

# PROPERTY INSPECTION REPORT



**2320 Anywhere St, Los Angeles, CA, 90039**

**Prepared For: Tom Jones**

**Inspector: Garrett Martell CMI**

**Date of Inspection: 6/6/2024**



*Peace of Mind Starts with Hiring a Pro*

**InspectionProsLA.com**

**(855)-200-7767**

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# Introduction

## INTRODUCTION:

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

What does **SERVICEABLE** mean? Throughout the report you may see "Serviceable" in relation to items being comments made. Serviceable means that the item functions as expected when tested. It does not mean that the item is new or newer. Items are tested with the normal user controls only. Many older items may be functioning well at the time of the inspection.

Note: Insurance companies are now much tougher on their policies, both old and new. A roof for example, may be referred to as serviceable in the report and the insurance company may demand a new roof before they write a policy for the property. This is happening more often now. Please make sure you understand the insurance requirements.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation, vehicles, stored items, animals or possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair. When codes are referred to, it is with the intent to improve safety.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

Please note - the items in **blue** are summary items and these are also included in the summary section at the end of the report.

Summary items are items of significance noted by the inspector. These may be deficiencies, damaged or safety related items. It is the responsibility of the Client to determine what is significant and take measures to correct or replace these items.

We are available after the inspection for consultation to answer questions regarding the report.

# Inspection Details

## Climatic Conditions

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

## Building Type

This is a wood framed building.  
, This is a multi-family building

## Stories

There are two stories

## Utility Service

The utilities were on at the time of the inspection.

## Occupancy

The building is occupied

## Comments

The Client was present

The seller's agent was present

The interior of the building has personal items and furniture blocking the view and therefore access to parts of the property.

The inspection was not as complete as is normally provided due to restricted access to some apts.

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.



## Main Water Supply

There was a pressure regulator observed on the water supply system. It is not known how well or if it is functioning as all its parts are enclosed inside the regulator casing

## Interior Water Line Material

The interior piping that supplies the water throughout the building is a combination of different types of piping



### Interior Water Line Condition

There are abandoned piping under the building. During a general inspection it is not fully possible to tell which ones are still in use, and which ones are disconnected from the system. This makes it difficult to tell what percentage of the piping has been upgraded to the newer copper material.

**The water lines are galvanized steel pipes. These original galvanized steel pipes are rusting, corroded and are showing deterioration. It is not possible to determine exactly when they will need to be changed out**

**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. Some of the original pipes have been replaced with copper piping as they wore out, which is why there is copper in the system. The remaining galvanized steel pipes will need to be replaced in the future as they continue to wear out.**



Corroded



### Waste Line Materials

The piping that takes the waste water to the sewer system is a combination of different materials where visible





### Waste Line Condition

There are rusty areas on the exterior of the waste lines. It is not possible to tell when but they will need replacing in the future as they continue to wear out

There are areas on the waste lines with rust blisters where the material is failing and may seep or leak at any time. These sections of pipe have failed and are ready for replacement at this time. The waste system should be fully evaluated by a plumbing specialist and repaired / replaced as needed.

There are leaks in the waste pipes. These should be promptly repaired by a plumbing contractor



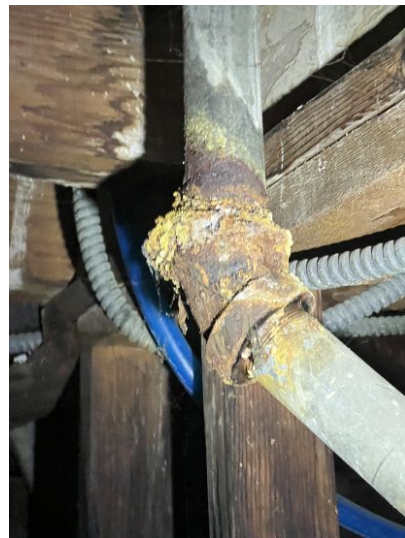
Rust



Rust



Leak - right crawlspace



### Hose Faucets

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

## Gas Meter Location

Half of the gas meters are on the left side of the building, and half are located on the right side.

There are automatic seismic gas shut off valves for all the gas meters in the building



Left side



Right side

## Gas System Condition

There are areas of rusty and deteriorated gas piping on the property

## 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.

## 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

This inspection focuses on the main sewer line which is the pipe exterior to the structure and extends from the building to the city sewer connection. This is the last point where the drain lines connect, usually just outside the building, and the waste water is carried through to the street. Specifically this is the main sewer line which is viewed by the camera during the course of the inspection. Though portions of the building drain line may be accessed and commented on, this section of the report focuses primarily on the actual sewer line. The findings of this inspection are based on the opinions and observations of the inspector and reflect the conditions discovered during the course of the inspection. The intention of the sewer line connection is not to reach the city connection. It is intended to identify any issues in the pipe that may affect the usability. Not reaching the line because of blockages, too many turns or too long of a pipe without additional cleanouts does not mean that the inspection is incomplete. Cleaning or installing additional cleanouts is common before the sewer line can be fully assessed.

## Access Location

The access is at the front of the building.



## Access Material

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

## Sewer Line Material

The sewer line is a mix of different materials.

## Sewer Line Condition

There are offsets at the piping joints. Offsets are common in clay piping where repairs have been made or different pipe materials meet. These smaller offsets do not generally present an issue though the sewer line may require more maintenance such as root control.

There are roots entering the sewer line that will need removal soon.

Water was draining continually through the line during the inspection making it difficult to see some areas of the pipe.

## Main Utility Sewer Location

The main utility sewer connection is at front city street.

## Sewer Line Video Link

<https://youtu.be/o0mFdPF4Brg>

# Water Heater

## Type and Location

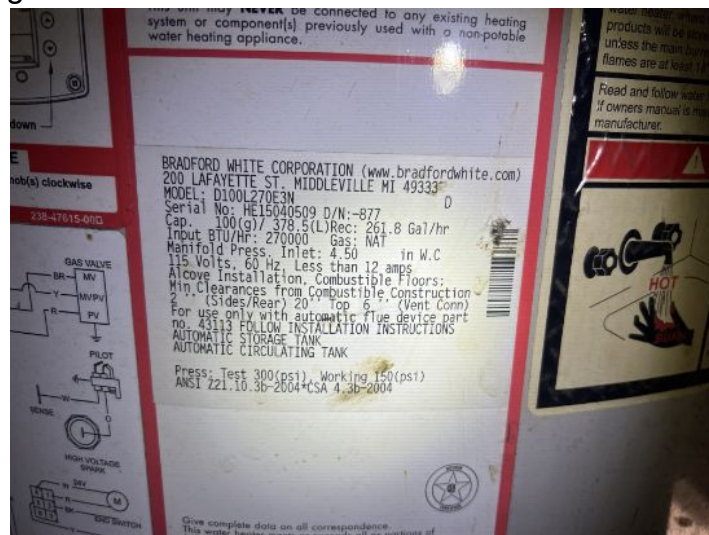
There is a gas fired hot water heater in the laundry area.



## Age and Size

13 years old.

The water heater is 100 gallons



Manufactured 2011 / 100 gallon

## Water Heater Condition

Serviceable

The water heater is old.

## Seismic Strapping & Support

The water heater is strapped to help prevent movement in case of seismic activity.

## Temperature / Pressure Relief Valve

Serviceable

## Combustion Air Supply

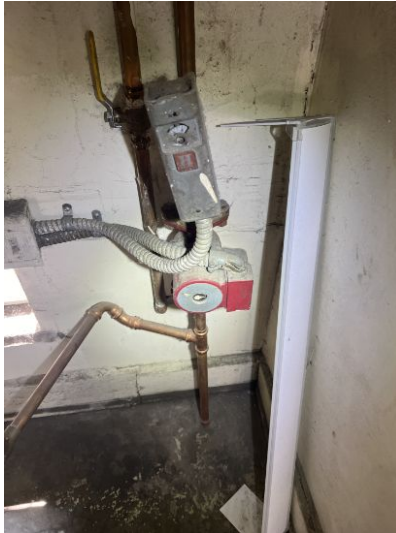
Serviceable

## Venting

Serviceable

## Recirculating Pump

While this recirculation pump for the hot water system appears to be on and operating, this is a closed system and cannot be verified as working, and its effectiveness or distribution is unknown.



# 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.

The main electrical line from the power pole to the building has some contact from tree branches and limbs and they may need to be trimmed back at times to keep them from putting pressure on the line. Because the lines run through the trees, this may require ongoing maintenance.

## Main Panel Location

The main electrical panel is located on the left side of the building



### Main Panel Amperage

Each unit has: 30 amps

The amperage to the building could not be verified.

### Main Electrical Panel Condition

There is rust in and around the panel. This indicates that moisture has gotten into the panel.

**The wood at the bottom prevents the main cover from being opened.**



The wood at the bottom prevents the main cover from being opened.

