

First Shield Home Inspections



789 Place, Los Angeles, CA,

Prepared For: Mr and Mrs Purchaser

Inspector: Andrew Jenkins

Date of Inspection: 1/1/2024



www.FirstShieldHomeInspections.com

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Inspection Details

Climatic Conditions

It was partly cloudy at the time of the inspection
The temperature was in the 70's at the start of the inspection

Stories

There are two stories

Utility Service

The utilities were on at the time of the inspection.

Occupancy

The building is vacant

Comments

The Client was present for part of the inspection

The seller's agent was present

The inspection was not as complete as is normally provided due to restricted access to some areas. - Garage #4

The house appears to be vacant. In some situations this has lead to unforeseen conditions such as blocked sewer pipes and other hidden defects in the electrical, heating and plumbing systems, that may not become evident until the house is occupied and under normal use again. We recommend a sewer line video inspection to evaluate this vital and concealed system.

The building has had some work done to it recently including new painting, flooring etc. It is not known what the condition of the property was before this work was undertaken. Many of these new items may not have been tested under actual living conditions or undergone weather testing.

It appears that there have been alterations and upgrades to the property over the years. Modifications to the electrical, plumbing and mechanical systems as well as to the structure of the building require permits and progress inspections. It is advised to obtain any and all documentation that might possibly be available. This should be done prior to the expiration of the contingency period.

b nbj

It is typical when a building is remodeled or repairs are undertaken that additional problems surface that were not noted on the inspection report. This is to be expected as walls, floors and ceilings are opened up during the work to reveal areas that were not accessible during the inspection. Any remodeling work undertaken on a property should be expected to reveal some of these problems and it is recommended that additional sums be set aside for this purpose.

During this inspection there may be items discovered that require further inspection and/or subsequent repairs. Where further inspection by a specialty trade is advised, this is meant to be done in a timely fashion

This inspection is not a structural pest control inspection, otherwise known as a termite inspection. The "termite" inspection also covers such things as dryrot and wood damage and deterioration as well as wood destroying organisms. Any and all of these items need to be examined and any repairs completed in a timely manner.

Plumbing System

While some plumbing observation may be code related, this inspection does not determine if the system complies with code. Supply and waste lines are inspected only where they are accessible and while operating accessible fixtures and drains. Performance of the water flow can vary during different times of the day and performance of the drains during actual usage is undetermined. Drain blockage is common in vacant property.

It is advised to have any underground drain/sewer lines examined by a specialist with a camera to determine their actual condition. The following are not included; inaccessible supply or waste lines, leaks in inaccessible areas such as walls, underground or the crawl space, the interior of pipes for mineral or corrosive clogging, water hammering, solar equipment or water temperature, and the condition of shower pans or if a shower will leak when used. No water testing of any type is performed. The type of copper, whether it is M, L, or K, is not part of this inspection and will not be determined.

The gas system is not tested for leaks and any underground or hidden gas lines are specifically excluded from this report. Determining the operation of sewer ejection systems is excluded from this inspection and it should be examined by a specialist. The angle stops under sinks and other plumbing valves, such as the main shut off valve, are not turned or tested. The finish fixtures as toilets, sinks and faucets etc are covered in the Kitchen and Bathroom section of this report.

Main Water Shutoff Location and Type

The main water shutoff is at the front of the building

Copper piping is viewed coming out of the ground by the building and as the main line runs underground from the street to the building, this appears to be the main water line.



Interior Water Line Material

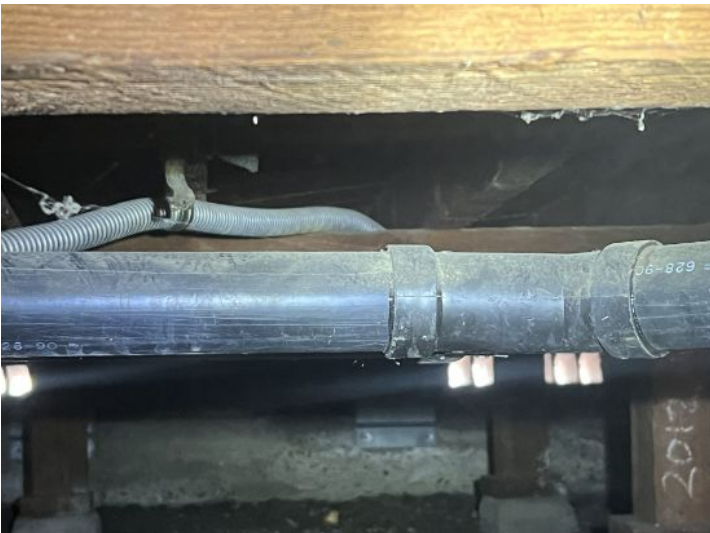
The interior throughout the building is made of copper piping where visible, though some of the older galvanized piping may still be in use in areas not visible

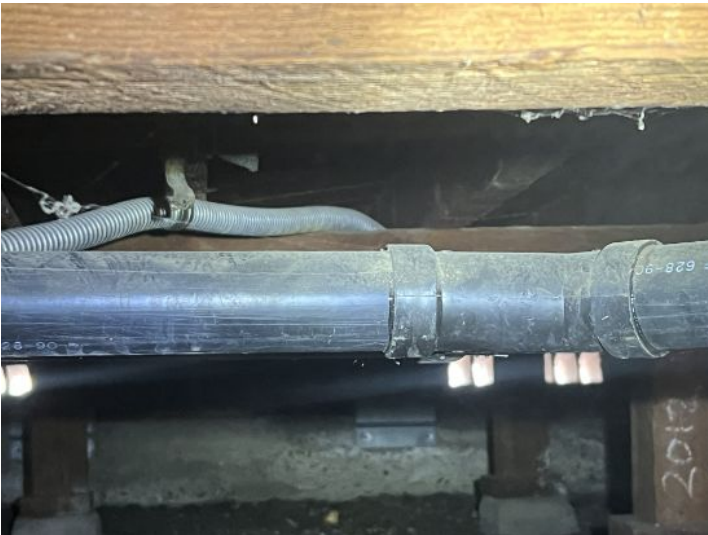


Interior Water Line Condition

The water lines are a combination of copper and galvanized steel piping. The original galvanized steel piping that is left in the system has rust and is showing deterioration. The horizontal pipes under the house have mostly been replaced with copper piping, which is why there is a lot of copper in the system. The remaining vertical galvanized steel pipes that are in the walls may need to be replaced in the future as they continue to wear out. There was brown water that came out of the tub in UNIT 4.

Drain /Waste / Vent Line Materials





Hose Faucets

A sampling of the exterior hose faucets show them to be operating properly

Gas Meter Location

The gas meters were located under the building.

There is one automatic seismic gas shut off valve for all the gas meters in the building



Gas System Condition

Serviceable

Water Supply Pipe Comments

NOTE: there are additional plumbing comments covering the kitchen and bathroom fixtures. See the kitchen and bathroom pages of the report for additional information.

The hot water in all of the units is too hot. Water temperature should be no higher than 120 deg F.



Unit 1 - 126 deg F



Unit 1 - bathtub - 136 deg F



Unit 2 - Kitchen 131 deg F



Unit 2 - bathroom sink



Unit 2 - bathtub - 138 deg F



Unit 3 - bathtub 137 deg F



Unit 1 - 126 deg F



Unit 1 - bathtub - 136 deg F



Unit 2 - Kitchen 131 deg F



Unit 2 - bathroom sink



Unit 2 - bathtub - 138 deg F



Unit 3 - bathtub 137 deg F

Drain Line Comments

NOTE: there is a distinction between 'waste lines' and 'sewer lines' - while both take the drain / waste water away from sinks and toilets and out of the house, the 'waste line' is under the house, sometimes visible and sometimes not, and the 'sewer lines' start 2 feet outside the house and extends to the city sewer. A typical 'sewer line inspection' is only the portion outside the house to the city sewer, and not under the house. Some plumbers can also inspect the 'waste / drain' lines actually under the house, using a smaller video camera system. This is a separate specialty inspection.

