

Bob's Inspections

Property Inspection Report



9555 W. Cucamonga - Buildings A to T Units 1 to 330, San Francisco CA,

Inspection prepared for: Some Big University
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Report Summary

Interior		
Page 6 Item: 2	Cabinets	doors missing unit 9
Page 6 Item: 3	Ceiling Fans	loose at the ceiling unit 80
Page 6 Item: 4	Ceiling Condition	holes present unit 85
Page 6 Item: 5	Closets	doors off guides unit 18
Page 6 Item: 7	Doors	damaged jamb unit 213
Page 6 Item: 8	Electrical	light flicker in the dining room and kitchen unit 31, outlet covers missing unit 161
Page 6 Item: 12	Sliding Doors	difficult to operate unit 206,223
Page 7 Item: 13	Screen Doors	sliding screen door is torn unit 1, sliding screen door is off the tracks unit 4,9,34, sliding screen door is missing unit 12,72
Page 7 Item: 14	Smoke Detectors	did not operate unit 1,4,24,31,80,94,103,112,114,208, loose at the ceiling unit 207
Bedroom		
Page 8 Item: 6	Closets	doors off the guides unit 1,14,17,48,184,206,223,224, floor guides missing, doors swing unit 13, doors missing unit 24,198, damaged doors unit 304
Page 8 Item: 7	Doors	damaged doors unit 1
Page 8 Item: 8	Electrical	loose outlets unit 30
Page 8 Item: 12	Sliding Doors	loose hardware unit 213
Page 9 Item: 14	Smoke Detectors	recommend smoke detectors in the bedrooms for all units
Page 9 Item: 17	Window Condition	did not lock/latch unit 4,47, frame separating from the glass unit 13, cracked glass unit 295
Bathroom		
Page 10 Item: 2	Cabinets	water damage under the sink unit 1, doors missing unit 32
Page 10 Item: 5	Doors	damaged doors unit 1,298, did not latch unit 114, missing door unit 294
Page 10 Item: 6	Electrical	outlet hot and neutral wired in reverse-marked X unit 27, loose outlets unit 152
Page 10 Item: 7	GFCI	test did not operate unit 3,7,11,14,19,27,56,68,80,84,115,116,126,134,136,152,168,176,194,198,246,256,272,276,298,315
Page 10 Item: 8	Exhaust Fan	missing cover unit 61
Page 10 Item: 9	Floor Condition	lifting by the tub unit 1,223
Page 10 Item: 11	Mirrors	cracked glass and missing glass unit 304
Page 10 Item: 12	Plumbing	pipes vibrating in the wall unit 201, visible leaking under the sink unit office,175
Page 11 Item: 14	Showers	diverter stuck in position unit 1, hot & cold reversed in most unit with two bath/shower areas, drains slow unit 97, missing the shower head unit 65
Page 11 Item: 15	Shower Walls	loose facial plates unit 2,8,55,63,114,236,250, loose plumbing in the wall unit 6,12,114,206
Page 11 Item: 16	Bath Tubs	faucet drips unit 1,106,128,146,198,211, missing tub overflow drain cover unit 204

Page 11 Item: 18	Sinks	no water present unit 1, drains slow unit 4, faucet drips unit 80,89,128,190,260
Page 11 Item: 19	Toilets	loose on the floor unit 41,88, missing shut off handle unit 1, runs continuously unit 31,141,200,214
Page 11 Item: 21	Window Condition	did not lock/latch unit 24,32,128, cracked glass unit 106
Kitchen		
Page 12 Item: 1	Cabinets	drawers off guides unit 1,13,60,68, water damage under the sink unit 1, doors missing unit 55,90,304, missing chopping board unit 95
Page 12 Item: 4	Dishwasher	loose in cabinet unit 7,67, did not operate unit 13,16, door sticks at the cabinet unit 16, discharged out of the air gap unit 83,109,210, damaged door unit 183
Page 12 Item: 6	Electrical	loose outlets unit 16, outlet covers missing unit 159
Page 12 Item: 7	GFCI	recommend -GFCI'S in all unit to meet current code
Page 12 Item: 9	Garbage Disposal	did not operate unit 18,53,110,134,252,314,316, unit vibrates 4,21,52,84,90,319, missing outlet cover unit 43, makes irregular noise unit 174,198,216
Page 12 Item: 10	Microwave	loose outlet unit 94, did not operate unit 227
Page 12 Item: 11	Cook top condition	missing electric burner unit 304
Page 13 Item: 13	Plumbing	visible leaking under the sink unit 57,112,159
Page 13 Item: 15	Sinks	faucet leaks while operating unit 1,60, loose fixtures unit 172, drains slow unit 210
Page 13 Item: 23	Vent Condition	unit makes irregular noise unit 143
Laundry		
Page 15 Item: 5	Dryer Vent	vent into the laundry area
Page 15 Item: 6	Electrical	outlet covers missing unit 74,145,161
Heating		
Page 17 Item: 1	Heater Condition	Heating And A/C Inspection Preformed By Mike DiGiovanna C20 Lic#280648. did not operate unit 186, condensation stains present unit, vibrates and makes irregular noise unit 5,19,20,30,95,117,118,124,133,147,149,163,168,171,177,182,203,206,218,223,248,252,274,294, condensation leaking at the fan coil inside unit 81,99,208,288, Recommend complete service of all units
Page 17 Item: 2	Heater Base	damaged drywall, holes in the base, water damaged, office units
Page 17 Item: 5	Thermostats	loose on the wall unit 16,34,48
Page 17 Item: 7	Filters	dirty filter unit 1,29,33,34,42,44,49,56,58,60,61,62,66,68,69,70,72,73,75,76,83,85,91,93,94,98,106,130,135,146,151,153,154,160,161,174,175,176,177,178,180,182,183,187,191,192,194,196,201,203,204,208,209,213,214,221,226,230,232,237,240,272,276,280,282,283,286,288,289,294,296,300,302,304,305,306,309,314,318,319 and main office, wrong size unit 9,11,12,13,21,25,38,43,56,99,109,116,118,120,130,131,132,134,141,142,147,148,149,150,163,164,165,172,172,173,174,175,180,182,197,203,206,211,286,288, missing unit 67,113,
Page 17 Item: 9	Registers	low air flow unit 1,4,5,10,18,33,47,48,68,69,119,128,130,144,145,159,162,176,178,184,199,201,202,232,242,294,300,304