### 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 in the hallways in each unit



### Subpanel Condition

The sub panels are mostly an older Federal Pacific system which have been known to have breakers that fail to trip properly when compared with similar panels of the same age and considered a potential fire safety concern, further evaluation is recommended by a licensed electrician to that any repairs or replacements may be made

### Type of Wiring

The wiring was observed to be the plastic coated type in the sampling of outlets opened for inspection. There may be other types of wiring in the system that were not visible

### Condition of Wiring

Serviceable

### Electrical Outlets

There are outlets in several units that have 3 prongs, but there was no ground in them. Repair to the existing wires or upgrade to new wiring may be needed.

It appears that this building used the metal conduit as the ground and where changes were made newer wiring was used.



### Electrical Switches

There are switches found that did not work the fixture that they should be controlling. This is sometimes a burnt out bulb in the fixture

### Smoke Detectors

There are missing smoke detectors in areas and two units have missing batteries

### Comments

The shed housing the meters is deteriorated and may need to be replaced.

# 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 flat roof with a low pitch - commonly referred to as a low sloped roof



## Roof Materials.

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 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.

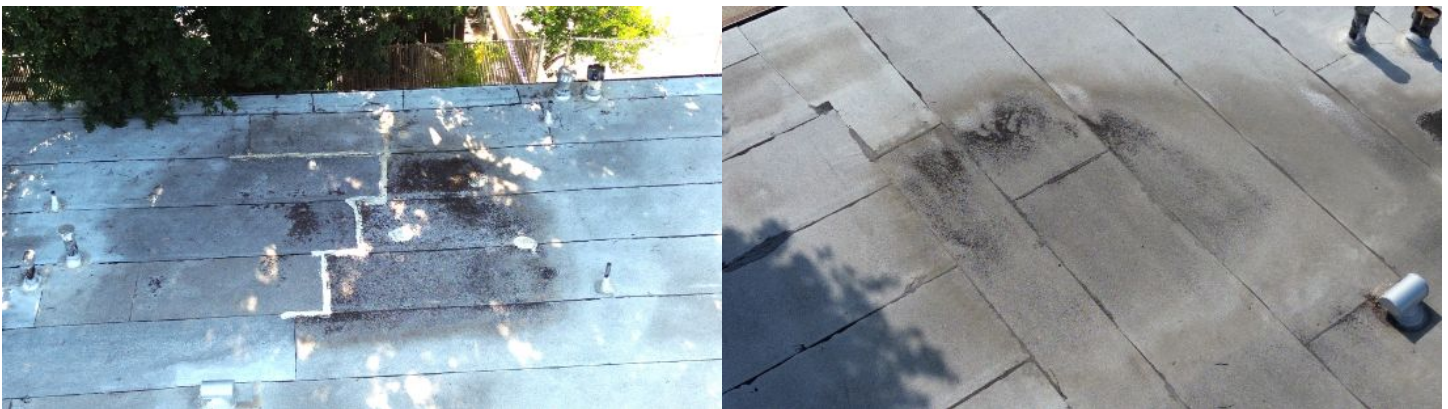
The roofing material is worn, deteriorating, and losing its granule surface. It is nearing the time to replace this roof.

Ponding occurs in areas as the roof is very flat

There appear to be multiple layers of roofing material installed. When the current roof is ready to be replaced all old roofing materials need to be removed down to the wood framing, and then the new roof installed. The original framing may not have been rated for the extra weight of the roof coverings over the years. Also, the nails one get as much penetration as is needed due to the built-up thickness of the added layers.



Ponding occurs in areas as the roof is very flat



Patching



### Exposed Flashing

The mastic is cracked in areas and is not reliable to ensure a watertight seal

### Gutters

There are areas where the gutter system is filled with debris and needs to be cleaned out. This includes all accumulated roof debris on the roof itself

### 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

There are damaged downspouts



Courtyard



### Comments

There are branches laying or rubbing against the roofing material. These need to be trimmed back or removed to prevent damage from occurring to the roof.

### Recommendations

A licensed roofing contractor should examine the roof and make all needed repairs (or replacements) to ensure a long lasting leak free condition. The roofing contractor is the specialist in this area and that is why it is being referred so they can determine all the problems and give an accurate estimate of the costs involved

# 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

There are 2 crawlspaces, one on the left and one on the right.

The crawlspace on the left is also a workshop / storage area.

There are areas of damp soil under the building

Rodent droppings were observed in the crawl space. It is advised to have a specialist in this area examine the structure and property to determine the presence or not of any infestation and recommend any corrective measures.



Left side crawlspace



damp area



Wet area



### Raised Foundation

The concrete foundation has some cracking, but was in functional condition for a building of this age. It does not appear to be significant at this time. If a more detailed evaluation is required, it could be obtained from a structural engineer or foundation specialist.

There are chalky areas on the concrete. These are an indication that water has entered the concrete and crawl space during wet weather and brought salts out of the concrete when it came to the surface.



Efflorescence



Efflorescence



Crack

### Foundation Bolting

The structure has some original anchor bolts. There are not many of these bolts and it may not meet today's standards that have been established for bolting. This would be evaluated by a foundation expert if additional work was to be undertaken to bring it up to these standards

### Foundation Cripple Walls

The cripple walls have not been strengthened with shear panels. Ideally plywood shear panels would be applied to a majority of the cripple walls. These are short walls between the foundation and the under side of the house framing. Shear panels would help prevent an earthquake from shifting the structure at this junction.



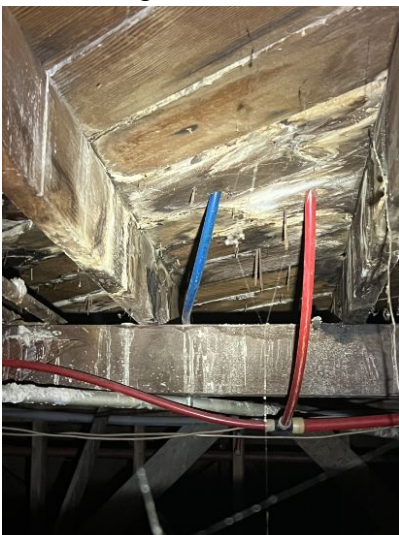


### Floor Framing

There are damaged and deteriorated areas of floor framing.



Staining & deteriorated



Deterioration

## Posts & Piers

Serviceable

## Foundation Vents

The access cover to the crawl space is damaged and needs to be repaired or replaced

There are damaged fresh air vent screens. This may allow animals or 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.

**Chimney Inspection:** This inspection is limited to those areas visible and readily accessible to the general inspector. Due for the potential for hidden damage within a chimney, it is advised to have any fireplace and chimney system fully examined by a qualified chimney specialist using a video camera to determine and report on the structural integrity and fire safety aspects of these systems.

## Exterior Wall Covering

The exterior wall covering is stucco.

## Exterior Wall Condition

There is typical cracking in the exterior stucco wall covering.

## Exterior Stairs

**The stairs are damaged in areas.**



Entry stairs

## Stair Railing & Handrail

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

## Balconies / Decks / Raised Walkways

There is a wood frame supporting the upper walkways and the stairs at the entrance

The surface is made of marsite

**There is damage to the surface where the railing attaches to the deck and along the edges**



There is damage to the surface where the railing attaches to the deck and along the edges

### Guardrail

The railings do not meet current safety standards - it is recommended that there is no space greater than four inches in any portion of the railing for child safety.

### Comments

State Bill 721 requires a Balcony Inspection by Jan 1, 2025. This is to include all stairs and elevated walkways



Small room next to the entry stairs - stains on the ceiling



Courtyard area. Please refer to drainage noted

### Recommendations

Repairs for the walkways and front stairs should be planned for now as the time is short and demand for contractors is increasing

# 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 a combination of materials.

The exterior doors are made of a combination of materials.

## Exterior Door Condition

The unit doors are generally serviceable.

The storage doors need repair



Door to the crawl space

## Interior Door Condition

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

There are interior doors with hardware that do not always work well or latch properly. They will need some adjustment or repairs to operate properly.

## Window Type

The windows throughout the home are made of a combination of materials.

