ Damaged\*  
☐ Safety springs installed ☐ Not safety type springs\* (4)(5) ☐ Broken springs (2)(4) ☐ Broken safety wire(2)(4)  
☐ Vehicle door(s) are locked - could not test\* ☐ Rollers damaged(2) ☐ Tracks damaged(2)

[Comments:](#)**63 Automatic Opener**☒ N/A
☐ Non-operational\* ☐ Opener / auto-reverse was not tested\*

- ☐ Appears serviceable # of Units ☐ Unit ☐ Electronic sensor:  
☐ Automatic reverse operated ☐ Automatic reverse did not operate (2)(4)(5) ☐ Not inspected\*

[Comments:](#)**64 Electrical**☒ N/A
☐ Appears serviceable ☐ Damage / deterioration / defects\* ☐ Not fully visible\*

- ☐ Improper wiring (2)(4) ☐ Exposed wiring subject to damage \*(4) ☐ Extension cords used as permanent wiring (2)(4)  
☐ Outlets serviceable ☐ Open ground (2)(4) ☐ Reverse polarity (2)(4) ☐ Improper light fixture wiring (2)(4)  
☐ Open splices (2)(4) ☐ Junction boxes missing covers\*(4) ☐ 'GFCI' recommended(5) ☐ 'GFCI' defective(2)(4)  
☐ Some outlet(s) are inaccessible\* ☐ Outlet(s) not functional (2) ☐ Loose/damaged outlet(2) ☐ Loose/damaged cover\*

[Comments:](#)**65 Comments**☒ N/A
☐ Moisture stains on garage ceiling\* ☐ Moisture stains on garage wall\*

- ☐ Occupants' belongings block view of entire garage-unable to fully inspect.\* Do a careful check on your final walk-through.\*

[Comments:](#)

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**66 Kitchen Sink(s)**☐ N/A☐ Dishes block access to sink, could not inspect\*

- ☐ Sink(s) appear(s) serviceable ☐ Minor wear ☒ Heavy wear\* ☐ Chipped\* ☐ Sink is loose\* ☐ Slow draining\*  
☒ Recommend sealing at sink to counter connection\* ☐ No hot water\* ☐ Hot & cold water reversed\*(4)  
☒ Faucet serviceable ☐ Non-operational(2) ☐ Defective(2) ☐ Faucet: ☐ Spray wand defective\*  
☐ Plumbing under sink serviceable ☒ Pipes are leaking\* ☐ Improper piping (2)  
☒ Moisture stains below sink\* ☐ Moisture damage below sink\* ☒ Restricted view below sink\*

**67 Kitchen (general)**☐ N/ACounters: ☒ Tile ☒ Laminate ☐☒ Not fully visible\*

- ☒ Counters ☒ Floor ☒ Lights ☒ Appear serviceable ☐ Grout\* ☐ Caulking\* ☐ Handles\*  
☐ Doors ☐ Drawers ☐ Counter ☐ Other ☐ Minor\* ☐ Moderate\* ☐ Heavy wear\* ☐ Cracks\* ☐ Damage\*  
☐ Minor cracked tile(s)\* ☐ Moderate damage\* ☐ Heavy damage\* ☐ Missing\*  
☒ Cabinets appear serviceable ☐ Minor wear ☐ Moderate damage\* ☐ Heavy wear\* ☐ Heavy damage\*

Comments: Heavy wear noted at kitchen 5, 35 sink. Leaking drain noted at kitchen sink 25, recommend repair.

**68 Disposal**☐ N/A☐ Dishes block access to sink and disposal, could not inspect\* ☒ Not fully visible\*

- ☒ Appears serviceable ☐ Not Functional\* ☐ Unsafe\* ☐ Worn\* ☐ Near end of lifespan\* ☐ Non operational (2)  
☐ Blades appear to be ☐ Unit makes unusual noise\* ☐ Splash guard damaged\* ☐ Not inspected\*  
☒ Wiring serviceable ☐ Improper wiring noted (2)(4) ☐ Loose wire clamp at disposal\* ☐ Missing wire clamp at disposal\*  
☐ Switch is in a hazardous location (2)(4) ☐ Exposed wire splices (2)(4) ☐ Missing junction box cover(s)\* ☐ Power off\*

Comments:

**69 Range / Cooktop**☐ N/A

# of ovens: 1

☒ Gas☒ Electric☐ Combination☐ Electric Ignition

- ☒ Range / oven appears serviceable ☐ Not Functional\* ☐ Unsafe\* ☐ Worn\* ☒ Near end of lifespan\*  
☐ Upper ☐ Lower ☐ Right ☐ Left ☐ Front ☐ Rear ☐ No inspection (power/gas off)\*  
☐ Free standing oven - not tested\* ☐ Ranges / Cooktop not inspected\*  
☒ Oven door(s) appear(s) serviceable ☐ Lower ☐ Non operational (2)  
☐ Door(s) gasket(s) appear(s) serviceable ☐ Damage noted\* ☐ Door does not close properly\* ☐ Cracked glass (2)  
☐ Separate cooktop serviceable ☐ Not applicable ☐ Damaged gasket(s)\* ☐ Clock not tested ☐ Appears non functional\*  
☐ Gas shutoff valve installed ☐ N/A ☐ Burner did not operate (2) ☐ Element did not operate (2)  
☐ Gas shutoff valve not provided (2) ☐ Gas valve is not visible\* ☒ Exhaust ventilation disconnected\*

Comments: Disconnected hood duct at kitchen 2, recommend repair.

**Notice:** Self and/or continuous cleaning operations, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection.\* Appliances are not moved.\*

**70 Dishwasher**☒ N/A☐ This Company Does Not Test Dishwashers☐ No test (power/water off)\*

- ☐ Appears serviceable ☐ Not Functional\* ☐ Unsafe\* ☐ Worn\* ☐ Near end of lifespan\* ☐ Not fully visible\*  
☐ Condition: door, liner & racks serviceable ☐ Rust at: ☐ Damage at:  
☐ Soap dish inoperative\* ☐ Washer arm appears frozen (2) ☐ Unit is not secured to cabinets\*  
☐ Door seals appear serviceable ☐ Deteriorated\* ☐ Leaking (2) ☐ Door  
**DRAIN LINE INSTALLATION:** ☐ Air gap device ☐ Hi-loop method ☐ Drain line is improperly installed (2)  
☐ Air gap device ☐ None ☐ Improper\* ☐ Leaking noted at drain lines ☐ Leaking noted at air gap device\*

Comments:

**Notice:** Determining the adequacy of washing and drying functions of dishwashers is not part of this inspection.\*

**71 Special Features**☒ N/A☐ Special features not inspected\*

- ☐ Trash compactor appears serviceable ☐ Non operational (2) ☐ No Key\* ☐ Not inspected\*  
☐ Microwave appears serviceable ☐ Non operational (2) ☐ Not inspected\*  
☐ Other features/appliances present but not inspected include fridge

Comments:

**Notice:** Refrigerators, freezers and built-in ice maker are not part of this inspection\*

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## Page14 BATHROOMS

Report # : M1611036

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LOCATION: Bath A 36 Main

B

C

D

E

## 72 Toilet

☐ N/A

Appears serviceable

☐ A ☐ B ☐ C ☐ D ☐ E

Toilet loose at floor\*

☒ A ☐ B ☐ C ☐ D ☐ ELoose toilet tank\* ☐ A ☐ B ☐ C ☐ D ☐ E

Recommend new wax seal (2)

☐ A ☐ B ☐ C ☐ D ☐ ECracked Tank \* ☒ A ☐ B ☐ C ☐ D ☐ E

Water runs continually in tank\*

☒ A ☐ B ☐ C ☐ D ☐ ERust in Tank \* ☐ A ☐ B ☐ C ☐ D ☐ E

Does not flush properly\*

☐ A ☐ B ☐ C ☐ D ☐ EMoisture around toilet (2) ☐ A ☐ B ☐ C ☐ D ☐ E

Comments: Refer to SUMMARY for per bathroom details. Cracked toilet tank cover at bathroom 11. Toilet loose and does not flush properly at bathroom 24.

## 73 Sink

☐ N/AAppears serviceable ☐ A ☐ B ☐ C ☐ D ☐ E☐ Hot & cold water reversed\*(4)

Sink cracked\*

☐ A ☐ B ☐ C ☐ D ☐ ECorrosion under sink\* ☐ A ☐ B ☐ C ☐ D ☐ E

Faucet appears serviceable

☐ A ☐ B ☐ C ☐ D ☐ E

Sink faucet leaks\*

☐ A ☐ B ☐ C ☐ D ☐ ECorrosion at sink faucet\* ☐ A ☐ B ☐ C ☐ D ☐ E

Low water volume\*

☐ A ☐ B ☐ C ☐ D ☐ E

Corrosion on supply valve

Drain appears serviceable

☐ A ☐ B ☐ C ☐ D ☐ E

below sink\*

Slow draining\*

☐ A ☐ B ☐ C ☐ D ☐ E

Sink drain stopper non-

Rust / corroded drain line\*

☐ A ☐ B ☐ C ☐ D ☐ E

functional / missing\*

Leaking drain line (2)

☐ A ☐ B ☐ C ☐ D ☐ E

Improper drain trap (2)

Counter &amp; cabinet

☐ A ☐ B ☐ C ☐ D ☐ E

Restricted view below sink\*

Appears serviceable

☐ A ☐ B ☐ C ☐ D ☐ E

Damage to counter\*

☐ A ☐ B ☐ C ☐ D ☐ EDeterioration to cabinet\* ☐ A ☐ B ☐ C ☐ D ☐ E

Grout needed at counter\*

☐ A ☐ B ☐ C ☐ D ☐ EMoisture damage below sink\* ☐ A ☐ B ☐ C ☐ D ☐ E

Comments: Refer to SUMMARY for per bathroom details. Improper flex drain pipe noted at main bathroom 1 sink. Recommend sold and smooth. Major corrosion noted at main bathroom 4 sink.