Sewer

Access Location

Observations:

SEWER LINE ACCESS LOCATIONS

The access is on the right side of the building.



Access Material

Observations:

The clean out access is made of **ABS**.

Sewer Line Material

Observations:

The sewer line is a mix of different materials.

Sewer Line Condition

Observations:

Portions of this main sewer line have been upgraded with a lining system in the past. Lining systems vary somewhat in quality of material and installation quality. This liner is adhering tightly to the walls of the old pipe and seems to be performing well. Many lining systems are protected by a warranty from the installing contractor as well as the manufacturer. It is advised to obtain any paperwork available from whomever had this work done.

There are cracks noted in the piping near the city connection.



47' from access point

Main Utility Sewer Location

Observations:

The main utility sewer connection is at front city street.

Sewer Line Video Link

Observations:

Youtube video link

<https://youtu.be/1KI42QLqBkA>

Water Heater

Type and Location

There is a gas fired water heater in each of the units.



Unit 1



Unit 2



Unit 3



Unit 4

Age and Size

Unit 1:
Manufactured 2008

Unit 2:
Manufactured 2013

Unit 3:
Manufactured 2014

Unit 4:
Manufactured 2013

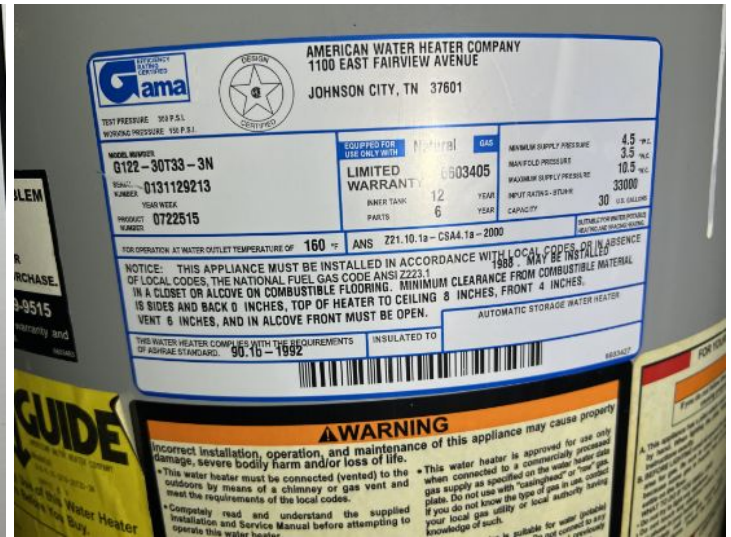
All water heaters are 30 gallons

Water Heater Condition

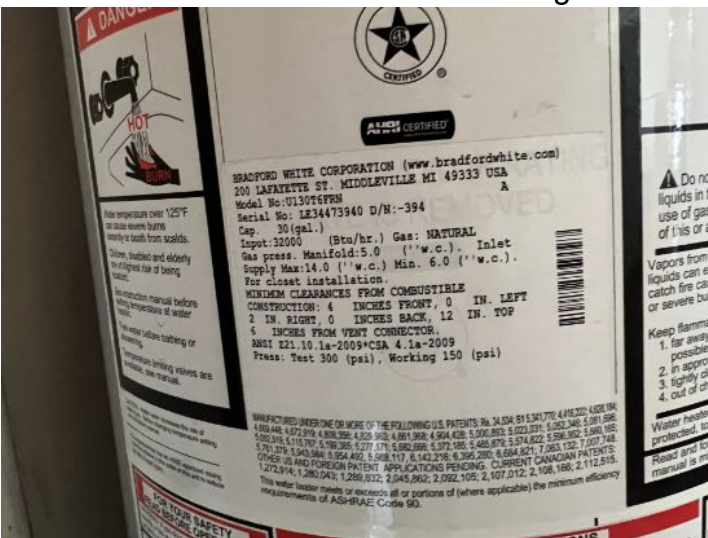
All water heaters were Serviceable



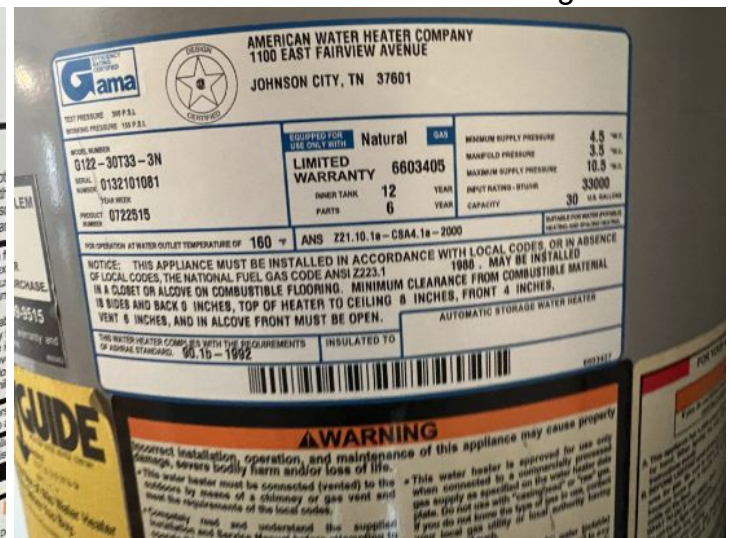
Unit 1 - Manufactured - 2008 / 30 gallon



Unit 2 - Manufactured-2013 / 30 gallon



Unit 3 - Manufactured 2014 / 30 gallon



Unit 4 - Manufactured 2013 / 30 gallon

Seismic Strapping & Support

All water heaters were strapped to help prevent movement in case of seismic activity.

Temperature / Pressure Relief Valve

All **TPR valve**s of the water heaters were serviceable.

Combustion Air Supply

Serviceable

Venting

Serviceable

Electrical System

Electrical features are operated with normal controls. The general wiring, switches, outlets and fixtures are randomly checked in accessible areas. Wiring in the main box is inspected by removing the cover if accessible. While some observations may be code related, this inspection does not determine if the system complies with code. The inspection does not determine electrical capacity, determine over current capacity for any item including appliances, compare circuit breaker capacity to installed appliance rating. Also excluded are interior or exterior low voltage wiring or fixtures, telephone, security, intercom, stereo, cable or satellite TV, remote controls or timers. The exterior lighting, landscape lighting or any lighting outside the footprint of the building is not inspected. Light bulbs are not removed or changed during an inspection. This inspection does not certify or warrant the system to be free of risk of fire, electrocution or personal injury or death.

Type of Electrical Service.

The electricity is supplied by an overhead line from the power pole to the building

110/220 Volt

Electrical Service to the Building.

Serviceable



Main Panel Location

The main electrical panel is located on the rear of the building



Main Panel Amperage

Each unit is 60 amps



Total amps per unit - 60



Total amps per unit - 60



Total amps per unit - 60



Total amps per unit - 60

Main Electrical Panel Condition

Serviceable

Main Panel Circuit Protection

Serviceable

Grounding System

The connection of the grounding wires to the grounding system is not visible. It may be connected to the electrical system in an area that was not visible.