Page 18 Item: 10	Refrigerant Lines	missing insulation at A/C condenser all units, irregular installation not supported properly unit 24
Page 18 Item: 11	AC Compress Condition	exposed wires at unit 26,54,57,58,59,61,62,74,81,116,117,131,134,137,138,140,142,143,144,148,150,151,152,158,163,167,174,178,190,191,192,198,234,237,244,247,251,252,254,257,260,262,263,266,267,268,269,283,286,289,296,307,319,320 and office , loose disconnect box unit 26,44,51,52,316, not level or damaged condenser pad unit 22,24,25,43,48,55,56,61,62,64,68,70,71,73,74,76,97,100,111,112,115,136,140,143,145,148,152,153,155,160,161,162,164,166,167,169,170,173,174,180,181,182,183,184,185,191,192,245,252,253,255,256,260,261,262,268,269,270,290,296,299,311,312,318, condenser makes irregular noise unit 17,19,28,138,139,140,142, recommend remove debris unit 21, condenser vibrates unit 29, did not operate unit 57,58,186, air flow not cold unit 89,91,92,94
Waterheater		
Page 19 Item: 2	Combusion	personal items present and to close to the waterheaters in most of the units
Page 19 Item: 3	Water Heater Condition	visible leaking unit 3,36,79,83,100,104,109,173,187, missing fire box cover unit 2, deteriorated unit 38,51,69,85, recommend drain pans under all second story units
Page 19 Item: 5	Heater Enclosure	deteriorated and split door unit 1,2,3,4,6,8,10,14,15,17,20,22,27,34,36,54,55,56,57,60,65,66,74,94,97,102,104,105,106,112,114,119,121,122,123,124,127,128,138,144,146,161,162,167,168,178,184,186,190,192,198,200,207,209,210,224,232,242,246,251,252,256,257,260,262,265,272,273,277,280,290,292,293,294,297,299,300,304,307,308,312,320, damaged drywall and mold stains present unit 1,3,4,6,19,25,26,45,53,73,79,76,121,149,159,162,166,206,209,223,232,254,280,292,316 and office stroage area, damaged jamb unit 5,25,33,104,114,130,138,144,146,148,160,202,267,319, door sticks at the jamb unit 44, missing outlet cover unit 46,49
Page 19 Item: 7	Overflow Condition	recommend overflow line on all units to current code
Page 19 Item: 9	Strapping	not to code, requires two 1 1/2" steel straps 16 gauge, 1/3 from the top and the bottom all units
Page 19 Item: 10	TPRV	none on most units, all unit should be to current code
Page 20 Item: 11	Venting	loose connections unit 23,73
Electrical		
Page 23 Item: 4	Breakers	missing knock-outs in all units
Roof		
Page 24 Item: 1	Roof Condition	Roofing Inspection Preformed By James Wright Roofing C39 Lic#641827, chipped, cracked,missing and slipped tiles on all buildings, exposed and deteriorated felt on buildings A,G and L, recommend remove debris from the roof all buildings, recommend a complete service of all buildings
Page 24 Item: 3	Flashing	recommend mastic at the vent pipes all buildings
Page 24 Item: 4	Gutter	loose connections, does not divert water away from structure properly, restricted by debris, irregular installation of down spouts at the exterior lighting

Page 24 Item: 7	Vent Caps	missing cap buildings A,C and R
Page 24 Item: 8	Car Port Roofing Condition	damaged wood on the end of the support beam car port C north side of the complex, deteriorated sheeting parking area 101 to 106, 184 to 191 and 192 to 197, evidence of leaking parking area 119 to 126 and 211 to 214, split roofing membrane parking area 267 to 272, all parking areas show asphalt and membrane separation from the metal edge flashing, parking areas 170 to 177 and 259 to 266 structure appears to be sagging and weak, all car port areas are in need of service or replacement
Attic		
Page 25 Item: 5	Exhaust Vent	terminates in the attic over the bathrooms, recommend all bath fan venting extends to the exterior air
Exterior		
Page 26 Item: 1	Doors	exterior doors for the waterheater, gas enclosure, laundry room and electrical room are damage on all buildings
Page 26 Item: 2	Eaves & Facia	deteriorated, warped wood on all buildings in areas
Page 26 Item: 3	Exterior Paint	unpainted areas on the door trim all buildings
Page 26 Item: 4	Siding Condition	deteriorated, loose at the structure window areas on all buildings
Page 26 Item: 5	Stucco	recommend sealing holes & gaps on all buildings where the stucco is missing, wall cap flashing is loose or missing on all buildings patio areas
Page 26 Item: 6	Window Condition	missing, torn and bent screens on all buildings
Foundation		
Page 28 Item: 13	Foundation Plumbing	visible leaking under sub parking area building B, recommend plumber to evaluate all areas
Grounds		
Page 29 Item: 1	Driveway and Walkway Condition	trip hazards on the walkways, lifting due to tree roots, tree roots are damaging curbs at the planters
Page 29 Item: 3	Balcony	lifting & loose wood unit 2,34,92, deteriorated material unit 23, ponding in areas building J east side, deteriorated material building J west side
Page 29 Item: 6	Stairs & Handrail	loose railing, missing lag bolts on most buildings, missing or damaged railing unit 192,174,304, loose steps unit 212
Page 29 Item: 7	Grounds Electrical	missing fixture globes unit 1,41, loose light fixtures on all buildings, exposed romex wiring unit 41 patio area and under the stairs sub parking areas only, recommend all j-boxes at the tennis court and basketball courts are exterior covers and sealed properly
Page 29 Item: 9	Fence Condition	deteriorated wood & post on most units
Page 29 Item: 10	Gate Condition	gate off the hinges east side of the complex
Page 29 Item: 11	Grading	ponding water in many areas of the grounds, trees too close to the structure, trees damaging A/C pads
Page 30 Item: 13	Sprinklers	rec. adjust timer could be over watering and causing the ponding water
Page 30 Item: 16	Water Shut-off Valve Condition	visible leaking at the main shut off unit A, hose bib leaks north side of building N, PRV leaking west side of building D
Pool		

Page 31 Item: 5	Gate & Fence Condition	wood is deteriorated and weak west pool equipment area
Page 31 Item: 8	Pool Heater Condition	did not operate, heater not hooked up [west pool], equipment room ceiling by the office is water damaged, stained and missing drywall