## Window Condition

The metal windows are original. Replacement should be considered soon

The window coverings in some units leads to mold growth on the windows

# 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.

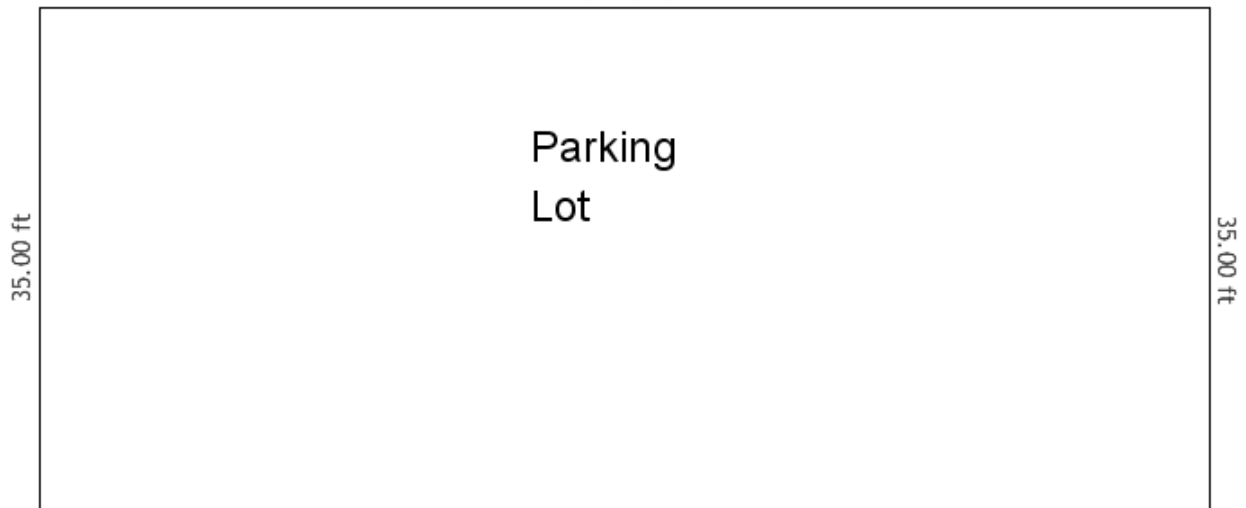
## Driveway

There are deteriorated areas of asphalt due to wear and tear of the surface over the years.



Apts

81.25 ft



Glendale Blvd

## Walkways

There are raised and shifted areas of the walkways that appear to be a trip hazard.



Slopes

## Courtyard

There are cracks and shifted areas of concrete that are typical for the age and type of construction.

Please see note in "drainage" section.



Cracking



Area that may hold water due to lack of drainage.

## Retaining Walls

**There are cracks and movement / shifting in areas of the retaining wall(s). There are areas of wall failure and it appears the wall will need repair / replacement and should be fully evaluated as by a geologist or structural engineer.**

## Landscaping

There are trees planted close to the structure. Tree root systems may interfere with the foundation and plumbing systems over time as they continue to grow.

There are trees planted close to the structure with branches that are overhanging/close to the roof. These may need to be trimmed back at times.

The tree is old and deteriorated. Consult an arborist



Trees close roof:

## Drainage

Gentle slope.

There is evidence of improper drainage on the site causing erosion of the soil in areas.

It's noted the properties behind the subject property have drainage pipes that empty into a culvert drainage ditch at the rear of of the subject property. This ditch runs from the rear, down the left side of the property and ends at the driveway. It is recommended to keep this culvert clear .

There is no drainage in the courtyard. There are areas where the courtyard is not level, and will hold water. It is recommended to have drainage installed in this area.

There are below grade drains in use on the property. These need to be checked and cleaned periodically to ensure they are functioning as they should.





It's noted the properties behind the subject property have drainage pipes that empty into a culvert drainage ditch at the rear of of the subject property. This ditch runs from the rear, down the left side of the property and ends at the driveway. It is recommended to keep this culvert clear .

Culvert at the rear, going to the front



Culvert ends



### Fencing & Garden Walls

The block fencing is damaged in areas - front

The block fence at the rear is leaning.



Step cracking



Front

### Recommendations

Observations:

It is advisable to have a Geologist fully examine the site and make any recommendation concerning erosion and drainage

# Common Areas

## Interior Rooms



Laundry

# Mold / Moisture

## Introduction

We would like to take this time to thank you for allowing us to perform this complete mold inspection for you. Please utilize this report along with the data from the laboratory samples obtained to confirm the presence of mold in your home. If after you have read the entire report you have questions, please feel free to call us so we can review your report and answer any questions that you may have.

This report will contain defects that pertain to mold growth, moisture intrusion, and any conditions that may exist that promote the development of mold. The inspector may point out general, or safety related defects to you during the inspection should they exist but they are beyond the scope of this report. The Complete Mold Inspection which in many ways mimics a typical Home Inspection is meant to be a supplement to the Home Inspection or Property Disclosure Statement.

## IAC2 Purpose and Scope

The International Association of Certified Air Consultants (IAC2) has published a Standard of Procedures which outlines the methods used in a mold inspection. This firm strives to perform all inspections in strict compliance with those standards. You will find the IAC2 standards as the heading for each section of the report. This is done to help you the client to understand what is inspected and why it is inspected.

This particular inspection while not considered to be invasive, allows for the inspector to move stored items and materials within reason as the inspector deems necessary. The inspector is not required to enter into any area of the home that in the opinion of the inspector is unsafe or likely to be dangerous. Keeping this in mind, it is the intention of the inspector to attempt to do what is necessary to perform the intended inspection without endangering the health or well-being of the inspector.

The inspector would like to inform the client that he is not trained or qualified to perform mold remediation, architectural or engineering services. Any opinions given in this report are based on individual experience and are just that.

## STANDARDS

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Our own standards of inspecting direct us to inspect for visible mold utilizing moisture meters, thermal imaging cameras and other tools necessary to our inspection. Our tools and equipment meet or exceed the standards in the industry for the different aspects of the inspection.

While we do primarily inspect for mold and moisture intrusion, **we feel it is in our Client's best interest to learn about conditions in the property that could lead to mold growth** in the future. When these conditions are noted we make recommendations about items that need maintenance or repair.

## LIMITATIONS OF THE INSPECTION

This inspection and report are not intended to replace a standard Physical Inspection and report.

This inspection and report are not intended to replace a Termite Inspection and report.

We specifically exclude those items we cannot see or access such as -inside walls or other concealed spaces and areas.

## CONDITIONS OF THE INSPECTION

Inspection pros performs the inspection according to the IAC2 standards (International Association of Certified Indoor Air Consultants) with relation to conditions found at the property at the time of the inspections. This is not a guarantee or warranty that this assessment has uncovered all the possible adverse conditions on the property. The property owner should be consulted about past leaks and/or repairs

## SAMPLE COLLECTION

All swab or surface samples are taken with an industry standard mold collection device which is sealed and sent to the lab for analysis.

Swab samples are reported as being low, medium or high.

All air samples are taken with the industry standard Air-O-Cell cassette collection system. The samples are collected at a flow rate of 15 liters per minute for 5 minutes each. Samples are taken at a normal breathing height, 4-6 feet off the walking surface.

Air sample results are reported as mold spores per cubic meter.

When exterior control samples are taken for comparison the interior samples are described as acceptable, slightly elevated or highly elevated.

## EXPOSURE GUIDELINES

There are no determined guidelines for acceptable mold exposure at this time. This is due to the vast number of mold types present. The mold sampling equipment collects mold spores and many different types can be identified but it is impossible to test for all mold types. (There are currently over 200,00 types known)

Indoor humidity levels over 60% R.H. will promote mold growth. Normal indoor comfort levels are 35-50% R.H.

## EQUIPMENT USED

The mold samples are collected using a Buck Bio-Aire sampling pump.

A thermal imaging camera is used to check for building anomalies that could be mold/moisture related.

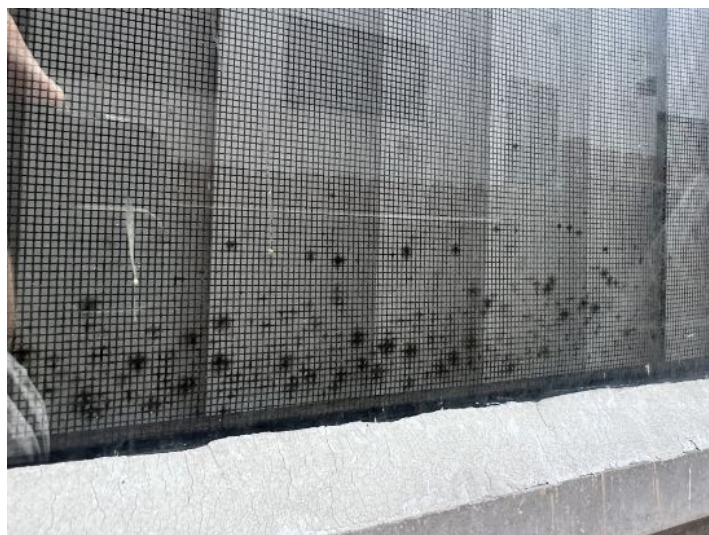
A Tramex Moisture Encounter Plus is used to check wall, ceiling and other surfaces for moisture content.

A Hygrometer is used to determine the indoor and outdoor humidity and temperature levels.

## Interior Comments

### Observations:

There appears to mold-like growth on the interior window (right side - near the crawlspace entrance).