## 74 Vent / Heat

☐ N/AAppears serviceable ☐ A ☐ B ☐ C ☐ D ☐ E

Comments: Refer to SUMMARY for per bathroom details.

## 75 Bathtub

☐ N/AAppears serviceable ☐ A ☐ B ☐ C ☐ D ☐ E

Damage to tub\*

☐ A ☐ B ☐ C ☐ D ☐ ENot applicable to this bathroom ☐ A ☐ B ☐ C ☐ D ☐ E

Faucet appears serviceable

☐ A ☐ B ☐ C ☐ D ☐ EWhirlpool not functional (2) ☐ A ☐ B ☐ C ☐ D ☐ E

Hot &amp; Cold water reversed(4)

☐ A ☐ B ☐ C ☐ D ☐ E

Dripping facet

☒ A ☐ B ☐ C ☐ D ☐ EWhirlpool not tested(2) ☐ A ☐ B ☐ C ☐ D ☐ E

Drain appears serviceable

☐ A ☐ B ☐ C ☐ D ☐ EDrain stopper missing\* ☐ A ☐ B ☐ C ☐ D ☐ E

Slow draining at bathtub\*

☐ A ☐ B ☐ C ☐ D ☐ ECaulking needed tub to floor\* ☐ A ☐ B ☐ C ☐ D ☐ E

Comments: Refer to SUMMARY for per bathroom details. Heavy wear noted at main bathroom 10, 17 tub. Bathroom tub fixture drips at unit 20, 21., 24, 31, 35.

## 76 Shower

☐ N/AAppears serviceable ☐ A ☐ B ☐ C ☐ D ☐ E

Damage to shower walls\*

☐ A ☐ B ☐ C ☐ D ☐ ENot applicable to this bathroom ☐ A ☐ B ☐ C ☐ D ☐ E

Caulking needed at shower walls\*

☐ A ☐ B ☐ C ☐ D ☐ ECracked tile(s)\* ☐ A ☐ B ☐ C ☐ D ☐ E

Moisture damage to wall (2)(3)

☐ A ☐ B ☐ C ☐ D ☐ ECaulking needed at floor\* ☐ A ☐ B ☐ C ☐ D ☐ E

Slow draining at shower

☐ A ☐ B ☐ C ☐ D ☐ EFloor needs caulking\* ☐ A ☐ B ☐ C ☐ D ☐ E

Leaking at water valve(s) (2)

☐ A ☐ B ☐ C ☐ D ☐ ELow water volume at shower(2) ☐ A ☐ B ☐ C ☐ D ☐ E

Shower head drip(2)

☐ A ☐ B ☐ C ☐ D ☐ EShower diverter non-functional(2) ☐ A ☐ B ☐ C ☐ D ☐ EUnable to determine if glass is tempered\* ☐ A ☐ B ☐ C ☐ D ☐ E

Enclosure appears serviceable

☐ A ☐ B ☐ C ☐ D ☐ ENot applicable to this bathroom ☐ A ☐ B ☐ C ☐ D ☐ E

Glass does not appear to be tempered\*

☐ A ☐ B ☐ C ☐ D ☐ ECorroded fixtures\* ☐ A ☐ B ☐ C ☐ D ☐ E

Broken glass\*

☐ A ☐ B ☐ C ☐ D ☐ EDoors difficulty to operate\* ☐ A ☐ B ☐ C ☐ D ☐ E

Caulking needed at enclosure\*

☐ A ☐ B ☐ C ☐ D ☐ EDamaged enclosure\* ☐ A ☐ B ☐ C ☐ D ☐ E

Comments: Shower pan noted at bathrooms, not inspected for leaks, seller to disclose/check termite report. Refer to SUMMARY for per bathroom details. Deterioration noted at main bathroom 8 shower enclosure.

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**77 Pool / Spa Type** ☐ N/A ☐ Above Ground ☒ Below Ground ☐ N/A  
☒ Plaster / Gunite ☐ Vinyl ☐ Fiberglass ☐ Unable to determine

**Notice:** Pool and spa bodies are beyond the scope of this inspection. \* The information regarding the type of pool/spa is given as a courtesy only.