Interior

1. Bar

Good	Fair	Poor	N/A	None
				X

2. Cabinets

Good	Fair	Poor	N/A	None
X	X			

Observations: functional, worn hardware, most not accesable due to personal items, **doors missing unit 9**

3. Ceiling Fans

Good	Fair	Poor	N/A	None
X	X			

Observations: operated, worn unit, **loose at the ceiling unit 80**

4. Ceiling Condition

Good	Fair	Poor	N/A	None
X	X			

Materials: drywall, accoustic
Observations: cracking small, patched areas, small stains, evidence of past leaking, **holes present unit 85**

5. Closets

Good	Fair	Poor	N/A	None
X	X			

Observations: functional, worn hardware, most n/a personal items, **doors off guides unit 18**

6. Door Bell

Good	Fair	Poor	N/A	None
				X

7. Doors

Good	Fair	Poor	N/A	None
	X			

Observations: functional, worn hardware, weathered, patched areas at the jambs, **damaged jamb unit 213**

8. Electrical

Good	Fair	Poor	N/A	None
X	X			

Observations: some outlets n/a, worn switches, worn outlets, **light flicker in the dining room and kitchen unit 31, outlet covers missing unit 161**

9. Fireplace

Good	Fair	Poor	N/A	None
				X

10. Floor Condition

Good	Fair	Poor	N/A	None
	X			

Materials: carpet, vinyl
Observations: stained, worn, area rugs present, squeaky, dirty, torn

11. Security Bars

Good	Fair	Poor	N/A	None
				X

12. Sliding Doors

Good	Fair	Poor	N/A	None
X	X			

Observations: functional, worn hardware, tempered glass, dirty tracks, **difficult to operate unit 206,223**

13. Screen Doors

Good	Fair	Poor	N/A	None
	X			

Observations: functional, worn hardware, dirty tracks, sliding screen door is torn unit 1, sliding screen door is off the tracks unit 4,9,34, sliding screen door is missing unit 12,72

14. Smoke Detectors

Good	Fair	Poor	N/A	None
	X			

Observations: operated, did not operate unit 1,4,24,31,80,94,103,112,114,208, loose at the ceiling unit 207

15. Stairs & Handrail

Good	Fair	Poor	N/A	None
				X

16. Wall Condition

Good	Fair	Poor	N/A	None
X	X			

Materials: drywall
Observations: some areas n/a personal items, small holes, patched areas, holes present

17. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
				X

18. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: aluminum, stationary
Observations: functional main office only

Bedroom

1. Locations

Unit#1to 330

2. Bar

Good	Fair	Poor	N/A	None
				X

3. Cabinets

Good	Fair	Poor	N/A	None
				X

4. Ceiling Condition

Good	Fair	Poor	N/A	None
X	X			

Materials: drywall, accoustic

Observations: cracking small, patched areas, small stains, evidence of past leaking

5. Ceiling Fans

Good	Fair	Poor	N/A	None
				X

6. Closets

Good	Fair	Poor	N/A	None
	X			

Observations: functional, worn hardware, most n/a personal items, doors off the guides unit 1,14,17,48,184,206,223,224, floor guides missing, doors swing unit 13, doors missing unit 24,198, damaged doors unit 304

7. Doors

Good	Fair	Poor	N/A	None
X	X			

Observations: functional, worn hardware, damaged doors unit 1

8. Electrical

Good	Fair	Poor	N/A	None
X	X			

Observations: some outlets not accessable, worn switches, worn outlets, loose outlets unit 30

9. Fireplace

Good	Fair	Poor	N/A	None
				X

10. Floor Condition

Good	Fair	Poor	N/A	None
	X			

Materials: carpet

Observations: stained, worn, area rugs present, torn, dirty

11. Security Bars

Good	Fair	Poor	N/A	None
				X

12. Sliding Doors

Good	Fair	Poor	N/A	None
X	X			

Observations: functional, worn hardware, tempered glass, dirty tracks, could not access some due to personal items, loose hardware unit 213

13. Screen Doors

Good	Fair	Poor	N/A	None
X				

Observations: functional, worn hardware

14. Smoke Detectors

Good	Fair	Poor	N/A	None
			X	

Observations: **recommend smoke detectors in the bedrooms for all units**

15. Wall Condition

Good	Fair	Poor	N/A	None
X	X			

Materials: drywall

Observations: some areas not accessible due to personal items, small holes, patched areas

16. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
				X

17. Window Condition

Good	Fair	Poor	N/A	None
X	X			

Materials: aluminum

Observations: functional, worn hardware, dirty tracks, could not access some due to personal items, **did not lock/latch unit 4,47, frame separating from the glass unit 13, cracked glass unit 295**

Bathroom

1. Locations

Office Area, Unit#1 to 330

2. Cabinets

Good	Fair	Poor	N/A	None
X	X			

Observations: functional, worn hardware, most not accesable due to personal items, faded, **water damage under the sink unit 1, doors missing unit 32**

3. Ceiling Condition

Good	Fair	Poor	N/A	None
X	X			

Materials: drywall
Observations: cracking small, patched areas, small stains

4. Counters

Good	Fair	Poor	N/A	None
X				

Observations: normal wear

5. Doors

Good	Fair	Poor	N/A	None
X	X			

Observations: functional, worn hardware, **damaged doors unit 1,298, did not latch unit 114, missing door unit 294**

6. Electrical

Good	Fair	Poor	N/A	None
X	X			

Observations: worn switches, worn outlets, missing fixture globe in some units, **outlet hot and neutral wired in reverse-marked X unit 27, loose outlets unit 152**

7. GFCI

Good	Fair	Poor	N/A	None
	X	X		

Observations: test operated, **test did not operate unit 3,7,11,14,19,27,56,68,80,84,115,116,126,134,136,152,168,176,194,198,246,256,272,276,298,315**

8. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

Observations: operated, dirty, **missing cover unit 61**

9. Floor Condition

Good	Fair	Poor	N/A	None
X	X			

Materials: vinyl
Observations: stained, worn, area rugs present, **lifting by the tub unit 1,223**

10. Heating

Good	Fair	Poor	N/A	None
			X	

Observations: central unit, see HVAC page

11. Mirrors

Good	Fair	Poor	N/A	None
X	X			

Observations: functional, worn hardware, some not accessible due to personal items, rust present, fading, **cracked glass and missing glass unit 304**

12. Plumbing

Good	Fair	Poor	N/A	None
X	X			

Observations: most not accessible personal items, worn fixtures, corrosion present, **pipes vibrating in the wall unit 201, visible leaking under the sink unit office,175**