# Unit 1

## Unit Number

Unit 1 was not entered.

## Unit 2

### Unit Number

This unit is identified as 2



### Walls and Ceilings

There are areas of stress cracks in the walls

There are areas of stress cracks in the ceiling

There are areas of damage on the walls in the bathroom and around the bedroom window

There are areas of stains on the ceiling in the living room



There are areas of stains on the ceiling in the living room

### Floors

The vinyl floor tiles are damaged.



## Counter / Cabinet

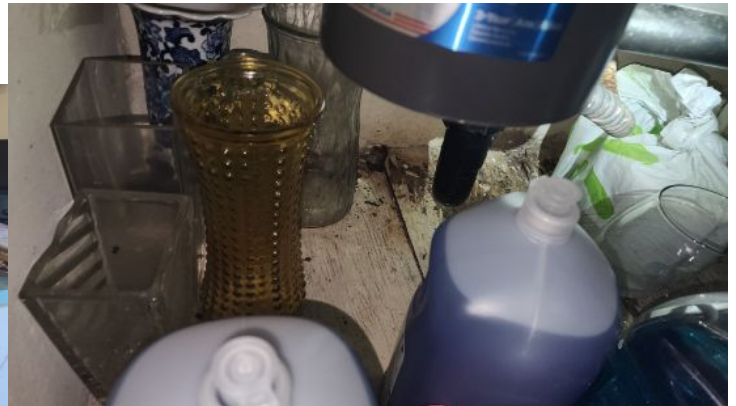
### COUNTERS

There are areas of wear to the counter.

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

### CABINETS

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



## Sink / Faucet

### SINK

There are areas of wear to the sink

### FAUCET

Serviceable

### DRAIN

**The drain line is leaking**

## Appliances

Serviceable

## Comments

There is typical wear to the kitchen in general

## Walls/Ceilings Floors



Loose

## Electrical

This panel is an older Federal Pacific system which have been known to have breakers that fail to trip properly when compared with similar panels of the same age and considered a potential fire safety concern, further evaluation is recommended by a licensed electrician to that any repairs or replacements may be made

## Heating

This is a gas wall heater

The furnace is very old and aged. While still working at this time, it is well past its expected life span

## Cooling

The air conditioning is handled through wall/window appliances. These are tested briefly for power only.

## Doors

The exterior door surfaces are various types of material

Serviceable

# Unit 3

## Unit Number

This unit is identified as 3



## Walls and Ceilings

Serviceable

## Floors

Serviceable

## Counter / Cabinet

Serviceable

## Sink / Faucet

Serviceable

## Appliances

Serviceable

### VENTILATION FAN

The duct for the exhaust is smaller than the outlet which may reduce air flow.



## Walls/Ceilings Floors



## Electrical

This panel is an older Federal Pacific system which have been known to have breakers that fail to trip properly when compared with similar panels of the same age and considered a potential fire safety concern, further evaluation is recommended by a licensed electrician to that any repairs or replacements may be made



### Heating

This is a gas wall heater

The furnace is very old and aged. While it may be still working at this time, it is well past its expected life span

### Cooling

The air conditioning is handled through wall/window appliances. These are tested briefly for power only. It is not possible to tell how well this cools a room

### Doors

The exterior door surfaces are various types of material

Serviceable

# Unit 4

## Unit Number

This unit is identified as 4



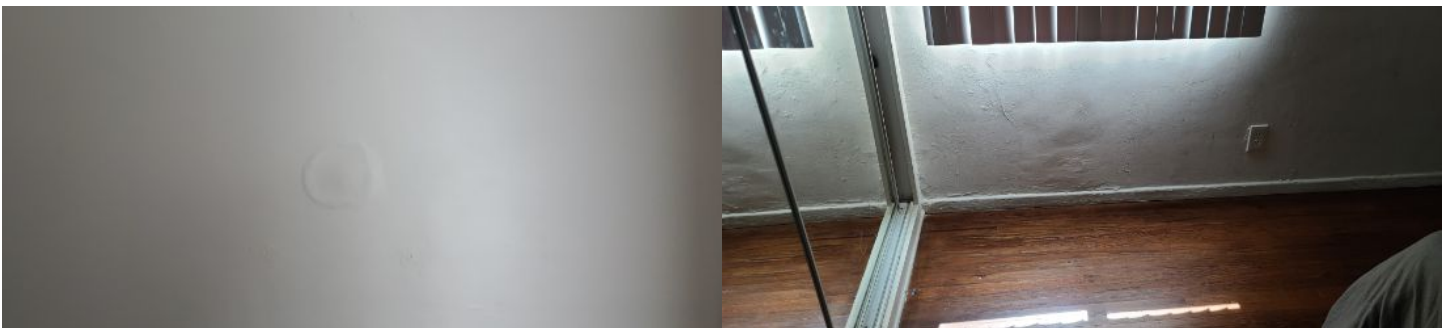
## Walls and Ceilings

There are areas of damage on the walls

There are areas of stress cracks in the ceiling

**There are areas of damage on the ceiling**

**There are areas of damage on the walls**



## Floors

Serviceable

## Counter / Cabinet

### COUNTERS

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

### CABINETS

Serviceable



## Sink / Faucet

Serviceable

## Appliances

Serviceable

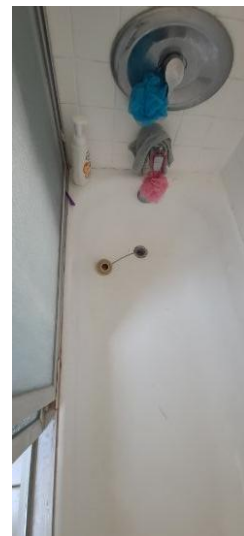
### VENTILATION FAN

The vent fan is the type that recirculates the air after it passes through the filter and then back into the room. There is no exhaust to the exterior.

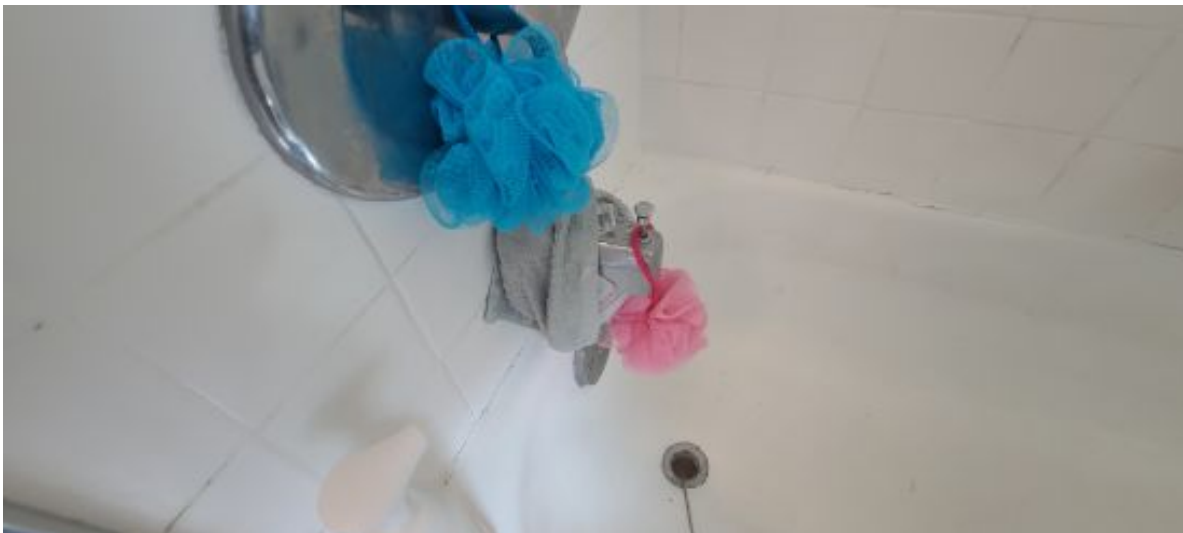
### Walls/Ceilings Floors



### Fixtures



Worn tub



The diverter is stuck



## Electrical

This panel is an older Federal Pacific system which have been known to have breakers that fail to trip properly when compared with similar panels of the same age and considered a potential fire safety concern, further evaluation is recommended by a licensed electrician to that any repairs or replacements may be made



## Heating

This is a gas wall heater

The furnace is very old and aged. While still working at this time, it is well past its expected life span

## Cooling

The air conditioning is handled through wall/window appliances. These are tested briefly for power only.

