



CITY PROPERTY SERVICES
Commercial & Residential Inspections

propertyinspecting@gmail.com

www.CityPropertyInspections.com

Property Inspection Report

Visual and Based on Access

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Munlti Unit-Income Property

Prepared Exclusively for: Client

Prepared by: Shawn S. Azimi
Certified Master Inspector, or associates



City Property Inspections

[Multi Unit-Sample Report.inspx](#)

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Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable	Functional, In generally good condition with no obvious signs of defect or service or replacement need.
Needs Attention	Marginal in condition and in the opinion of the inspector it should be monitored from this point on for preventive care or regarding cost, liability or safety.
Serviceable	Not fully or partially functional, hard to operate or unsafe in its present condition. Inspector recommends further evaluation by an expert.
Not Inspected	Not inspected because: Not within the scope of this inspection, was unsafe for inspector, would damage property, not present, no utility on, No or limited access or visibility or disconnected.

General Information

Property Information

City State CA Zip

Client Information

Inspection Company

Inspector Name Shawn Azimi
Company Name City Property Inspections
Address City Property Services
Phone 818 687 8686
E-Mail Propertyinspecting@gmail.com

Conditions

Others Present Buyer's Agent Property Occupied Partially occupied
Estimated Age Unknown Entrance Faces West
Start Time 10 AM End Time 3 PM
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature 79F
Weather Clear Soil Conditions Dry
Building Type Multi Unit Income Property Garage Sub garage



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General Information (Continued)

Sewage Disposal City How Verified
Water Source City How Verified
Additions/Modifications Unknown
Permits Obtained Unknown

General Comments

1. General Comments By request of client....., we inspected the subject property on Our findings regarding Functionality, Appearance, Condition, and Safety which cover the listed and itemized categories in this report are submitted herein. The following describe the the nature, scope and limitations of the this Report:

-A general inspection report based on visibility and accessibility of the components and sections of the subject property (Also, please see description of a general inspection in the signed Inspection agreement) We are not responsible for any third party complaints, dislikes, or claims., as this report is exclusively prepared for the client

-It is valid for the date of inspection, as changes due to, unknown and uncontrolled factors, construction before or after the inspection, disaster, or any sudden or hidden occurrences and progressive damages are NOT under our control, responsibility, or within scope of this inspection

-It has been prepared by an independent property inspector, is unbiased in nature and is for the sole usage by our clients, unless otherwise authorized by them

-Cost estimates, if included, are by request of the client(s) named in this report, approximate, and provided as a matter of opinion and average market pricing

-It may only include sections and components in need of attention, service, or replacement as a brief reporting by client's request.

-Does not include any scientific, engineering, geological, or forensic data, opinion, or facts

-We ask and expect our client(s) to read the entire report, but for quick review and reference, summary pages are provided at the end of this report, and points of concern, attention, and service are printed in ink other than black within each section of the report. Summary pages do not include all the exiting condition.



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Lots and Grounds

1. Needs Attention Walkways: **Safety Notation: Any area or spot with level or grade differential, projected objects from ground, openings on walk path and notable unevenness inside or outside the property should be repaired or improved to prevent trip and injury hazard. If improvement is not desired or not possible, use with caution and use night lighting. Photos could be sample representative, as all areas may not have been visible or accessible to the inspector.**



2. Acceptable Walkway Drainage: Slope Drain
3. Acceptable Steps/Stairs: Concrete, Wood
4. Not Inspected Vegetation: Not Applicable
5. Needs Attention Retaining Walls: **Minor cracks and separation noted. Monitor and maintain.**





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Lots and Grounds (Continued)

Retaining Walls: (continued)



- 6. Acceptable
- 7. Acceptable

Grading:

Driveway: Concrete - Cracks commonly seen, noted.



- 8. Serviceable

Fences: Fence at right side (protective barrier for pool deck) is aged and due for replcement.



- 9. Not Inspected

Lawn Sprinklers:



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Lots and Grounds (Continued)

10. Needs Attention Parking Lot: Monitor and maintain per following reasons:
1. Crack on floor without displacement, 2. Moisture affects, efflorescence (salty residue due to moisture seepage) on concrete ceilings is evident and minor concrete chipping are evident.