13. Security Bars

Good	Fair	Poor	N/A	None
				X

14. Showers

Good	Fair	Poor	N/A	None
X	X			

Observations: functional, worn hardware, corrosion present, **diverter stuck in position unit 1, hot & cold reversed in most unit with two bath/shower areas, drains slow unit 97, missing the shower head unit 65**

15. Shower Walls

Good	Fair	Poor	N/A	None
X	X			

Observations: stained, worn, dirty, chipped, **loose facial plates unit 2,8,55,63,114,236,250, loose plumbing in the wall unit 6,12,114,206**

16. Bath Tubs

Good	Fair	Poor	N/A	None
X	X			

Observations: stained, worn, corrosion at fixtures, dirty, chipped, loose facial plates, **faucet drips unit 1,106,128,146,198,211, missing tub overflow drain cover unit 204**

17. Enclosure

Good	Fair	Poor	N/A	None
			X	

Observations: curtain present

18. Sinks

Good	Fair	Poor	N/A	None
	X			

Observations: functional, worn fixtures, worn surface, surface cracks, stopper missing in most units, **no water present unit 1, drains slow unit 4, faucet drips unit 80,89,128,190,260**

19. Toilets

Good	Fair	Poor	N/A	None
X	X			

Observations: worn hardware, stained, **loose on the floor unit 41,88, missing shut off handle unit 1, runs continuously unit 31,141,200,214**

20. Wall Condition

Good	Fair	Poor	N/A	None
X	X			

Materials: drywall
Observations: some areas not accessible due to personal items, small holes, patched areas

21. Window Condition

Good	Fair	Poor	N/A	None
X	X			

Materials: aluminum
Observations: functional, worn hardware, dirty tracks, **did not lock/latch unit 24,32,128, cracked glass unit 106**

Kitchen

1. Cabinets

Good	Fair	Poor	N/A	None
X	X			

Observations: functional, worn hardware, most not accesable due to personal items, faded, **drawers off guides unit 1,13,60,68, water damage under the sink unit 1, doors missing unit 55,90,304, missing chopping board unit 95**

2. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: drywall, panel lighting present
Observations: cracking small, patched areas

3. Counters

Good	Fair	Poor	N/A	None
X	X			

Observations: stained, worn, dirty, chipped, loose formica, some not visible due to personal items

4. Dishwasher

Good	Fair	Poor	N/A	None
X	X			

Observations: operated, worn unit, , **loose in cabinet unit 7,67, did not operate unit 13,16, door sticks at the cabinet unit 16, discharged out of the air gap unit 83,109,210, damaged door unit 183**

5. Doors

Good	Fair	Poor	N/A	None
				X

6. Electrical

Good	Fair	Poor	N/A	None
X	X			

Observations: some outlets n/a, worn switches, worn outlets, **loose outlets unit 16, outlet covers missing unit 159**

7. GFCI

Good	Fair	Poor	N/A	None
			X	

Observations: **recommend -GFCI'S in all unit to meet current code**

8. Floor Condition

Good	Fair	Poor	N/A	None
X	X			

Materials: vinyl
Observations: stained, worn, torn, dirty, area rugs present

9. Garbage Disposal

Good	Fair	Poor	N/A	None
X	X			

Observations: operated, worn unit, rust present, **did not operate unit 18,53,110,134,252,314,316, unit vibrates 4,21,52,84,90,319, missing outlet cover unit 43, makes irregular noise unit 174,198,216**

10. Microwave

Good	Fair	Poor	N/A	None
X	X			

Observations: none in some of the units, operated, older unit, dirty, **loose outlet unit 94, did not operate unit 227**

11. Cook top condition

Good	Fair	Poor	N/A	None
X	X			

Observations: operated, electric, dirty, temperature control knobs worn, **missing electric burner unit 304**

12. Oven & Range

Good	Fair	Poor	N/A	None
X	X			

Observations: operated, electric, dirty, did not test some due to personal items

13. Plumbing

Good	Fair	Poor	N/A	None
X	X			

Observations: most n/a personal items, worn fixtures, corrosion present, **visible leaking under the sink unit 57,112,159**

14. Security Bars

Good	Fair	Poor	N/A	None
				X

15. Sinks

Good	Fair	Poor	N/A	None
X	X			

Observations: functional, worn fixtures, worn surface, chipped, could not fully inspect due to personal items, **faucet leaks while operating unit 1,60, loose fixtures unit 172, drains slow unit 210**

16. Drinking Fountain

Good	Fair	Poor	N/A	None
				X

17. Spray Wand

Good	Fair	Poor	N/A	None
				X

18. Hot Water Dispenser

Good	Fair	Poor	N/A	None
				X

19. Soap Dispenser

Good	Fair	Poor	N/A	None
				X

20. Sliding Doors

Good	Fair	Poor	N/A	None
				X

21. Screen Doors

Good	Fair	Poor	N/A	None
				X

22. Trash Compactor

Good	Fair	Poor	N/A	None
				X

23. Vent Condition

Good	Fair	Poor	N/A	None
X	X			

Materials: hood with fan, self filtering with fan
Observations: operated, dirty unit, **unit makes irregular noise unit 143**

24. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: drywall
Observations: some areas n/a personal items, small holes, patched areas, small cracking

25. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: aluminum

Observations: functional, worn hardware, dirty tracks

Laundry

1. Locations

In the kitchen area, Pool House Area, Exterior Grounds

2. Cabinets

Good	Fair	Poor	N/A	None
				X

3. Counters

Good	Fair	Poor	N/A	None
	X			

Observations: stained, worn

4. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: drywall

5. Dryer Vent

Good	Fair	Poor	N/A	None
	X			

Observations: could not fully inspect, could not access most units, **vent into the laundry area**

6. Electrical

Good	Fair	Poor	N/A	None
X				

Observations: most n/a, **outlet covers missing unit 74,145,161**

7. GFCI

Good	Fair	Poor	N/A	None
			X	

Observations: none visible

8. Exhaust Fan

Good	Fair	Poor	N/A	None
				X

9. Doors

Good	Fair	Poor	N/A	None
			X	

Observations: functional, worn hardware, none on most units

10. Floor Condition

Good	Fair	Poor	N/A	None
			X	

Materials: vinyl, concrete
Observations: stained

11. Gas Valves

Good	Fair	Poor	N/A	None
X				

Observations: functional, could not access some, no gas present at the laundry area inside the units