## Doors

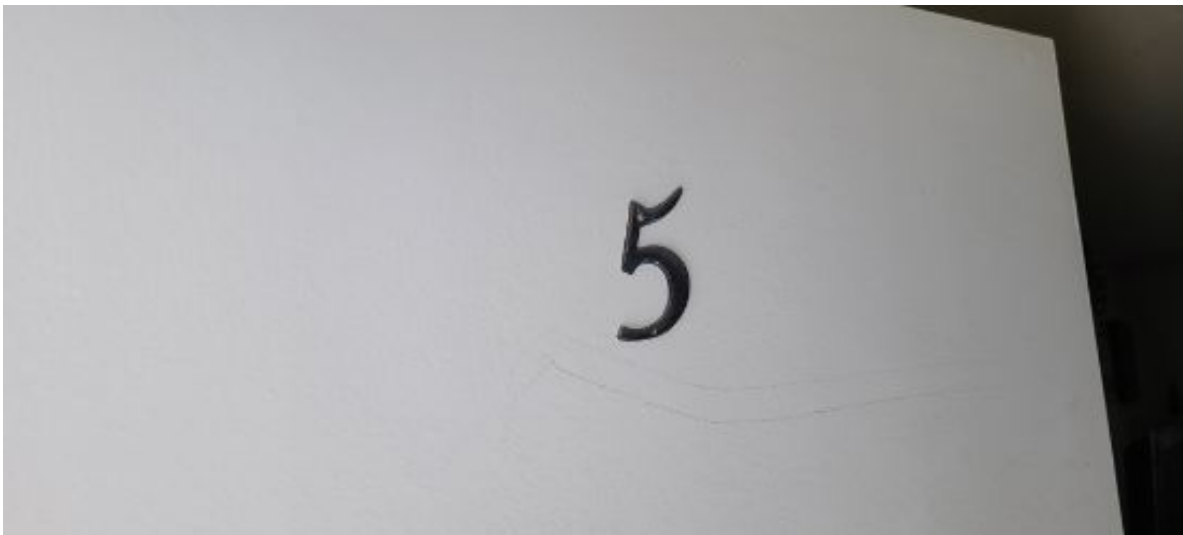
The exterior door surfaces are various types of material

The screen door closer needs repair

# Unit 5

## Unit Number

This unit is identified as 5



## Walls and Ceilings

There are areas of stress cracks in the walls

There are areas of stress cracks in the ceiling

There are areas of past patching and painting. The seller could be consulted.



## Floors

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

There are gaps in the wood flooring indicating it may have been refinished in the past to the point it cannot be refinished again.

## Counter / Cabinet

### COUNTERS

There are areas of wear to the counter.

### CABINETS

There are areas of wear to the cabinets.

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

## Sink / Faucet

Serviceable

## Appliances

Serviceable

## Comments

There is typical wear to the kitchen in general

## Walls/Ceilings Floors



## Electrical

This panel is an older Federal Pacific system which have been known to have breakers that fail to trip properly when compared with similar panels of the same age and considered a potential fire safety concern, further evaluation is recommended by a licensed electrician to that any repairs or replacements may be made



## Heating

This is a gas wall heater

The furnace is very old and aged. While still working at this time, it is well past its expected life span



## Cooling

The air conditioning is handled through wall/window appliances. These are tested briefly for power only.

## Doors

The exterior door surfaces are various types of material

Serviceable

# Unit 6

## Unit Number

This unit is identified as 6



## Walls and Ceilings

There are areas of stress cracks in the walls

There are areas of stress cracks in the ceiling

There are areas of stains on the ceiling

There are areas of stains on the walls

There are areas of damage on the ceiling

## Floors

The vinyl flooring is worn.

## Counter / Cabinet

### COUNTERS

There are areas of wear to the counter.

### CABINETS

There are areas of damage to the cabinets.

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

Roach poison was not in this unit only



### Sink / Faucet

SINK

There are areas of wear to the cabinets.

### Appliances

Serviceable



The vent duct is too small.

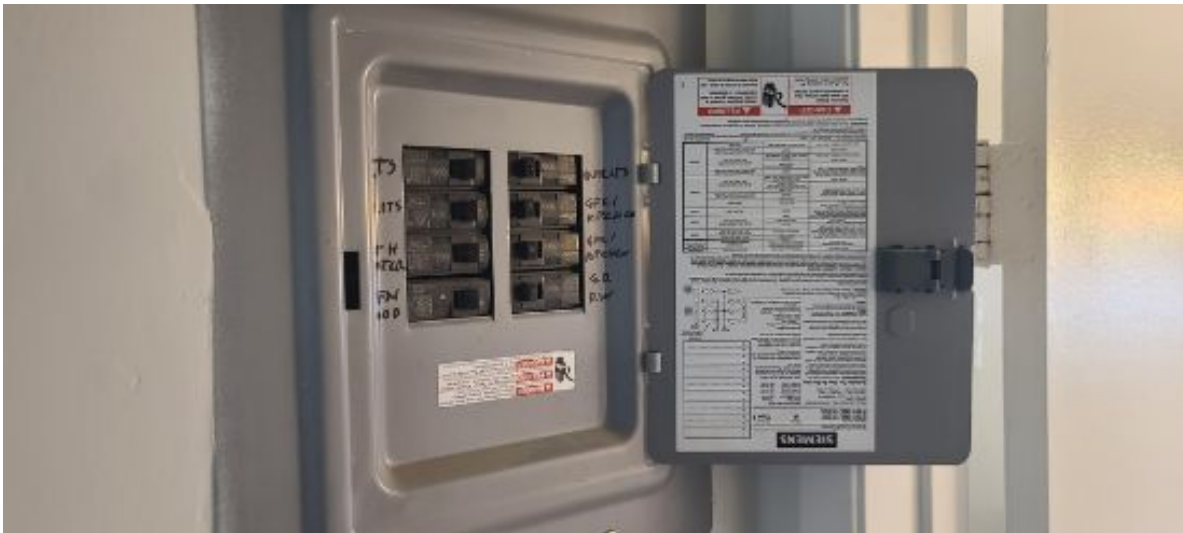
### Walls/Ceilings Floors

Serviceable



## Electrical

This is a newer sub panel.



This panel is an older Federal Pacific system which have been known to have breakers that fail to trip properly when compared with similar panels of the same age and considered a potential fire safety concern, further evaluation is recommended by a licensed electrician to that any repairs or replacements may be made

## Heating

This is a gas wall heater

The furnace is very old and aged. While still working at this time, it is well past its expected life span



## Doors

The exterior door surfaces are various types of material

Serviceable



# Unit 7

## Unit Number

This unit is identified as 7

## Walls and Ceilings

There are areas of stress cracks in the walls

There are areas of stress cracks in the ceiling

This appears to be moisture related damage/deterioration as seen at the windows

# Unit 8

## Unit Number

This unit is identified as 8



## Walls and Ceilings

Serviceable

## Floors

Serviceable

## Counter / Cabinet

Serviceable

## Sink / Faucet

Serviceable

## Appliances

Serviceable

### VENTILATION FAN

The duct for the exhaust is smaller than the outlet which may reduce air flow.

## Electrical

This panel is an older Federal Pacific system which have been known to have breakers that fail to trip properly when compared with similar panels of the same age and considered a potential fire safety concern, further evaluation is recommended by a licensed electrician to that any repairs or replacements may be made

## Heating

This is a gas wall heater

The furnace is very old and aged. While still working at this time, it is well past its expected life span

## Cooling

The air conditioning is handled through wall/window appliances. These are tested briefly for power only.

## Doors

The exterior door surfaces are various types of material

Serviceable

# Unit 9

## Unit Number

This unit is identified as 9



## Walls and Ceilings

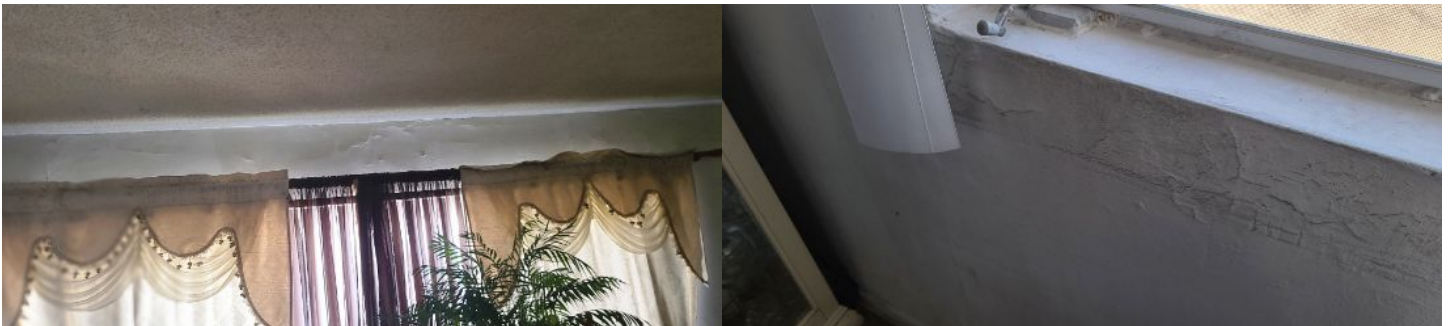
There are areas of damage on the walls

There are areas of stress cracks in the walls

There are areas of stress cracks in the ceiling

There are areas of stains on the ceiling

There are areas of past patching and painting. The seller could be consulted.