Subpanel Location

There is a sub panel for each unit. 2 are located in the stairwell on the left side, and 2 are located in the stairwell on the right side.



Unit 1



Unit 3



Unit 2



Unit 4



Unit 1



Unit 3

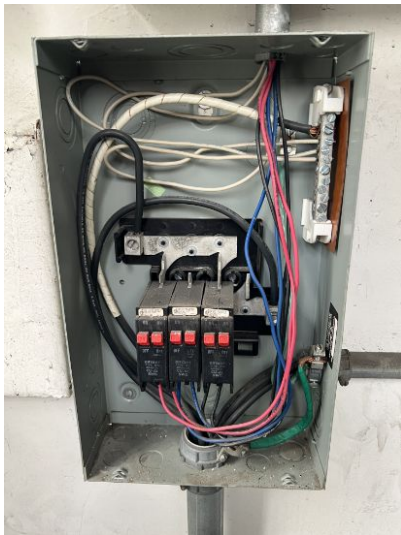


Unit 2



Unit 4

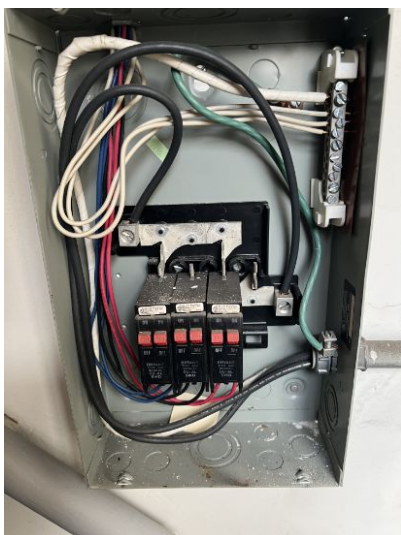
Subpanel Condition / Circuit Protection



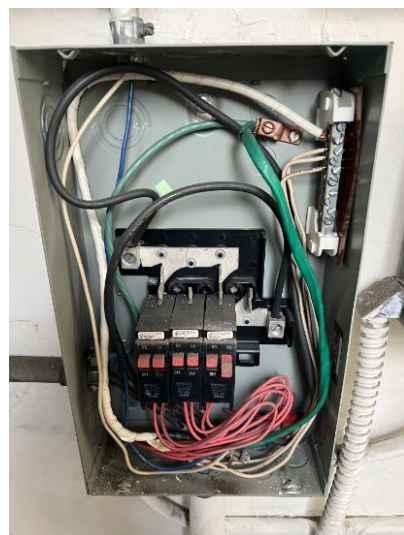
Unit 1



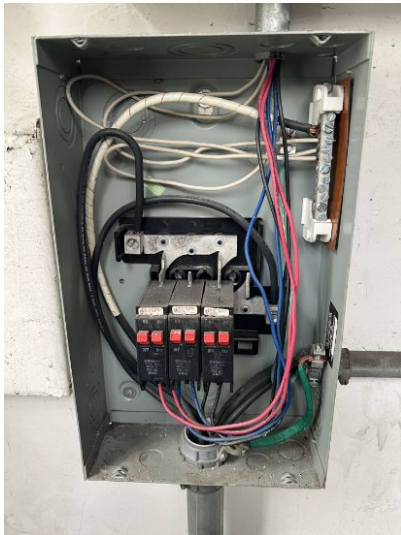
Unit 3



Unit 3



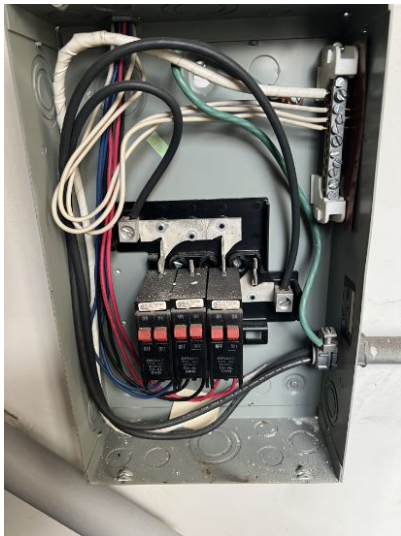
Unit 4



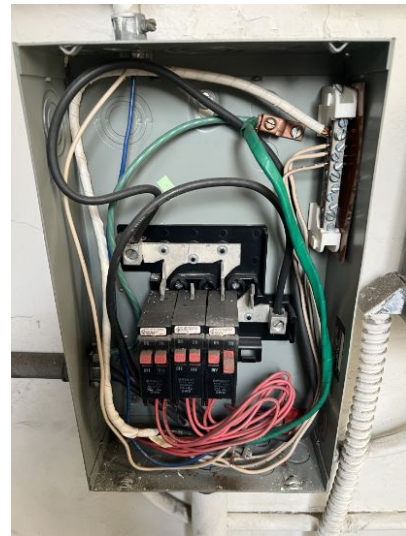
Unit 1



Unit 3



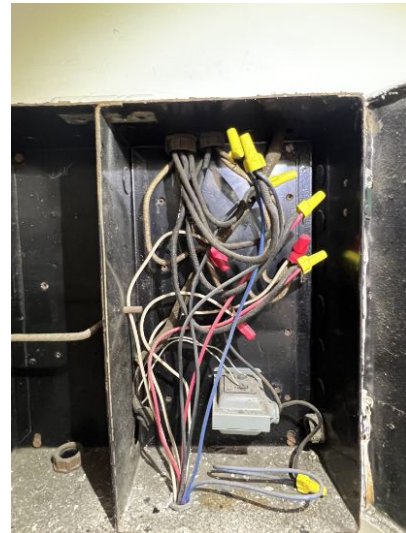
Unit 3



Unit 4

Type of Wiring

The wiring is a combination of older, original cloth covered wires and plastic coated wires





Condition of Wiring

The wiring is a combination of the original cloth covered wiring and the newer plastic coated wiring. The cloth covered wiring is older but will continue to generally function unless it is disturbed or overloaded. The cloth covering will continue to wear out and have to be replaced at some time in the future when it can no longer serve its purpose of insulating the wires

The wiring has been upgraded in the panel to the newer type and this extends out into the building where it meets up with the older wiring in areas, so the structure has a combination of the new and old wiring

Electrical Outlets

All units have outlets that are the 2 prong type. These are the older ungrounded type. In many cases they could be upgraded to the 3 prong type with a ground in them but it is not a requirement

There are standard **GFCI** outlets in the floors of some of the kitchens. These have not been protected to prevent accidental moisture exposure or upgrading the plastic to prevent damage.

There are outlets that have been painted over in areas and the slots for the plugs in them are closed up from the paint so that a plug cannot be inserted in them anymore.

There are not a lot of outlets in the rooms of the building. It was built at a time when there were less electrical appliances used and each room would only have a plug or two in it.

Unit 4: There are outlets that are dead and not working

Most units do not have GFCI outlets in areas that require them, such as the kitchen, bathrooms or any area exposed to a water source.



Unit 4: There are outlets that are dead and not working - Unit 4



Unit 4: There are outlets that are dead and not working - Unit 4

Electrical Switches

There are some mystery switches in the building and it is not known what exactly they operate

Light Fixtures

There are some light fixtures that did not work. This can sometimes be a burnt out bulb but it is not known exactly why they are not working

Smoke Detectors

There was beeping of one or more smoke detectors indicating the batteries are nearly dead. - UNITS 1, 2

There are missing smoke detectors in areas



Unit 2



Unit 3



Unit 4



Unit 4



Unit 2



Unit 3



Unit 4



Unit 4

Carbon Monoxide Detectors

Carbon Monoxide detectors are needed to comply with local safety regulations and escrow instructions. Most local cities require detectors in each sleeping area and the adjoining living area, within ten feet of the door of the sleeping areas. These are also required at each level of the building and areas with fossil fuel fumes. It is advised to check with the local municipality to determine their requirements

Recommendations

It is advisable to have an electrician examine the system and make all needed repairs to ensure a properly installed and correctly operating electrical system.