12. Plumbing

Good	Fair	Poor	N/A	None
X				

Observations: most not visible due to the location or personal items

13. Wall Condition

Good	Fair	Poor	N/A	None
			X	

Materials: drywall
Observations: some areas n/a personal items

14. Wash Basin

Good	Fair	Poor	N/A	None
				X

15. Window Condition

Good	Fair	Poor	N/A	None
X	X			

Materials: aluminum
Observations: functional, worn hardware, dirty tracks

16. Security Bars

Good	Fair	Poor	N/A	None
			X	

Heating

1. Heater Condition

Good	Fair	Poor	N/A	None
	X			

Location: , interior ceiling
 Materials: electric, forced, split system, fan coil type units
 Observations: Limited Inspection Only, all fan coils are consealed in hall ceilings, operated, older unit, worn unit, **Heating And A/C Inspection Performed By Mike DiGiovanna C20 Lic#280648. did not operate unit 186, condensation stains present unit, vibrates and makes irregular noise unit 5,19,20,30,95,117,118,124,133,147,149,163,168,171,177,182,203,206,218,223,248,252,274,294, condensation leaking at the fan coil inside unit 81,99,208,288, Recommend complete service of all units**

2. Heater Base

Good	Fair	Poor	N/A	None
		X		

Observations: **damaged drywall, holes in the base, water damaged, office units**

3. Enclosure

Good	Fair	Poor	N/A	None
			X	

4. Gas Valves

Good	Fair	Poor	N/A	None
				X

5. Thermostats

Good	Fair	Poor	N/A	None
X	X			

Observations: **loose on the wall unit 16,34,48**

6. Venting

Good	Fair	Poor	N/A	None
				X

7. Filters

Good	Fair	Poor	N/A	None
		X		

hall ceiling
 Observations: **dirty filter unit 1,29,33,34,42,44,49,56,58,60,61,62,66,68,69,70,72,73,75,76,83,85,91,93,94,98,106,130,135,146,151,153,154,160,161,174,175,176,177,178,180,182,183,187,191,192,194,196,201,203,204,208,209,213,214,221,226,230,232,237,240,272,276,280,282,283,286,288,289,294,296,300,302,304,305,306,309,314,318,319 and main office, wrong size unit 9,11,12,13,21,25,38,43,56,99,109,116,118,120,130,131,132,134,141,142,147,148,149,150,163,164,165,172,172,173,174,175,180,182,197,203,206,211,286,288, missing unit 67,113,**

8. Air Supply

Good	Fair	Poor	N/A	None
			X	

9. Registers

Good	Fair	Poor	N/A	None
X	X			

Observations: **dirty, most units have bent return air grills, low air flow unit 1,4,5,10,18,33,47,48,68,69,119,128,130,144,145,159,162,176,178,184,199,201,202,232,242,294,300,304**

10. Refrigerant Lines

Good	Fair	Poor	N/A	None
	X			

Observations: missing insulation at A/C condenser all units, irregular installation not supported properly unit 24

11. AC Compress Condition

Good	Fair	Poor	N/A	None
	X	X		

Materials: electric exterior grounds

Observations: exterior temperature below 65 degrees, older unit, worn unit, exposed wires at unit 26,54,57,58,59,61,62,74,81,116,117,131,134,137,138,140,142,143,144,148,150,151,152,158,163,167,174,178,190,191,192,198,234,237,244,247,251,252,254,257,260,262,263,266,267,268,269,283,286,289,296,307,319,320 and office , loose disconnect box unit 26,44,51,52,316, not level or damaged condenser pad unit 22,24,25,43,48,55,56,61,62,64,68,70,71,73,74,76,97,100,111,112,115,136,140,143,145,148,152,153,155,160,161,162,164,166,167,169,170,173,174,180,181,182,183,184,185,191,192,245,252,253,255,256,260,261,262,268,269,270,290,296,299,311,312,318, condenser makes irregular noise unit 17,19,28,138,139,140,142, recommend remove debris unit 21, condenser vibrates unit 29, did not operate unit 57,58,186, air flow not cold unit 89,91,92,94

Waterheater

1. Base

Good	Fair	Poor	N/A	None
X				

Observations: functional, stained

2. Combusion

Good	Fair	Poor	N/A	None
	X			

Observations: functional, could not fully inspect, **personal items present and to close to the waterheaters in most of the units**

3. Water Heater Condition

Good	Fair	Poor	N/A	None
	X			

Materials: gas exterior cabinet, storage area
Observations: operated, operated, older unit, rust on casing, **visible leaking unit 3,36,79,83,100,104,109,173,187, missing fire box cover unit 2, deteriorated unit 38,51,69,85, recommend drain pans under all second story units**

4. number of gallons

Good	Fair	Poor	N/A	None
X				

Observations: 40 gallons

5. Heater Enclosure

Good	Fair	Poor	N/A	None
	X	X		

Observations: **deteriorated and split door unit 1,2,3,4,6,8,10,14,15,17,20,22,27,34,36,54,55,56,57,60,65,66,74,94,97,102,104,105,106,112,114,119,121,122,123,124,127,128,138,144,146,161,162,167,168,178,184,186,190,192,198,200,207,209,210,224,232,242,246,251,252,256,257,260,262,265,272,273,277,280,290,292,293,294,297,299,300,304,307,308,312,320, damaged drywall and mold stains present unit 1,3,4,6,19,25,26,45,53,73,79,76,121,149,159,162,166,206,209,223,232,254,280,292,316 and office stroage area, damaged jamb unit 5,25,33,104,114,130,138,144,146,148,160,202,267,319, door sticks at the jamb unit 44, missing outlet cover unit 46,49**

6. Gas Valve

Good	Fair	Poor	N/A	None
X				

Observations: could not access some due to personal items

7. Overflow Condition

Good	Fair	Poor	N/A	None
				X

Observations: **recommend overflow line on all units to current code**

8. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: copper
Observations: corrosion present

9. Strapping

Good	Fair	Poor	N/A	None
			X	

Observations: none, **not to code, requires two 1 1/2" steel straps 16 gauge, 1/3 from the top and the bottom all units**

10. TPRV

Good	Fair	Poor	N/A	None
		X		

Observations: **none on most units, all unit should be to current code**

11. Venting

Good	Fair	Poor	N/A	None
X	X			

Observations: stained, corroded, rusted, could not fully inspect, loose connections unit 23,73