**78 Heater** ☒ N/A ☐ Gas ☐ Electric ☐ Solar Panels (not tested)  
☐ Appears serviceable ☐ Inoperative\* ☐ Unable to determine operation\* ☐ Pilot is not lit\* ☐ Gas/breakers off\*  
☐ May not be adequate for pool heating\* ☐ Improper material used in gas line (2) ☐ Gas shut-off not provided (2)  
☐ Burners serviceable ☐ Corrosion ☐ Deterioration ☐ Rust noted in burner area (2) ☐ Not all burners are operating (2)  
☐ Venting serviceable ☐ Improper vent location (2) ☐ Improper vent clearance (2) ☐ Obstructed\* ☐ Debris in/on vent\*  
☐ Pressure limit switch appears operational ☐ Inoperative (2) ☐ Delayed response\* ☐ Unable to determine operation\*

Comments:

**79 Water Filter** ☐ N/A ☐ Cartridge Filter ☒ Diatomaceous Earth Filter ☐ Sand Filter

☒ Pressure gauge appears serviceable: ☐ Inoperative\* ☐ Broken glass\* ☐ None provided\*  
☒ Bleeder valve appears serviceable: ☐ Inoperative\* ☐ Leaking\* ☐ None provided\*

Comments:

**80 Pumps** ☐ N/A Pumps Installed: ☒ Circulation ☐ Spa Jet ☐ Pool Sweep

☒ Circulation pump operated when tested ☐ Pump did not operate (2) ☐ Leaking pump (2) ☐ Excessive noise (2)  
☐ Body bond present ☒ No body bond (2) ☐ Loose body bond (2) ☐ Pump has loose attachment\* ☐ Pump has no attachment\*  
☐ Separate jet pump operated when tested ☐ Pump did not operate (2) ☐ Leaking pump (2) ☐ Excessive noise (2)  
☐ Body bond present ☐ No body bond (2) ☐ Loose body bond (2) ☐ Pump has loose attachment\* ☐ Pump has no attachment\*  
☐ Sweep pump operated when tested ☐ Pump did not operate (2) ☐ Leaking pump (2) ☐ Excessive noise (2)  
☐ Body bond present ☐ No body bond (2) ☐ Loose body bond (2) ☐ Pump has loose attachment\* ☐ Pump has no attachment\*

Comments: Missing body bond at pool pump, recommend to install for safety. pic 7

**81 Blowers** ☒ N/A ☐ Air Bubbler ☐ Supplemental to Jet Pump

☐ Blower operated when tested ☐ Blower did not operate (2) ☐ Not tested due to:\*

Comments:

**82 Electrical** ☐ N/A **Breaker Location:** ☒ Main Panel ☐ At Equipment

Wiring: ☒ Liquid Tite Flex ☐ Rigid Conduit ☐ NM Cable (Romex) (2)  
☐ Improper wiring noted (2)(4) ☐ Improper conduit (2) ☐ Deteriorated conduit (2)  
☒ Wiring appears serviceable ☐ Inoperative (2) ☒ Unable to determine operation\*  
☐ Pool lights operated when tested ☐ Inoperative (2) ☐ Unable to determine operation\*  
☐ GFCI responded to test button ☐ Inoperative (2) ☐ Unable to determine operation\*  
☐ Spa light operated when tested ☐ Inoperative (2) ☐ Unable to determine operation\*  
☐ GFCI responded to test button ☐ Inoperative (2) ☐ Unable to determine operation\*  
 Timers: Equipment ☐ On ☐ Off at time of inspection ☐ Power is off - could not verify operation\*  
☒ Circulation pump timer appears operational ☐ Inoperative (2) ☐ Unable to determine operation\*  
☒ No wire protector\* ☐ Rusted ☐ Damaged  
☐ Sweep pump timer appears operational ☐ Inoperative (2) ☐ Unable to determine operation\*  
☐ No wire protector\* ☐ Rusted ☐ Damaged  
☐ Remote switches appear operational ☐ Inoperative (2) ☐ Unable to determine operation\* ☐ None

Comments: Missing wire protector at pool timer, recommend to install for safety. pic 8

**83 General** ☐ N/A **Fencing Enclosing Pool/Spa:** ☒ Yes ☐ No\* (Caution) (5)  
**Self-closing/latching Gate:** ☒ Yes ☐ No\* (Caution) (5) ☒ Inoperative\* (5)

☒ Coping appears serviceable ☐ Lifting\* ☐ Settling\* ☐ Cracked\* ☐ Missing\* ☐ Caulking  
☒ Surrounding deck/concrete appears serviceable ☒ Common cracks ☐ Major cracks (1)  
☐ Diving board/slide is not part of this inspection\* ☐ Damaged  
☐ Pool water fill valve ☐ Spa water fill valve  
☐ Pool is cloudy/bottom not visible (2) ☐ Gutters / downspouts:

Comments: Swimming pool is not inspected for leaks, seller to disclose if any.\*