Heating and Cooling

Comments

The heating systems in all units are older and were not operated at the time of inspection.

See each unit for more details.

Recommendations

It is advised to have a heating/cooling contractor examine all of the the systems and make any repairs as needed.

Roof

The report is not intended to be conclusive regarding the life span of the roofing system, if it is leak free or how long it will remain leak free in the future. The inspection and report are based on visible and apparent condition at the time of the inspection. The inspection does not address manufacturing defects, fastener appropriateness, if the roof was installed per code, if flashing is present in all locations or the numbers of layers present. Unless a rain has fallen just prior to the inspection, it is not possible to determine if active leakage is occurring. Not all attic areas are readily accessible for inspection. Tile roofs and steeply pitched roofs are not safe to walk on and access is limited on them. Conclusions made by the inspector do not constitute a warranty, guaranty, or policy of insurance. All roofs require periodic maintenance to achieve typical life spans and should be inspected annually. Expect to make minor repairs to any roof.

While it is possible some prior repairs and leaks may be reported, it is not the intention of the inspection to identify and report all prior repairs and conditions. It is recommended to refer to the seller and sellers disclosure about the presence of any roof leaks or prior repairs. Also it should be noted that all gutters deteriorate and have a limited life span before they need to be replaced.

Roof Style

The roof is a combination of styles



Roof Materials.

The roof surface contains concrete tile

The roof surface contains rolled composition roofing (BUR or built up roofing or cap sheet)



Roof Access

The roof was viewed with a drone.

Roof Covering Condition

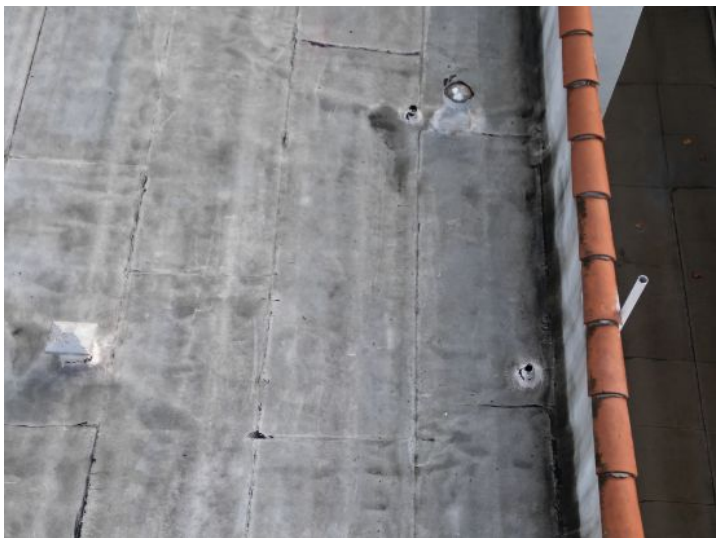
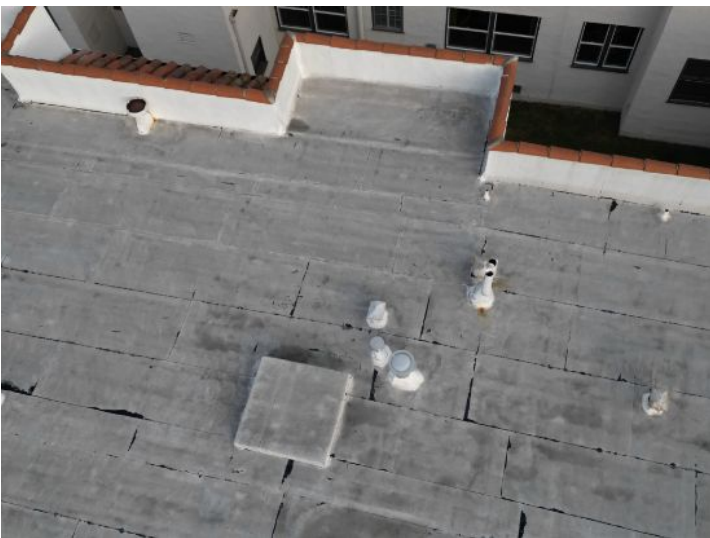
There are bubbled areas of roofing material. This could be an indication that some moisture has gotten under the material or that the sheathing installed under shingles is deteriorated or poorly installed.

The roofing material is worn, deteriorating, and losing its granule surface. It is nearing the time to replace this roof.

There are patches on the roof, these are a possible indication that there have been problems with the roof at some point in time. The seller could be consulted on the past of this area.

There are displaced tiles that have slipped down and are no longer in the correct location. This allows sunlight to deteriorate the exposed underlayment. These should be repaired.

There are areas of pooling water.



Pooling water



Pooling water

Exposed Flashing

Serviceable

Downspouts

The downspouts do not all route the water away from the building but instead deposit it next to the structure which can cause problems to the foundation over time

The downspouts connect to an area drain system which is underground so is not evaluated. These should be tested and cleaned on a regular basis.

Type of Roof Framing

The roof has conventional type framing in it

Condition of Roof Framing

There are areas of stains on the framing lumber, These are common in attics and may indicate past leaks.

Attic

Attic Area and Access Condition



Access in unit 4



Access in unit 4

Attic Condition

There is not a complete firewall separating each unit's attic space as is recommended to reduce any risk of fire.



Attic Ventilation

Serviceable

Attic Insulation

No insulation is provided in the attic. Insulation was not commonly installed at the time when this building was constructed. 8 - 12 inches of insulation is standardly recommended in the attic for energy savings.

Comments



Possible asbestos



Possible asbestos

Foundation

Structural comments are of the conditions observed at the time of the inspection and are the opinion of the inspector and not fact. If further information or facts are needed, they can be obtained through a structural engineer or foundation expert. The inspection does not determine the potential of the structure to experience future problems, geological conditions or the potential of the underlying soils to experience movement or water flow or whether the soil is stable. If any form of prior structural movement is reported you should expect future movements and possible repairs.

The inspection does not calculate crawl space ventilation capacities, deck and balcony capacity, retaining wall conditions, construction material type, quality or capacity. It does not address the existence of prior repairs, the potential of future repairs, failure analysis, documentation of all possible movement or cracks in floor slabs covered by floor furnishings. It is typical for concrete floor slabs to have some cracks as a result of the normal drying process of the concrete plus the stress occurring by settlement and seismic activity. Crawl spaces are observed in a cursory fashion and wood probing is not done and wood damage, dryrot and termites are not part of this inspection but part of the structural pest control operators report.

Crawlspace Access Location

Serviceable



Crawlspace Condition

The crawlspace has debris in it, it is advisable to have it removed and the area cleaned up. Wood especially should be removed to help prevent future infestations

Possible asbestos materials were in the crawlspace. These would have to be tested by an independent lab to confirm the presence of asbestos.



Raised Foundation Material



Raised Foundation Condition



Foundation Bolting

The foundation has been seismically retrofitted with anchor bolts at a later date than the original construction. This is an upgrade.



Floor Framing

There are damaged and deteriorated areas of floor framing.