Garage

1. Cabinets

Good	Fair	Poor	N/A	None
				X

2. Counters

Good	Fair	Poor	N/A	None
				X

3. Electrical

Good	Fair	Poor	N/A	None
X	X			

Observations: switches have unknown function in the sub parking area, bulb out could not test

4. GFCI

Good	Fair	Poor	N/A	None
			X	

Observations: none visible

5. 220 Volt

Good	Fair	Poor	N/A	None
			X	

Observations: none visible

6. Flooring Condition

Good	Fair	Poor	N/A	None
X				

Materials: concrete
Observations: oil stains

7. Garage Door Condition

Good	Fair	Poor	N/A	None
			X	

8. Garage Door Parts

Good	Fair	Poor	N/A	None
			X	

9. Garage Opener Status

Good	Fair	Poor	N/A	None
			X	

Observations: operated

10. Garage Door's Reverse Status

Good	Fair	Poor	N/A	None
			X	

11. Roof Condition

Good	Fair	Poor	N/A	None
			X	

Materials: under unit, subterranean parking structure

12. Exterior Door

Good	Fair	Poor	N/A	None
			X	

Observations: worn hardware

13. Fire Door

Good	Fair	Poor	N/A	None
				X

14. Rafters & Ceiling

Good	Fair	Poor	N/A	None
			X	

Observations: functional

15. Wash Basin

Good	Fair	Poor	N/A	None
				X

16. Walls

Good	Fair	Poor	N/A	None
			X	

Observations: no firewalls present

17. Anchor Bolts

Good	Fair	Poor	N/A	None
			X	

Observations: not visible

18. Vent Screens

Good	Fair	Poor	N/A	None
			X	

19. Windows

Good	Fair	Poor	N/A	None
				X

Electrical

1. Electrical Panel

Good	Fair	Poor	N/A	None
X				

Main Location: , Exterior of structure
Sub Panel Location: , interior
Observations: functional

2. Main Amp Breaker

Good	Fair	Poor	N/A	None
X				

Observations: 100 amp, 440 amp

3. Breakers in off position

Good	Fair	Poor	N/A	None
X				

Observations: 0

4. Breakers

Good	Fair	Poor	N/A	None
	X			

Materials: copper
Observations: missing knock-outs in all units

5. Fuses

Good	Fair	Poor	N/A	None
				X

6. Cable Feeds

Good	Fair	Poor	N/A	None
			X	

Observations: underground

7. Main Gas Valve Condition

Good	Fair	Poor	N/A	None
X				

Materials: exterior of structure
Observations: natural gas, no seismic shut off present

Roof

1. Roof Condition

Good	Fair	Poor	N/A	None
	X	X		

Materials: tile, rock over rolled roofing

Observations: Roofing Inspection Preformed By James Wright Roofing C39 Lic#641827, chipped, cracked,missing and slipped tiles on all buildings, exposed and deteriorated felt on buildings A,G and L, recommend remove debris from the roof all buildings, recommend a complete service of all buildings

2. Chimney

Good	Fair	Poor	N/A	None
				X

3. Flashing

Good	Fair	Poor	N/A	None
	X	X		

Observations: recommend mastic at the vent pipes all buildings

4. Gutter

Good	Fair	Poor	N/A	None
	X			

Observations: loose connections, does not divert water away from structure properly, restricted by debris, irregular installation of down spouts at the exterior lighting

5. Sky Lights

Good	Fair	Poor	N/A	None
X				

6. Spark Arrestor

Good	Fair	Poor	N/A	None
				X

7. Vent Caps

Good	Fair	Poor	N/A	None
	X			

Observations: missing cap buildings A,C and R

8. Car Port Roofing Condition

Good	Fair	Poor	N/A	None
		X		

Observations: damaged wood on the end of the support beam car port C north side of the complex, deteriorated sheeting parking area 101 to 106, 184 to 191 and 192 to 197, evidence of leaking parking area 119 to 126 and 211 to 214, split roofing membrane parking area 267 to 272, all parking areas show asphalt and membrane seperation from the metal edge flashing, parking areas 170 to 177 and 259 to 266 structure appears to be sagging and weak, all car port areas are in need of service or replacement

Attic

1. Access

Good	Fair	Poor	N/A	None
X				

Observations: functional, restricted access in most areas, personal item prevent complete inspection

2. Chimney

Good	Fair	Poor	N/A	None
				X

3. Duct Work

Good	Fair	Poor	N/A	None
X	X			

Observations: functional, some n/a, wrapping is torn in areas

4. Electrical

Good	Fair	Poor	N/A	None
X				

Observations: most not accessible due to insulation

5. Exhaust Vent

Good	Fair	Poor	N/A	None
	X			

Observations: terminates in the attic over the bathrooms, recommend all bath fan venting extends to the exterior air

6. Insulation Condition

Good	Fair	Poor	N/A	None
X	X			

Materials: fiberglass batts, loose fill
Materials: 6, inches
Observations: sparse in areas

7. Attic Plumbing

Good	Fair	Poor	N/A	None
			X	

Observations: most n/a due to insulation, vents only

8. Structure

Good	Fair	Poor	N/A	None
X	X			

Observations: stains in areas, evidence of past leaking

9. Ventilation

Good	Fair	Poor	N/A	None
X	X			

Observations: functional

10. Vent Screens

Good	Fair	Poor	N/A	None
X				

Observations: functional

Exterior

1. Doors

Good	Fair	Poor	N/A	None
	X			

Observations: weathered, exterior doors for the waterheater, gas enclosure, laundry room and electrical room are damage on all buildings

2. Eaves & Facia

Good	Fair	Poor	N/A	None
	X			

Observations: cracked, weathered, deteriorated, warped wood on all buildings in areas

3. Exterior Paint

Good	Fair	Poor	N/A	None
	X			

Observations: weathered, fading, cracked, blistered, unpainted areas on the door trim all buildings

4. Siding Condition

Good	Fair	Poor	N/A	None
	X			

Materials: wood
Observations: stained, cracked, weathered, recommend exterior weather proofing, deteriorated, loose at the structure window areas on all buildings

5. Stucco

Good	Fair	Poor	N/A	None
	X			

Observations: stained, small cracks, fading, holes small, chipped, some areas not accessable, recommend sealing holes & gaps on all buildings where the stucco is missing, wall cap flashing is loose or missing on all buildings patio areas