Floors



## Counter / Cabinet

### COUNTERS

There are areas of wear to the counter.

### CABINETS

There are areas of wear to the cabinets.

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



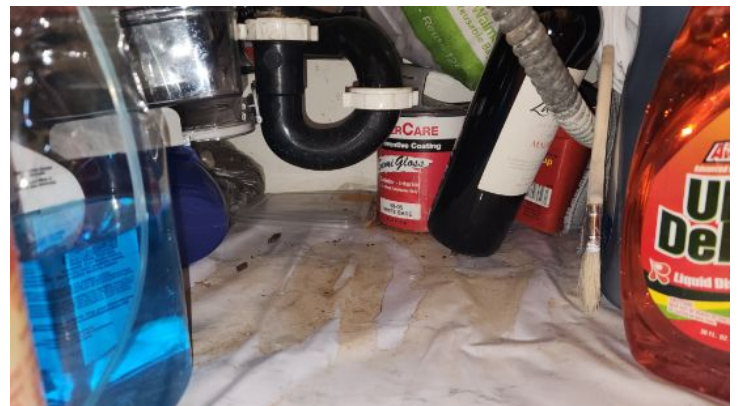
## Sink / Faucet

### SINK

There are areas of wear to the cabinets.



Drain leaks



## Appliances

Serviceable

## Walls/Ceilings Floors



## Electrical

This panel is an older Federal Pacific system which have been known to have breakers that fail to trip properly when compared with similar panels of the same age and considered a potential fire safety concern, further evaluation is recommended by a licensed electrician to that any repairs or replacements may be made

## Heating

This is a gas wall heater

The furnace is very old and aged. While still working at this time, it is well past its expected life span

## Cooling

The air conditioning is handled through wall/window appliances. These are tested briefly for power only.

## Doors

The exterior door surfaces are various types of material

Serviceable

# Unit 10

## Unit Number

This unit is identified as 10



## Walls and Ceilings

There are areas of damage on the walls

There are areas of stress cracks in the walls

There are areas of stress cracks in the ceiling

There are areas of stains on the ceiling in the closet

There are areas of past patching and painting. The seller could be consulted.

## Floors

The carpet is worn/stained in areas.

The carpet is damaged in areas.

The carpeting is loose in areas.

## Counter / Cabinet

### COUNTERS

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

### CABINETS

There are areas of damage to the cabinets.

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





### Sink / Faucet

#### DRAIN

The drain line is leaking

### Appliances

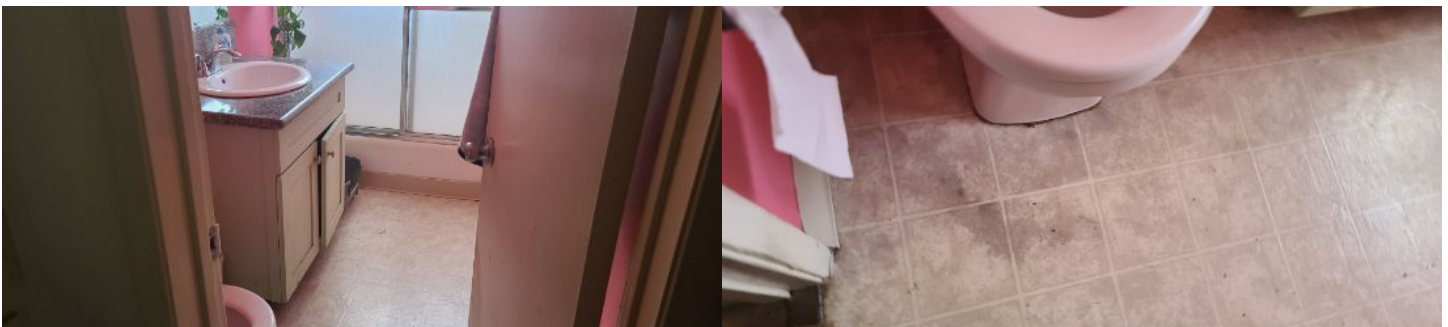
Serviceable

### Walls/Ceilings Floors

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

#### FLOOR

The bathroom flooring is stained in areas



### Fixtures

#### TOILET

The toilet is loose and not properly attached to the floor. It needs to be properly bolted down



Low water flow

## Electrical

This panel is an older Federal Pacific system which have been known to have breakers that fail to trip properly when compared with similar panels of the same age and considered a potential fire safety concern, further evaluation is recommended by a licensed electrician to that any repairs or replacements may be made

### OUTLETS

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



## Heating

This is a gas wall heater

The furnace is very old and aged. While still working at this time, it is well past its expected life span



### Cooling

The air conditioning is handled through wall/window appliances. These are tested briefly for power only.

### Doors

The exterior door surfaces are various types of material

Serviceable

# Unit 11

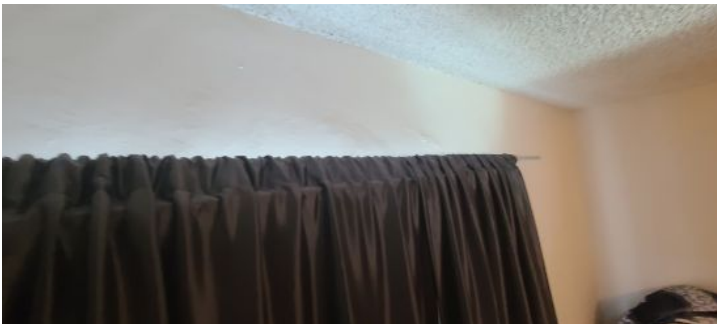
## Unit Number

This unit is identified as 11



## Walls and Ceilings

There are areas of damage on the walls



## Floors

Serviceable

## Counter / Cabinet

Serviceable



### Sink / Faucet

Serviceable

### Appliances

VENTILATION FAN

The fan in the kitchen is not working

### Walls/Ceilings Floors



### Electrical

Serviceable - newer sub panel in this unit

SMOKE DETECTORS

There are hanging smoke detectors in areas



## Heating

This is a gas wall heater

The furnace is very old and aged. While still working at this time, it is well past its expected life span



## Cooling

The air conditioning is handled through wall/window appliances. These are tested briefly for power only.

## Doors

The exterior door surfaces are various types of material

Serviceable

# Unit 12

## Unit Number

This unit is identified as 12



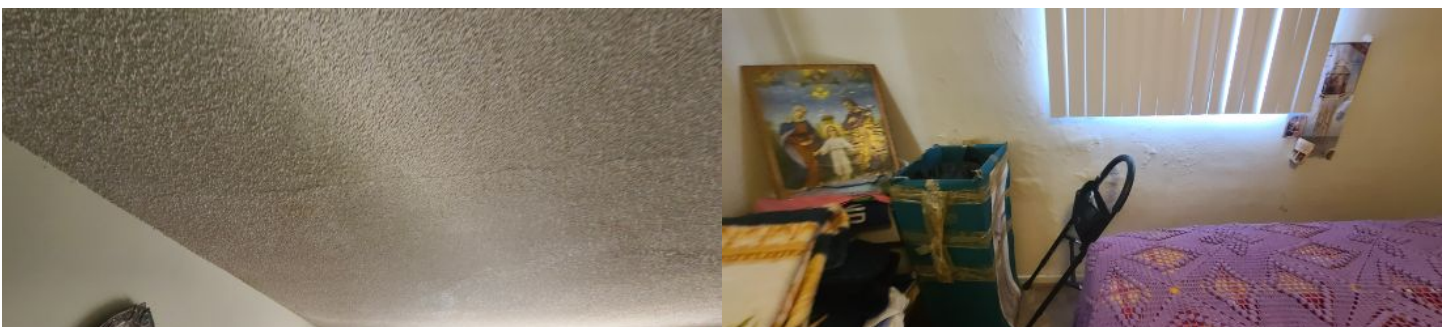
## Walls and Ceilings

There are areas of stress cracks in the walls

There are areas of stress cracks in the ceiling

There are areas of damage on the ceiling

There are areas of damage on the walls





## Floors

The carpet is worn/stained in areas.

The carpeting is loose in areas.

The carpet is damaged in areas.



## Counter / Cabinet

### COUNTERS

There are areas of wear to the counter.

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

### CABINETS

There are areas of wear to the cabinets.

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





## Appliances

Serviceable

## Comments

There is heavy wear to the kitchen in general

Repairs should be expected when this unit is vacated.

## Walls/Ceilings Floors

There are areas of moisture deterioration at the ceiling

There are areas of moisture deterioration at the wall surfaces.