There are stained areas of floor framing - it is advisable to consult the structural pest control operator report for more information on this situation



Staining



Deteriorated



Staining



Staining



Staining



Deteriorated



Staining



Staining

Posts & Piers

Serviceable

Foundation Vents

There are missing fresh air vent screens. These will allow animals and insects to enter





Comments

A standard property inspection cannot determine the potential of the structure to experience future problems, geological conditions or the potential of the underlying soils to experience movement or water flow or whether the soil is stable. If information is required regarding this geological conditions it is advised to retain a Geo-Technical specialist who can provide more information regarding this area.

Exterior

The exterior is viewed in a cursory fashion. Areas of the exterior that are hidden from view by vegetation or stored items cannot be judged and are not a part of this inspection. Minor cracks are typical in many exterior wall coverings and most do not represent a structural problem. Peeling and cracking exterior paint on windows, doors and trim allow water to enter and cause damage and deterioration. It is important to keep these exterior surfaces properly painted and/or sealed. All exterior grades should allow for surface and roof water to flow away from the foundation and exterior walls.

Exterior Wall Covering

The exterior surfaces of the main building are a combination of different materials - Stucco and decorative tile.

Exterior Wall Condition

There is typical cracking in the exterior stucco wall covering.

Exterior Trim Material

The exterior trim surfaces are wood

Exterior Trim Condition

The exterior trim is deteriorated in areas.

Exterior Stairs

A visual inspection of the exterior stairs found them to be in a serviceable condition at time the of inspection.

Comments



Cracked cement tile near the front stairs.



Cracked cement tile near the front stairs.

Doors and Windows

Doors and windows are tested as to operation using normal operations and procedures. No representation is made regarding structural integrity or whether the door/window seals are weathertight.

In the case of newer door and window installation the mounting hardware and waterproofing seals are generally covered with finish materials. Where these items have not been covered comments made be made as necessary.

Exterior Door Type

The exterior door frames are made of wood.

The doors are made of wood.

Exterior Door Condition

There is a gap at the bottom of the door. A sweep or seal should be installed to help improve the energy efficiency of the home.



Chimney / Fireplace

This is a detailed visual inspection of the areas accessed during the inspection only. There is no destructive testing during the course of this inspection. Smoke tests, the building of fires and similar tests are not performed as part of this investigation. The chimney/fireplace components are not dismantled as part of this inspection.

Our purpose is to inform the client of any potentially hazardous conditions. The scope of this examination is to determine if the appliance and/or chimney has been damaged or has contributing damage caused by a sudden event, improper use, improper construction, erosion or age. The scope of this inspection does not require drafting characteristics or construction evaluation and does not include the testing of the gas line. Do not rely on this report as a full evaluation of the following appliance(s) and chimney(s), as the scope is limited to type of inspection performed and accessible areas.

The fireplace/chimney should be cleaned, serviced and inspected regularly. Depending on use this may be yearly or more often. After a seismic event the fireplace and chimney should be inspected by an unbiased chimney inspector that will not benefit from repairs performed.

Client understands that the inspection of a chimney would normally include walking on a roof but that some roofs are inaccessible due to height, slope of the roof or type of materials used which could be damaged. Client understands that in this case the Inspector will make the best attempt to access via ladder where permissible, otherwise the visual inspection of the exterior is conducted from the ground or other vantage point.

The service recommendations that we make in this report ideally should be completed by licensed specialists who may very well identify additional defects or recommend some upgrades that could affect your property decisions.

Definition of Terms:

Fire Safety Risk;

It is the inspectors opinion that this is a potential fire safety risk and the condition should be appropriately corrected by a qualified specialist. This is typically considered unacceptable and due to this condition the fireplace system should not be operated until corrections have been performed by qualified professional/s. The client should take appropriate action with the correct professional during the inspection period and prior to the close of escrow. During the repair process and/or further evaluation, additional problems may be found to be in need of repairs at additional costs.

Structural Safety Risk;

It is the inspectors opinion that this is a potential structural safety risk and the condition should be appropriately corrected by a qualified specialist. This is typically considered unacceptable (and a condition that was not or should not have been present at the time the system was installed) and due to this condition corrections should be performed by qualified professional/s. The client should take appropriate action with the correct professional during the inspection period and prior to the close of escrow. During the repair process and/or further evaluation, additional problems may be found to be in need of repairs at additional costs.

Operational Risk;

It is the inspectors opinion that this is a potential structural safety risk and the condition should be appropriately corrected by a qualified specialist. This is typically considered unacceptable (and a condition that was not or should not have been present at the time the system was installed) and due to this condition corrections should be performed by qualified professional/s. The client should take appropriate

action with the correct professional during the inspection period and prior to the close of escrow. During the repair process and/or further evaluation, additional problems may be found to be in need of repairs at additional costs.

Chimney Location

There is one chimney on the left side, and one chimney on the right side. Each chimney has 2 flues.



Left Side



Right side



Left Side



Right side

Chimney Material

There are multiple chimneys that are all similar in construction and they are described here together

The chimney is made of brick covered with stucco

Chimney Condition

Serviceable

Spark Arrestor

Serviceable

Chimney Flashing

Serviceable

Fireplace Locations

Each unit has a fireplace in the living room.
These are masonry wood burning fireplaces with a gas log lighter

Firebox

Serviceable

Damper

There are no dampers installed. This is not necessarily a requirement for this fireplace but a damper installation can help with energy conservation when the fireplace is not in use

In all fireplaces, paper and material has been stuffed between the firebox and flue.

Log Grate

There is no log grate within the firebox area. This is needed so that proper positioning of the fuel can be maintained.

Gas Line

The gas in all fireplaces has been capped.

Mantle

Serviceable

Hearth

Serviceable

Screens

There are no screens at the fireplace openings, these are needed for fire safety

Comments

These fireplaces appear to be decorative.

Recommendations

It is recommended to have these fireplaces inspected by a licensed expert and make any repairs necessary if these fireplaces are going to be used.

Garage

Garage doors, starting in 1992, were required to have an electronic beam installed across the garage door opening to automatically reverse the garage door if there was a blockage of the beam. This prevents the door from closing and damaging people or objects that may be in the garage door opening when the door is operated. Prior to the above date, some garage doors had an automatic reverse feature that operated on pressure. If while descending, the door met resistant, it would automatically reverse and not continue to close. The pressure feature of the garage door will not be checked by the inspector as it may damage the garage door to stop it during its operation. It is advised to have all garage doors upgraded with an electronic beam to ensure the safe operation of the door.

Type of Garage

There are 2 detached garage areas at the rear of the property.

Each unit has a single car garage.



Right Side



Left Side



Right Side



Left Side

Garage Roof Type and Material

The roof was viewed with a drone from above.

Garage Roof Condition

The garage roof is the same condition as the buildings roof.

Garage Exterior Wall Condition

The garage exterior wall covering is in the same condition as the building exterior.

Garage Door Type

The garage door is a one piece wood door per unit.

Garage Door Condition

A visual inspection of the garage door condition found it to be in a serviceable condition at time the of inspection.

UNIT 4 - garage door was locked and it was not opened or tested. (the garage farthest to the right side).

Garage Door Hardware

A visual inspection of the garage door hardware to be in a serviceable condition at time the of inspection.

Garage Door Opener.

There were 2 garage door openers and they did not work. The doors were opened manually.

Garage Floor

There are cracks in the garage floor slab that are typical for the age and style of construction. These cracks can be aggravated by settlement and earthquake activity.