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Lots and Grounds (Continued)

Parking Lot: (continued)



11. Acceptable

12. Acceptable

13. Access ADA Compliant: No

Parking Lot Lighting:

Parking Lot Drainage: Slope Drain

Exterior

Exterior Surface

1. Needs Attention Type: Stucco - 1. Any opening, separation, or crack on the exterior walls should be sealed patched and painted as necessary, to prevent further decay and admittance of water, insect or rodent traffic, 2. Entire exterior is due for resurfacing and paint coating





Exterior (Continued)

Type: (continued)



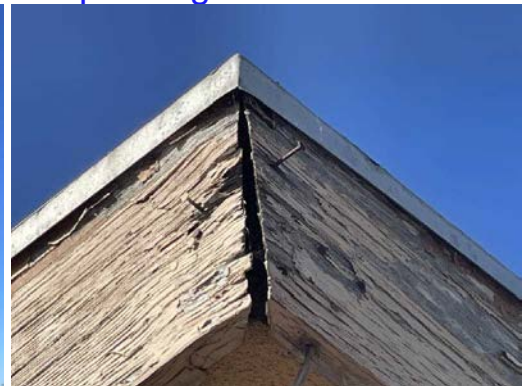


Exterior (Continued)

Type: (continued)



- 2. Acceptable Main Entry:
- 3. Main Entry Access ADA Compliant: No
- 4. Not Inspected Secondary/Other Entry:
- 5. Secondary/Other Entry Access ADA Compliant: **Not applicable**
- 6. Not Inspected Rear Entry: Not Applicable
- 7. Serviceable Trim: Wood - **Due for repair and painting.**
- 8. Serviceable Fascia: Wood - **Due for repair and painting.**





Exterior (Continued)

Fascia: (continued)



- 9. Acceptable
- 10. Acceptable
- 11. Needs Attention

Soffits:

Patio Door: Metal sliding

Windows: **Some of the window security bars are not equipped with release mechanism from inside, for emergency existing.**



- 12. Serviceable

Exterior Lighting: **Exposed wiring at different areas noted. Cover and secure as possible. Consult an electrician.**





Exterior (Continued)

Exterior Lighting: (continued)



- 13. Not Inspected
- 14. Acceptable
- 15. Acceptable
- 16. Acceptable
- 17. Acceptable

Exterior Electric Outlets: Not Applicable
 Canopy: Wood and Stucco
 Type:
 Roof:
 Structure:

Structure

- 1. Acceptable
- 2. Acceptable
- 3. Not Inspected
- 4. Acceptable
- 5. Needs Attention

Structure Type: Anchored Wood Framing
 Foundation: Formed Concrete
 Differential Movement: Not Applicable
 Beams: Metal and Wood
 Bearing Walls: **Minor cracks noted. Monitor and maintain.**



- 6. Not Inspected
- 7. Not Inspected
- 8. Acceptable

Joists/Trusses: Not Visible
 Piers/Posts: Not Applicable
 Floor/Slab: Wood / Concrete



Structure (Continued)

9. Serviceable

Stairs/Handrails: 1. Safety hazard with sharp top, 2. Short for protection, 3. Openings / Spacing at Balusters / Frame bars: Too far apart. Child and pet safety. Recommend installing more obstruction for safety.



10. Not Inspected

Subfloor: Plywood



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Roof

Main Structure Roof Surface

1. Method of Inspection: On roof

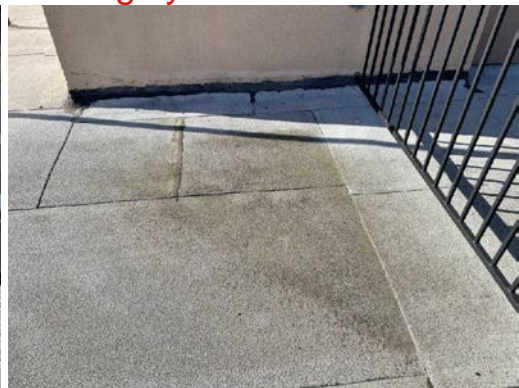
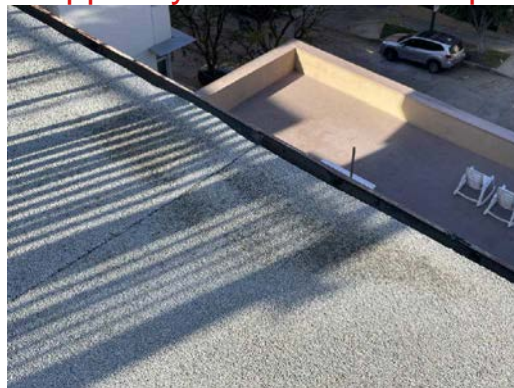


2. Not Inspected

Unable to Inspect: Not Applicable

3. Serviceable

Material: 1. Minor sporadic repair / patching needed at present, 2. Water ponding stains evident. Monitor and maintain, 3. Roof material has been covered with gravel at a few areas that show sagging. This is an improper way of draining water, and moisture entrapment under the gravel will reduce the life expectancy of the area covered, 4. Per notations in 3, the sagging of the roof deck must be corrected as a long term remedy for proper draining, as this roof is not equipped with scupper system and it is slope draining system. Consult a roofer.