### Fixtures

Serviceable

### Electrical

This panel is an older Federal Pacific system which have been known to have breakers that fail to trip properly when compared with similar panels of the same age and considered a potential fire safety concern, further evaluation is recommended by a licensed electrician to that any repairs or replacements may be made

There are missing smoke detectors in areas

### Heating

This is a gas wall heater

The furnace is very old and aged. While still working at this time, it is well past its expected life span



### Cooling

The air conditioning is handled through wall/window appliances. These are tested briefly for power only.

## Doors

The exterior door surfaces are various types of material

Serviceable

# Unit 13

## Unit Number

This unit is identified as 13



## Walls and Ceilings

There are areas of past patching and painting. The seller could be consulted.



## Floors

Serviceable

## Counter / Cabinet

Serviceable



### Sink / Faucet

Serviceable

### Appliances

VENTILATION FAN

The duct for the exhaust is smaller than the outlet which may reduce air flow.

### Walls/Ceilings Floors



### Electrical

This panel is an older Federal Pacific system which have been known to have breakers that fail to trip properly when compared with similar panels of the same age and considered a potential fire safety concern, further evaluation is recommended by a licensed electrician to that any repairs or replacements may be made



### Heating

This is a gas wall heater

The furnace is very old and aged. While still working at this time, it is well past its expected life span

### Cooling

The air conditioning is handled through wall/window appliances. These are tested briefly for power only.

### Doors

The exterior door surfaces are various types of material

Serviceable

# Unit 14

## Unit Number

Unit 14 was not entered.

# Unit 15

## Unit Number

This unit is identified as 15



## Walls and Ceilings

There are areas of stress cracks in the walls

There are areas of stress cracks in the ceiling

There are areas of damage on the ceiling

There are areas of damage on the walls

## Floors

Serviceable



## Counter / Cabinet

COUNTERS

There are areas of wear to the counter.





Likely mold

**Sink / Faucet**

Serviceable

**Appliances**

VENTILATION FAN

The fan in the kitchen is not working

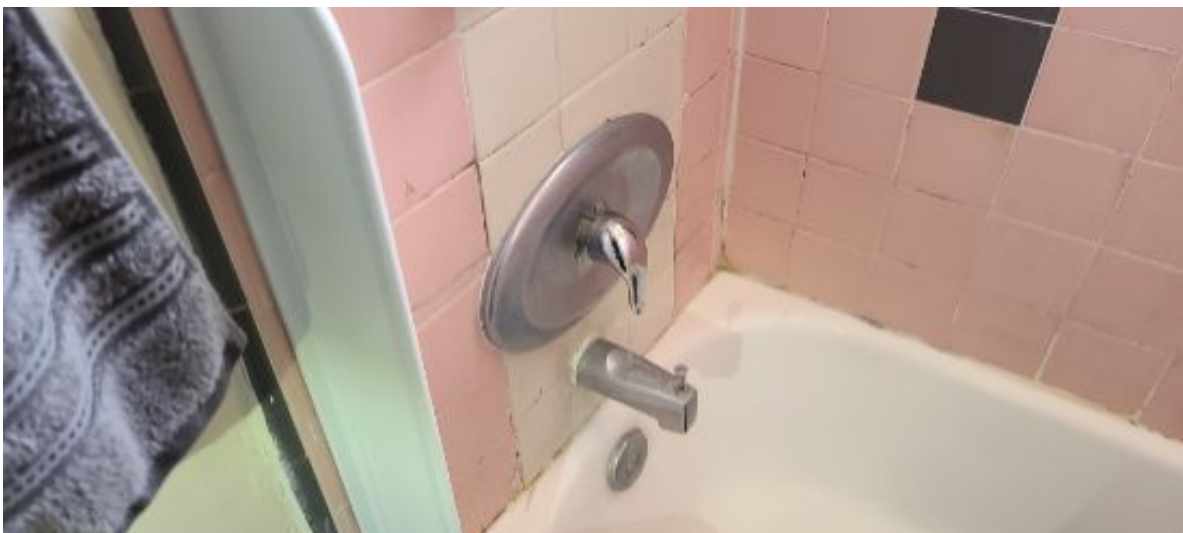
**Comments**



### Walls/Ceilings Floors



### Fixtures



Shower walls are worn

Electrical



Heating



# Unit 16

## Unit Number

This unit is identified as 16



## Walls and Ceilings

There are areas of stress cracks in the walls

There are areas of stress cracks in the ceiling

There are areas of past patching and painting. The seller could be consulted.

There are areas of damage on the walls





## Floors

The carpet is worn/stained in areas.

The carpet is damaged in areas.

The carpeting is loose in areas.

## Counter / Cabinet

### COUNTERS

There are areas of wear to the counter.

### CABINETS

There are areas of damage to the cabinets.

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



## Sink / Faucet

Serviceable

**Appliances**

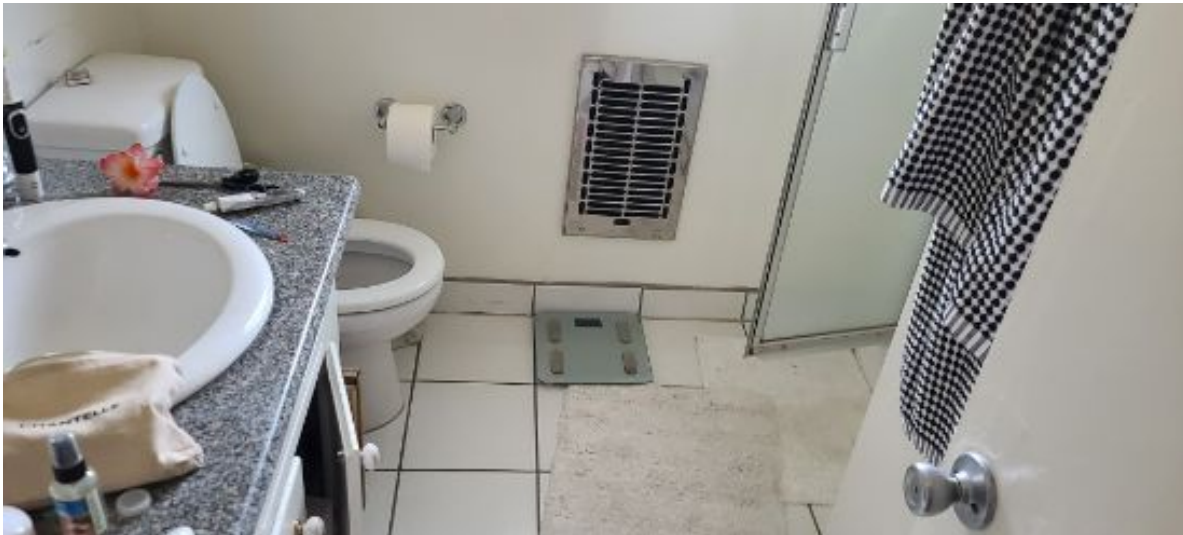
Serviceable

**Comments**

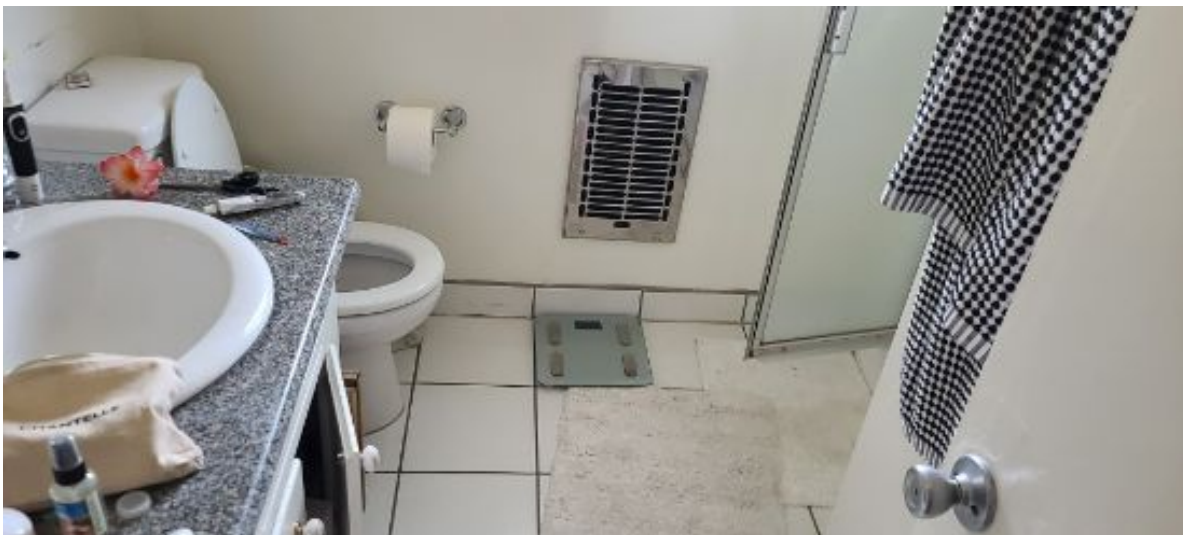
There is heavy wear to the kitchen in general