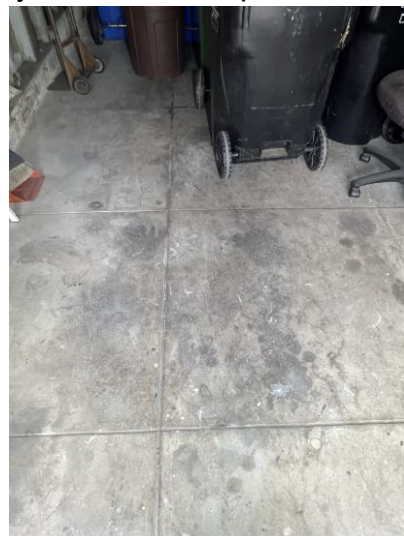
Garage Interior

The garage interior has areas of moisture stains on the ceiling/roof.

Some garages have windows that are missing the glass. They are boarded up.



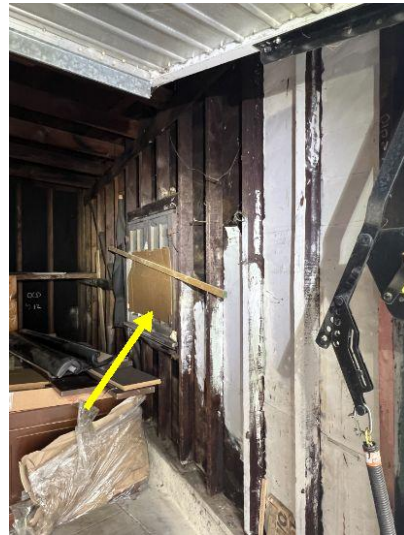
Unit 1 (left side)



Unit 2- left side



Some garages have windows that are missing the glass. They are boarded up.



Staining



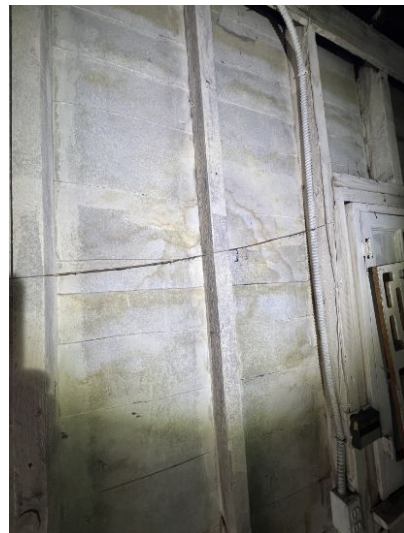
Some garages have windows that are missing the glass. They are boarded up.



Unit 3 (right side)



Unit 3 - Staining along wall



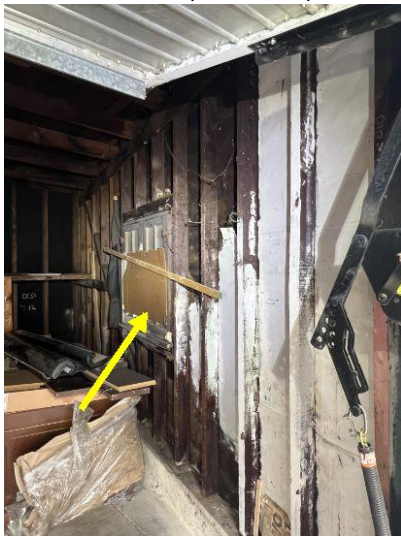
Moisture on the floor.



Unit 1 (left side)



Unit 2- left side



Some garages have windows that are missing the glass. They are boarded up.



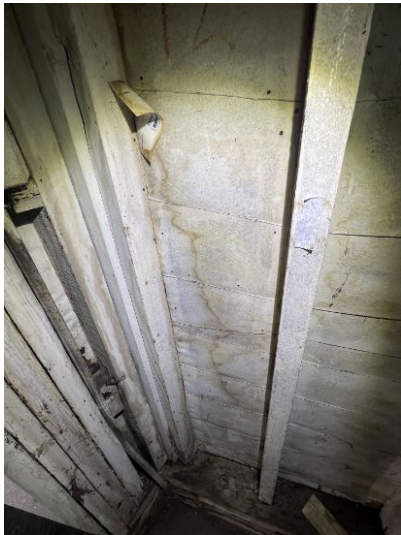
Staining



Some garages have windows that are missing the glass. They are boarded up.



Unit 3 (right side)



Unit 3 - Staining along wall



Moisture on the floor.

Grounds

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geo-technical engineer should be consulted. Proper grading is important to keep water away from the foundation. If it is not raining during the inspection the course of water flowing toward the structure or off the site cannot be observed. The soil should slope away from the structure to prevent problems caused by excess water not flowing away properly. Gutter discharge should be directed away from the foundation for the same reason. Out buildings, such as storage sheds, on the property are excluded from the inspection. Fire pits, a B.B.Q. and other similar items are not inspected nor is the gas to them tested or lit.

This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Landscape lighting, sprinklers and their timers are not part of a general property inspection. The inspection report does not include the identification of the property boundaries.

Driveway

There are cracked areas in the driveway that are typical for the age and style of construction.

Walkways

A visual inspection of the walkway condition found them to be in a serviceable condition at time the of inspection.

Landscaping

A visual inspection of the landscaping found it to be in a serviceable condition at time the of inspection.

Drainage

Flat site

There is debris visible in the below grade drains. These need to be cleaned and tested, so they function as they should.



This area drain is full and overflowing.



This area drain is full and overflowing.

Fencing & Garden Walls

A visual inspection of the fencing was found to be in a serviceable condition at time the of inspection.

Common Areas

Interior Rooms

Entry way
Landing at top of stairs

General Floor Condition

The carpet is worn/stained in areas.



Stairs

There are 2 stairwells, one on the left side and one on the right side.

The stairs have narrow tread depths which is a trip hazard.



Railings & Handrail

A visual inspection of the railings and handrail found them in a serviceable condition at the time of inspection.

Interior Comments

There are areas of stress cracks in the walls and ceilings.

Unit 1

Unit Number

This unit is identified as UNIT 1



Unit type

This is a 2 bedroom unit

Walls and Ceilings

There are areas of stress cracks in the walls and ceilings

Possible asbestos materials were in the closet. These would have to be tested by an independent lab to confirm the presence of asbestos.



Patching



Possible asbestos

Floors

The carpet is worn/stained in areas.

There are stains on areas of the hardwood flooring that may be due to moisture of some kind. This type of staining is often saturated into the wood such that no amount of sanding will remove it. This condition should be further examined by a wood flooring specialist to determine the extent of repair needed to bring it to a condition that will be satisfactory

The vinyl flooring is damaged in areas.



Kitchen Photo



Counter / Cabinet

There are areas of wear to the counter.

There are areas of wear to the cabinets.

The seam at the rear and side where the counter and backsplash meet is open and needs to be resealed to prevent moisture intrusion to the area behind.

The cabinet area below the sink has damage/deterioration which appears to have been caused by moisture.





Sink / Faucet

The sink is older and worn in areas.

FAUCET

The faucet is frozen in place and does not swivel.

The drain line is leaking

The water temperature is very hot and is a scalding hazard. The temperature should be a maximum of 120 deg F. This temperature was 126 deg F.

Bathroom Photo



Walls/Ceilings Floors - Bathroom #1

WALLS/CEILING

There are areas of patching and apparent repairs on the wall surfaces.

FLOOR

The bathroom floor tile is cracked in areas



Fixtures - Bathroom #1

SINK - Serviceable

FAUCET - Serviceable

TOILET - Serviceable

VENTILATION

The window is used for ventilation

BATHTUB - Serviceable

SHOWER FAUCET - Serviceable

SHOWER WALLS - Serviceable

ENCLOSURE

There is no enclosure for the shower

The drain line is corroded and leaking.