6. Window Condition

Good	Fair	Poor	N/A	None
	X			

Observations: weathered, missing, torn and bent screens on all buildings

Foundation

1. Slab Foundation

Good	Fair	Poor	N/A	None
			X	

Observations: slab not visible due to floor coverings, concrete slab only, living area above sub parking area

2. Foundation Perimeter

Good	Fair	Poor	N/A	None
			X	

Observations: partially visible

3. Ventilation

Good	Fair	Poor	N/A	None
			X	

4. Vent Screens

Good	Fair	Poor	N/A	None
			X	

5. Access Panel

Good	Fair	Poor	N/A	None
			X	

6. Post and Girders

Good	Fair	Poor	N/A	None
			X	

7. Sub Flooring

Good	Fair	Poor	N/A	None
			X	

8. Foundation Walls

Good	Fair	Poor	N/A	None
			X	

9. Cripple Walls

Good	Fair	Poor	N/A	None
			X	

10. Anchor Bolts

Good	Fair	Poor	N/A	None
			X	

Observations: not visible

11. Chimney Hearth

Good	Fair	Poor	N/A	None
				X

12. Foundation Electrical

Good	Fair	Poor	N/A	None
			X	

13. Foundation Plumbing

Good	Fair	Poor	N/A	None
		X		

Observations: could not access, visible leaking under sub parking area building B, recommend plumber to evaluate all areas

14. Ducting

Good	Fair	Poor	N/A	None
			X	

Grounds

1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
	X			

Materials: concrete, asphalt, dirt, pavers
Observations: stained, small cracking, trip hazards on the walkways, lifting due to tree roots, tree roots are damaging curbs at the planters

2. Patio and Porch Condition

Good	Fair	Poor	N/A	None
			X	

Materials: same as main structure

3. Balcony

Good	Fair	Poor	N/A	None
	X			

Observations: weathered, lifting & loose wood unit 2,34,92, deteriorated material unit 23, ponding in areas building J east side, deteriorated material building J west side

4. Patio Enclosure

Good	Fair	Poor	N/A	None
				X

5. Patio and Porch Deck

Good	Fair	Poor	N/A	None
	X			

Observations: small cracking, trip hazards

6. Stairs & Handrail

Good	Fair	Poor	N/A	None
X	X			

Observations: loose railing, missing lag bolts on most buildings, missing or damaged railing unit 192,174,304, loose steps unit 212

7. Grounds Electrical

Good	Fair	Poor	N/A	None
	X			

Observations: missing fixture globes unit 1,41, loose light fixtures on all buildings, exposed romex wiring unit 41 patio area and under the stairs sub parking areas only, recommend all j-boxes at the tennis court and basketball courts are exterior covers and sealed properly

8. GFCI

Good	Fair	Poor	N/A	None
			X	

Observations: none visible

9. Fence Condition

Good	Fair	Poor	N/A	None
	X			

Materials: wood
Observations: deteriorated wood & post on most units

10. Gate Condition

Good	Fair	Poor	N/A	None
	X			

Materials: wood, wrought iron
Observations: gate off the hinges east side of the complex

11. Grading

Good	Fair	Poor	N/A	None
	X			

Observations: drains present, signs of poor drainage, trip hazards, ponding water in many areas of the grounds, trees too close to the structure, trees damaging A/C pads

12. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: copper

13. Sprinklers

Good	Fair	Poor	N/A	None
			X	

Observations: rec. adjust timer could be over watering and causing the ponding water

14. Water Pressure

Good	Fair	Poor	N/A	None
X				

Observations: 75, psi

15. Pressure Regulator

Good	Fair	Poor	N/A	None
			X	

16. Water Shut-off Valve Condition

Good	Fair	Poor	N/A	None
	X			

Exterior of the structure
Observations: visible leaking at the main shut off unit A, hose bib leaks north side of building N, PRV leaking west side of building D

Pool

1. Air Booster Pump

Good	Fair	Poor	N/A	None
				X

2. Deck Condition

Good	Fair	Poor	N/A	None
X				

Materials: n/a see grounds page for material tipe
Observations: trip hazards, small cracking

3. Electrical

Good	Fair	Poor	N/A	None
X				

4. GFCI

Good	Fair	Poor	N/A	None
X				

Observations: test operated

5. Gate & Fence Condition

Good	Fair	Poor	N/A	None
	X			

Materials: wood, wrought iron
Observations: wood is deteriorated and weak west pool equipment area

6. Filter

Good	Fair	Poor	N/A	None
X				

Observations: appears operative

7. Skimmer and Basket

Good	Fair	Poor	N/A	None
X				

Observations: functional

8. Pool Heater Condition

Good	Fair	Poor	N/A	None
X	X			

Materials: gas
Observations: operated, did not operate, heater not hooked up [west pool], equipment room ceiling by the office is water damaged, stained and missing drywall