There is roach poison in this kitchen

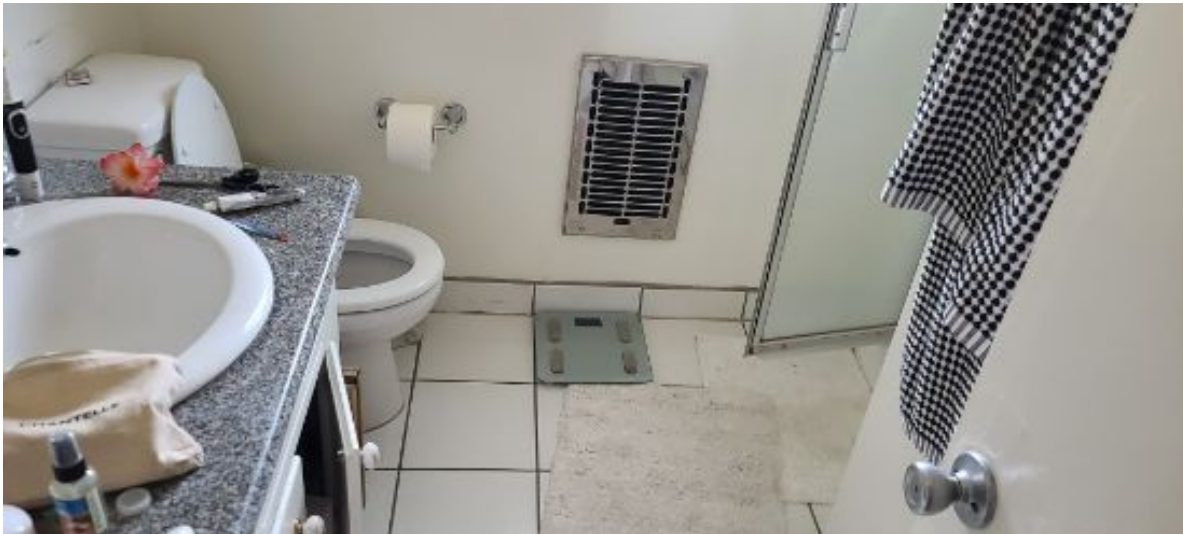
**Walls/Ceilings Floors**



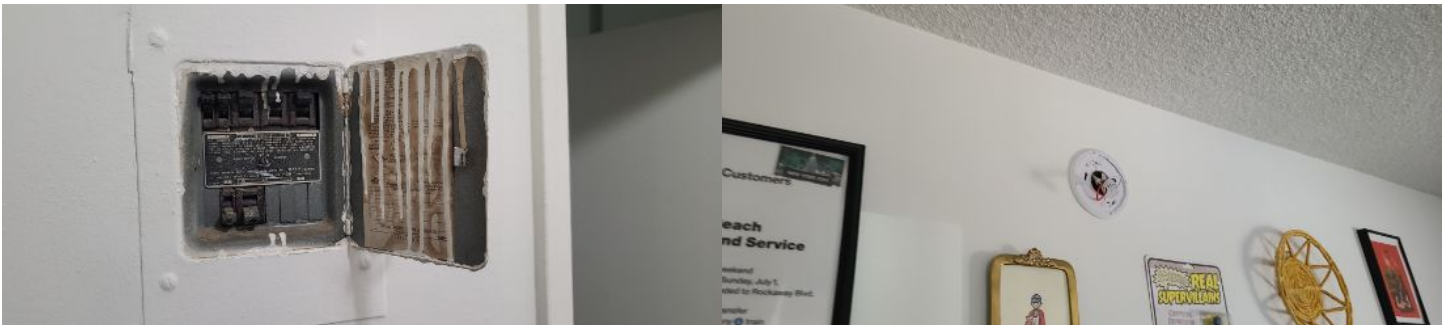
**Walls/Ceilings Floors**



## Walls/Ceilings Floors



## Electrical



## Heating

This is a gas wall heater

The furnace is very old and aged. While still working at this time, it is well past its expected life span



### Cooling

The air conditioning is handled through wall/window appliances. These are tested briefly for power only.



# Unit Comments

## Walls and Ceilings

There are areas of stress cracks in the walls and ceilings. Some have been repaired/patched and some have not.

There are areas of past patching and painting. The seller could be consulted.

## Floors

The rugs are generally old and worn.

The hardwood has some staining in areas.

## Counter / Cabinet

The kitchens are a mix of older and newer counters and cabinets. Repairs should be expected as tenants move out

## Appliances

Serviceable generally

## Walls/Ceilings Floors

The bathrooms are a mix of older and newer finishes and fixtures.

There is heavy patching in areas and mold growth showing on the walls in the older bathrooms in areas.

## Walls/Ceilings Floors

The bathrooms are a mix of older and newer finishes and fixtures.

There is heavy patching in areas and mold growth showing on the walls in the older bathrooms in areas.

## Walls/Ceilings Floors

The bathrooms are a mix of older and newer finishes and fixtures.

There is heavy patching in areas and mold growth showing on the walls in the older bathrooms in areas.

## Electrical

Most units have Stab-Lok or Federal Pacific sub panels in the hallways.

It is our understanding that insurers require that these be changed

### OUTLETS

There are outlets that have 3 prongs, but there was no ground in them. Repair to the existing wires or upgrade to new wiring may be needed.

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

## Heating

This is a gas wall heater for each unit. They are old and at the end of their expected life

## Windows

The older metal windows are due for replacement soon.

## Glossary

Term	Definition
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.

# 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 7	Interior Water Line Condition	<p><b>The water lines are galvanized steel pipes. These original galvanized steel pipes are rusting, corroded and are showing deterioration. It is not possible to determine exactly when they will need to be changed out</b></p> <p><b>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. Some of the original pipes have been replaced with copper piping as they wore out, which is why there is copper in the system. The remaining galvanized steel pipes will need to be replaced in the future as they continue to wear out.</b></p>
Page 8	Waste Line Condition	<p><b>There are rusty areas on the exterior of the waste lines. It is not possible to tell when but they will need replacing in the future as they continue to wear out</b></p> <p><b>There are areas on the waste lines with rust blisters where the material is failing and may seep or leak at any time. These sections of pipe have failed and are ready for replacement at this time. The waste system should be fully evaluated by a plumbing specialist and repaired / replaced as needed.</b></p> <p><b>There are leaks in the waste pipes. These should be promptly repaired by a plumbing contractor</b></p>

## Electrical System

Page 15	Main Electrical Panel Condition	<p><b>The wood at the bottom prevents the main cover from being opened.</b></p>
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**Roof**

Page 18	Roof Covering Condition	<p>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.</p> <p>The roofing material is worn, deteriorating, and losing its granule surface. It is nearing the time to replace this roof.</p> <p>Ponding occurs in areas as the roof is very flat</p> <p>There appear to be multiple layers of roofing material installed. When the current roof is ready to be replaced all old roofing materials need to be removed down to the wood framing, and then the new roof installed. The original framing may not have been rated for the extra weight of the roof coverings over the years. Also, the nails one get as much penetration as is needed due to the built-up thickness of the added layers.</p>
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**Exterior**

Page 26	Exterior Stairs	The stairs are damaged in areas.
Page 26	Balconies / Decks / Raised Walkways	There is damage to the surface where the railing attaches to the deck and along the edges
Page 27	Comments	State Bill 721 requires a Balcony Inspection by Jan 1, 2025. This is to include all stairs and elevated walkways
Page 27	Recommendations	Repairs for the walkways and front stairs should be planned for now as the time is short and demand for contractors is increasing

**Grounds**

Page 30	Retaining Walls	There are cracks and movement / shifting in areas of the retaining wall(s). There are areas of wall failure and it appears the wall will need repair / replacement and should be fully evaluated as by a geologist or structural engineer.
Page 33	Fencing & Garden Walls	The block fence at the rear is leaning.
Page 33	Recommendations	It is advisable to have a Geologist fully examine the site and make any recommendation concerning erosion and drainage

**Unit 2**

Page 40	Sink / Faucet	<p><b>DRAIN</b></p> <p>The drain line is leaking</p>
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**Unit 3**

Page 43

Electrical

**This panel is an older Federal Pacific system which have been known to have breakers that fail to trip properly when compared with similar panels of the same age and considered a potential fire safety concern, further evaluation is recommended by a licensed electrician to that any repairs or replacements may be made**

**Unit 4**

Page 45

Walls and Ceilings

**There are areas of damage on the ceiling**

**There are areas of damage on the walls**