The drain line is corroded and leaking.



Sink seal is deteriorated.

Electrical

OUTLETS

The outlets are the 2 prong type. These are the older ungrounded type. In many cases they could be upgraded to the 3 prong type with a ground in them but it is not a requirement

GFCI outlet located in the floor of the kitchen. This style of outlet is not meant to be in the floor. There is no protection to prevent outlet damage.

There are no GFCI outlets in areas that require them, such as the kitchen, bathrooms or any area exposed to a water source.



GFCI outlet located in the floor of the kitchen. This style of outlet is not meant to be in the floor. There is no protection to prevent outlet damage.



Fixture does not operate

Heating

This is a gas wall heater

The furnace is older and aged.

The pilot light was off at the time of the inspection and this could not be tested.

THERMOSTAT

The system did not respond and is not working at this time so the thermostat could not be tested



Floor heater

Cooling

No A/C system installed.

Heating type

Observations:

There is a gas fueled floor heater.



Heating Condition

Observations:

The system does not appear to be functioning.

The furnace is very old and it is nearing the end of its useful life. Furnaces have an average life span anywhere from 10-20 years depending on regular maintenance and time in use. Replacement should be considered soon and a budget established for this.

Doors

EXTERIOR

The exterior door surfaces are wood

INTERIOR

There are wood doors

The interior doors do not always work well and are out of adjustment. They would need repairs to operate properly.

Windows

The exterior window frames are wood

The windows are single pane

Some windows are the louvered type.

There are areas of weather beaten wood and peeling paint

Some of the older windows are sticking and difficult to open. This appears to be due in part to paint buildup and past building movement





Some windows are the louvered type.

Fireplace



Unit 2

Unit Number

This unit is identified as UNIT 2



Unit type

This is a 2 bedroom unit

Walls and Ceilings

There are areas of stress cracks in the walls and ceiling





Floors

The carpet is damaged in areas.

The hardwood flooring is damaged in areas that may need repair.

The vinyl flooring is damaged in areas.



Kitchen Photo



Counter / Cabinet

COUNTERS

There are areas of wear to the counter.

CABINETS

The cabinets are older and do not work perfectly

Sink / Faucet

The sink is worn in areas.

Bathroom Photo



Walls/Ceilings Floors

There are areas of moisture deterioration at the wall surfaces.

FLOOR

The bathroom floor tile is cracked in areas

Fixtures

SINK - Serviceable

FAUCET - Serviceable

TOILET - Serviceable

VENTILATION

The window is used for ventilation

BATHTUB - Serviceable

SHOWER FAUCET - Serviceable

SHOWER WALLS - Serviceable

ENCLOSURE

There is no enclosure for the shower

Walls/Ceilings Floors

There are areas of moisture deterioration at the wall surfaces.

FLOOR

The bathroom floor tile is cracked in areas

Fixtures

SINK - Serviceable

FAUCET - Serviceable

TOILET - Serviceable

VENTILATION

The window is used for ventilation

BATHTUB - Serviceable

SHOWER FAUCET - Serviceable

SHOWER WALLS - Serviceable

ENCLOSURE

There is no enclosure for the shower

Walls/Ceilings Floors

There are areas of moisture deterioration at the wall surfaces.

FLOOR

The bathroom floor tile is cracked in areas



Fixtures

SINK - Serviceable

FAUCET - Serviceable

TOILET - Serviceable

VENTILATION

The window is used for ventilation

BATHTUB - Serviceable

SHOWER FAUCET - Serviceable

SHOWER WALLS - Serviceable

ENCLOSURE

There is no enclosure for the shower

Electrical

The outlets are the 2 prong type. These are the older ungrounded type. In many cases they could be upgraded to the 3 prong type with a ground in them but it is not a requirement

GFCI outlet located in the floor of the kitchen. This style of outlet is not meant to be in the floor. There is no protection to prevent outlet damage.

There are no GFCI outlets in areas that require them, such as the kitchen, bathrooms or any area exposed to a water source.



GFCI outlet located in the floor of the kitchen. This style of outlet is not meant to be in the floor. There is no protection to prevent outlet damage.



Bathroom - NO GFCI

Heating

There are 2 heaters in this unit. They are both similar and will be described here.

There are 2 gas wall heaters

THERMOSTAT

The system did not respond and is not working at this time so the thermostat could not be tested

CONDITION

The furnace is very old and aged.

The heating system was not working at the time of the inspection and will need further evaluation.



Old thermostat

Cooling

No A/C system installed.

Doors

EXTERIOR

The exterior door surfaces are wood

INTERIOR

There are wood doors

The interior doors do not always work well and are out of adjustment. They would need repairs to operate properly.

Windows

The exterior window frames are wood

The windows are single pane

Some windows are the louvered type.

There are areas of weather beaten wood and peeling paint

There are areas of deterioration to the exterior of the windows

Some of the older windows are sticking and difficult to open. This appears to be due in part to paint buildup and past building movement



Fireplace



Unit 3

Unit Number

This unit is identified as UNIT 3



Unit type

This is a 2 bedroom unit

Walls and Ceilings

There are areas of stress cracks in the walls and ceiling.

Floors

The carpet is worn/stained in areas.

There are stains on areas of the hardwood flooring that may be due to moisture of some kind. This type of staining is often saturated into the wood such that no amount of sanding will remove it. This condition should be further examined by a wood flooring specialist to determine the extent of repair needed to bring it to a condition that will be satisfactory

The hardwood flooring is cupped in areas, this is usually due to moisture.

The vinyl flooring is damaged in areas.





Kitchen Photo



Counter / Cabinet

There are areas of wear to the counter.

There are areas of wear to the cabinets.

Sink / Faucet

The sink is worn in areas.

Appliances

The kitchen has a gas stove.

The cooktop is an older model appliance



Laundry

The Laundry is in the Kitchen

There are washer facilities present but they were not tested. Also the washer was not tested.

An electric dryer hookup was observed in the laundry area.

There are dryer hookups present but they are not tested and the dryer was not tested.



Bathroom Photo



Walls/Ceilings Floors

There are areas of moisture deterioration at the wall and ceiling surfaces.

Fixtures

SINK - Serviceable

FAUCET - Serviceable

TOILET - Serviceable

VENTILATION

The window is used for ventilation

BATHTUB - Serviceable

SHOWER FAUCET - Serviceable

SHOWER WALLS - Serviceable

ENCLOSURE

There is no enclosure for the shower

Walls/Ceilings Floors

There are areas of moisture deterioration at the wall and ceiling surfaces.

Fixtures

SINK - Serviceable

FAUCET - Serviceable

TOILET - Serviceable

VENTILATION

The window is used for ventilation

BATHTUB - Serviceable

SHOWER FAUCET - Serviceable

SHOWER WALLS - Serviceable

ENCLOSURE

There is no enclosure for the shower

Walls/Ceilings Floors

There are areas of moisture deterioration at the wall and ceiling surfaces.