9. Lights

Good	Fair	Poor	N/A	None
X				

Observations: operated

10. Pressure Gauge

Good	Fair	Poor	N/A	None
X				

Observations: present

11. Pumps

Good	Fair	Poor	N/A	None
X				

Observations: operated

12. Jets

Good	Fair	Poor	N/A	None
X				

Observations: operated

13. Structure Condition

Good	Fair	Poor	N/A	None
X				

Materials: below ground
Materials: gunite, plaster

14. Tile

Good	Fair	Poor	N/A	None
X				

15. Timer

Good	Fair	Poor	N/A	None
X				

Observations: present

16. Water Condition

Good	Fair	Poor	N/A	None
X				

Observations: clear

17. Water Fill Unit

Good	Fair	Poor	N/A	None
			X	

Photos



Heater/AC - Electrical Disconnect Box



Heater/AC - Disconnect Box



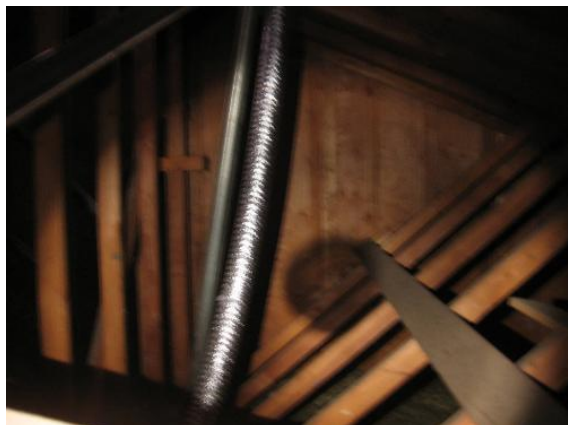
Attic - Ducting



Attic - Exhaust Vent



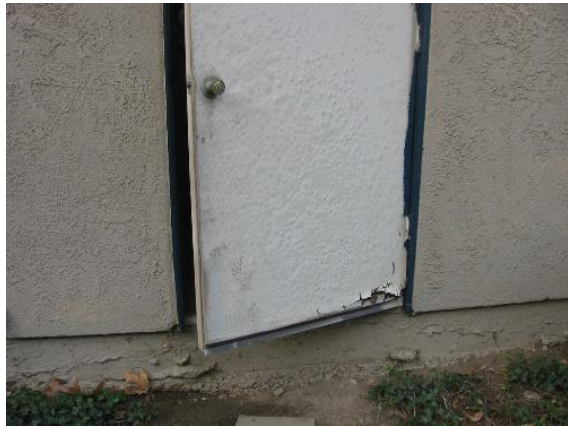
Attic - View



Attic - View



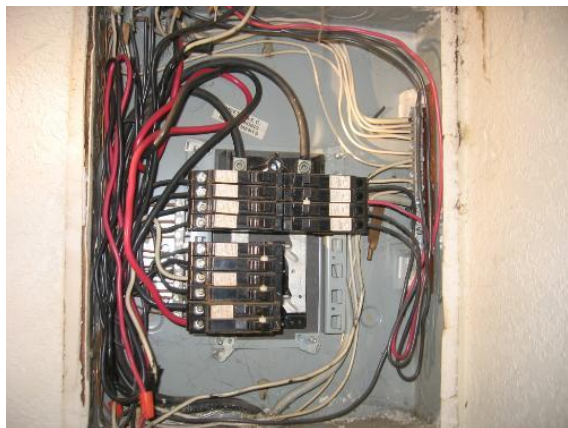
Car Port - Damaged Wood



Electrical - Enclosure Door



Electrical - Service Panel



Electrical - Sub Panel



Exterior - Siding



Exterior - Stucco



Grounds - Walkway



Heating/AC - Refrigerant Lines



Laundry - Dryer Vent



Pool - Equipment Room Ceiling



Pool - Equipment



Sub Parking Area - Plumbing



Sub Parking Area - Plumbing



Sub Parking Area - Plumbing



Sub Parking Area - View



Waterheater - Condition



Waterheater - Enclosure



Waterheater - Enclosure



Waterheater - Enclosure



Waterheater - Condition



Waterheater - Enclosure Door



Waterheater - Combustion



Grounds - Water Shut-off Valve



Waterheater - Enclosure



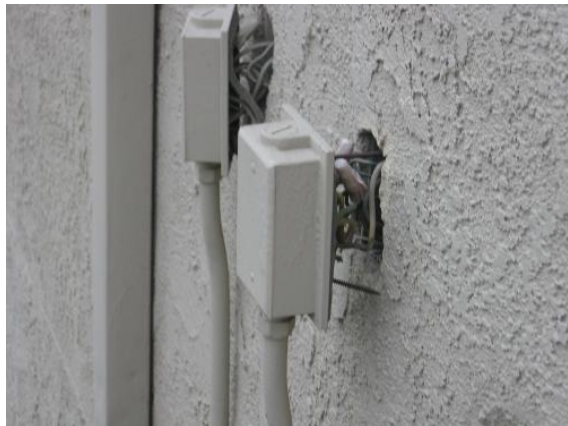
Grounds - Balcony



Waterheater - Condition



Waterheater - Condition



Heating - Electrical



Waterheater - Enclosure



Grounds - Electrical Under Stairs



Heating - Electrical



Exterior - Screens



Waterheater - Enclosure



Exterior - Gutters



Grounds - Railing



Laundry - Doors



Waterheater - Condition



Exterior - Screens



Exterior - Eaves



Roof - Condition



Roof - Condition



Exterior - Doors



Grounds - Fencing and Walls



Heating - Condensor Base



Heating - Heater Base

Residential Earthquake Hazards Report

- | | | | |
|-----|----|-----|------------|
| Yes | No | N/A | Don't Know |
| | X | | |

 1. Is the water heater braced, strapped, or anchored to resist falling during an earthquake?
- | | | | |
|-----|----|-----|------------|
| Yes | No | N/A | Don't Know |
| X | | | |

 2. Is the house anchored or bolted to the foundation?
- | | | | |
|-----|----|-----|------------|
| Yes | No | N/A | Don't Know |
| | | X | |

 3. If the house has cripple walls:
 - a. Are the exterior cripple walls braced?
 - b. If the exterior foundation consists of unconnected concrete piers and posts, have they been strengthened?
- | | | | |
|-----|----|-----|------------|
| Yes | No | N/A | Don't Know |
| | | X | |

 4. If the exterior foundation, or part of it, is made of unreinforced masonry, has it been strengthened?
- | | | | |
|-----|----|-----|------------|
| Yes | No | N/A | Don't Know |
| | | X | |

 5. If the house is built on a hillside:
 - a. Are the exterior tall foundation walls braced?
 - b. Were the tall posts or columns either built to resist earthquakes or have they been strengthened?
- | | | | |
|-----|----|-----|------------|
| Yes | No | N/A | Don't Know |
| | | X | |

 6. If the exterior walls of the house, or part of them, are made of unreinforced masonry, have they been strengthened?
- | | | | |
|-----|----|-----|------------|
| Yes | No | N/A | Don't Know |
| | | X | |

 7. If the house has a living area over the garage, was the wall around the garage door opening either built to resist earthquakes or has it been strengthened?
- | | | |
|-----|----|------------|
| Yes | No | Don't Know |
| | | X |

 8. Is the house outside an Alquist-Priolo Earthquake Fault Zone (zones immediately surrounding known earthquake faults)?
- | | | |
|-----|----|------------|
| Yes | No | Don't Know |
| | | X |

 9. Is the house outside a Seismic Hazard Zone (zone identified as susceptible to liquefaction or landsliding)?

EXECUTED BY:

 (Seller) (Seller) Date

I acknowledge receipt of this form, completed and signed by the seller. I understand that if the seller has answered "No" to one or more questions, or if seller has indicated a lack of knowledge, there may be one or more earthquake weaknesses in this house.

 (Buyer) (Buyer) Date