Fixtures

SINK - Serviceable

FAUCET - Serviceable

TOILET - Serviceable

VENTILATION

The window is used for ventilation

BATHTUB - Serviceable

SHOWER FAUCET - Serviceable

SHOWER WALLS - Serviceable

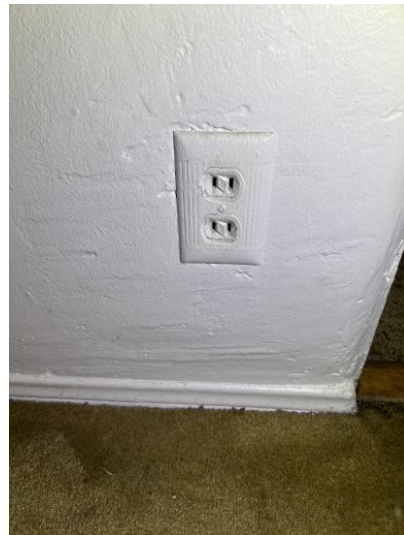
ENCLOSURE

There is no enclosure for the shower

Electrical

The outlets are the 2 prong type. These are the older ungrounded type. In many cases they could be upgraded to the 3 prong type with a ground in them but it is not a requirement

There are no GFCI outlets in areas that require them, such as the kitchen, bathrooms or any area exposed to a water source.





Bathroom - NO GFCI

Heating

There are 2 heaters in this unit. They are both similar and will be described here.

There are 2 gas wall heaters

THERMOSTAT

The system did not respond and is not working at this time so the thermostat could not be tested

CONDITION

The furnace is very old and aged.

The heating system was not working at the time of the inspection and will need further evaluation.





Cooling

No A/C system installed.

Doors

EXTERIOR

The exterior door surfaces are wood

INTERIOR

There are wood doors

The interior doors do not always work well and are out of adjustment. They would need repairs to operate properly.



Door handle loose

Windows

The exterior window frames are wood

The windows are single pane

Some windows are the louvered type.

There are areas of deterioration to the exterior of the windows



Some windows are the louvered type.

Fireplace



Unit 4

Unit Number

This unit is identified as UNIT 4



Unit type

This is a 2 bedroom unit

Walls and Ceilings

There are areas of stress cracks in the walls and ceiling.



Floors

The vinyl flooring is damaged in areas.

There are stains on areas of the hardwood flooring that may be due to moisture of some kind. This type of staining is often saturated into the wood such that no amount of sanding will remove it. This condition should be further examined by a wood flooring specialist to determine the extent of repair needed to bring it to a condition that will be satisfactory

Kitchen Photo



Counter / Cabinet

COUNTERS

There are areas of wear to the counter.

CABINETS

The cabinets are older and do not work perfectly

Sink / Faucet

The sink is worn in areas.

Bathroom Photo



Walls/Ceilings Floors

WALLS/CEILING

There are areas of moisture deterioration at the walls and ceiling.

There are cracked tiles in areas.

FLOOR

The bathroom floor tile is cracked in areas

Fixtures

SINK - Serviceable

FAUCET - Serviceable

TOILET - Serviceable

VENTILATION

The window is used for ventilation

BATHTUB - Serviceable

SHOWER FAUCET - Serviceable

SHOWER WALLS - Serviceable

ENCLOSURE

There is no enclosure for the shower

Walls/Ceilings Floors

WALLS/CEILING

There are areas of moisture deterioration at the walls and ceiling.

There are cracked tiles in areas.

FLOOR

The bathroom floor tile is cracked in areas

Fixtures

SINK - Serviceable

FAUCET - Serviceable

TOILET - Serviceable

VENTILATION

The window is used for ventilation

BATHTUB - Serviceable

SHOWER FAUCET - Serviceable

SHOWER WALLS - Serviceable

ENCLOSURE

There is no enclosure for the shower

Walls/Ceilings Floors

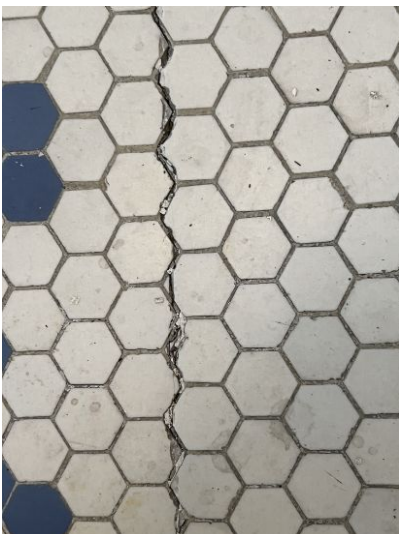
WALLS/CEILING

There are areas of moisture deterioration at the walls and ceiling.

There are cracked tiles in areas.

FLOOR

The bathroom floor tile is cracked in areas



Cracked tiles



Fixtures

SINK - Serviceable

FAUCET - Serviceable

TOILET - Serviceable

VENTILATION

The window is used for ventilation

BATHTUB - Serviceable

SHOWER FAUCET - Serviceable

SHOWER WALLS - Serviceable

ENCLOSURE

There is no enclosure for the shower

Electrical

The outlets are the 2 prong type. These are the older ungrounded type. In many cases they could be upgraded to the 3 prong type with a ground in them but it is not a requirement

There are no GFCI outlets in areas that require them, such as the kitchen, bathrooms or any area exposed to a water source.



Painted over

Heating

There are 2 heaters in this unit. They are both similar and will be described here.

There are 2 gas wall heaters

THERMOSTAT

The system did not respond and is not working at this time so the thermostat could not be tested

CONDITION

The furnace is very old and aged.

The living room furnace has been red-tagged by the Gas company as "unsafe".



The living room furnace has been red-tagged by the Gas company as "unsafe".



Cooling

No A/C system installed.

Doors

EXTERIOR

The exterior door surfaces are wood

INTERIOR

There are wood doors

The interior doors do not always work well and are out of adjustment. They would need repairs to operate properly.

Windows

The exterior window frames are wood

The windows are single pane

Some windows are the louvered type.

There are areas of deterioration to the exterior of the windows

Some of the older windows are sticking and difficult to open. This appears to be due in part to paint buildup and past building movement



Some windows are the louvered type.



Fireplace



Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
TPR Valve	The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Plumbing System

Page 6	Water Supply Pipe Comments	The hot water in all of the units is too hot. Water temperature should be no higher than 120 deg F.
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Sewer

Page 10	Sewer Line Condition	There are cracks noted in the piping near the city connection.
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Electrical System

Page 19	Electrical Outlets	Unit 4: There are outlets that are dead and not working Most units do not have GFCI outlets in areas that require them, such as the kitchen, bathrooms or any area exposed to a water source.
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Roof

Page 24	Roof Materials.	
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Unit 1

Page 52	Sink / Faucet	The drain line is leaking The water temperature is very hot and is a scalding hazard. The temperature should be a maximum of 120 deg F. This temperature was 126 deg F.
Page 54	Fixtures - Bathroom #1	The drain line is corroded and leaking.

Page 54	Electrical	There are no GFCI outlets in areas that require them, such as the kitchen, bathrooms or any area exposed to a water source.
Page 57	Heating Condition	The furnace is very old and it is nearing the end of its useful life. Furnaces have an average life span anywhere from 10-20 years depending on regular maintenance and time in use. Replacement should be considered soon and a budget established for this.
Unit 2		
Page 63	Electrical	There are no GFCI outlets in areas that require them, such as the kitchen, bathrooms or any area exposed to a water source.
Page 64	Heating	CONDITION The furnace is very old and aged. The heating system was not working at the time of the inspection and will need further evaluation.
Unit 3		
Page 72	Electrical	There are no GFCI outlets in areas that require them, such as the kitchen, bathrooms or any area exposed to a water source.
Page 73	Heating	CONDITION The furnace is very old and aged. The heating system was not working at the time of the inspection and will need further evaluation.
Unit 4		
Page 81	Electrical	There are no GFCI outlets in areas that require them, such as the kitchen, bathrooms or any area exposed to a water source.
Page 82	Heating	CONDITION The furnace is very old and aged. The living room furnace has been red-tagged by the Gas company as "unsafe".