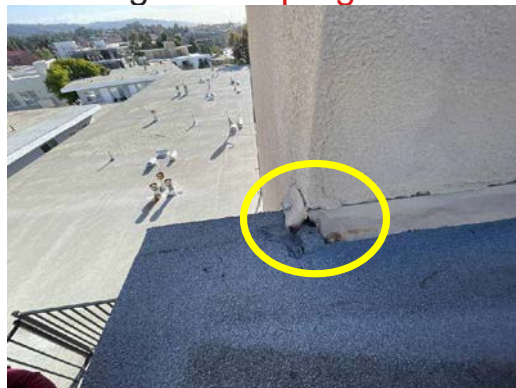
Roof (Continued)

Material: (continued)



4. Serviceable

Flashing: **Water pregnable**



5. Not Inspected

Valleys: Not Applicable

6. Not Inspected

Skylights: Not Applicable

7. Needs Attention

Plumbing Vents: **1. Many are due for replacement, 2. Some are covered with asbestos.**





Roof (Continued)

Plumbing Vents: (continued)

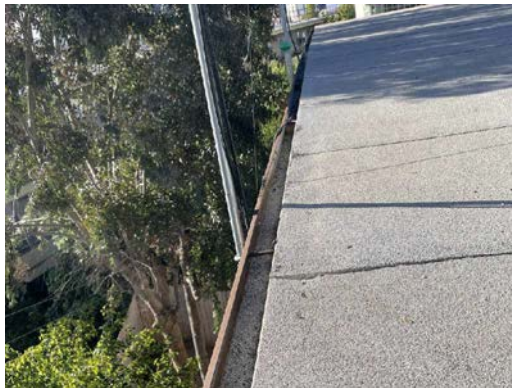


8. Acceptable

Roof Drains: Slope Drain - From left to right and with uneven roof deck, mostly at front

9. Serviceable

Gutters: Gutters should be corrected in pitch, not to become stuffed.



10. Acceptable

Downspouts:

11. Acceptable

Leader/Extension:

Chimney

12. Not Inspected

Chimney: Not Applicable

13. Not Inspected

Flue/Flue Cap: Not Applicable

14. Not Inspected

Chimney Flashing: Not Applicable



Electrical

1. Serviceable Electrical System: Due to all notations below and other deficiencies, such 2 socket and Non GFCI, age of system, possible lack of safety and proper grounding and exposed wiring, total revitalization of the electrical system, for safety and liability reasons, is recommended.
 2. Service Size Amps: 200 Double Fuse System Volts: 110-240 VAC
 3. Acceptable Service: Copper
 4. Acceptable 120 VAC Branch Circuits: Copper - Cloth Wiring Insulation: Circuit branches of a property this aged, may be covered by cloth insulators, which are outdated and may not be safe by today's standards. Intrusive discovery is not a part of this inspection and to verify if the said substance is present, consult with a qualified electrician.
 5. Acceptable 240 VAC Branch Circuits: Copper
 6. Not Inspected Aluminum Wiring: Not Applicable
 7. Acceptable Conductor Type: Non-metallic sheathed cable
 8. Acceptable Ground: No Access
- Left Side Electric Panel
-
9. Serviceable Manufacturer: Federal Pacific - 1.Federal Pacific panel breakers, with "Stab Lock" design have a history of not tripping when circuit overloading occurs. Consult a qualified electrician to verify if replacement is needed, 2.
 10. Maximum Capacity: 400 Amp
 11. Acceptable Main Breaker Size: 400 Amp
 12. Acceptable Breakers: Copper
 13. Acceptable Fuses: Bullet Type
 14. Not Inspected AFCI: Not Applicable
 15. Not Inspected GFCI: Not Applicable
 16. Is the panel bonded? No
 17. Not Inspected Smoke Detectors: Not Applicable
 18. Not Inspected Data/Security Systems: Not Applicable
 19. Serviceable Emergency Lighting: Not installed. Consult an electrician.



Plumbing

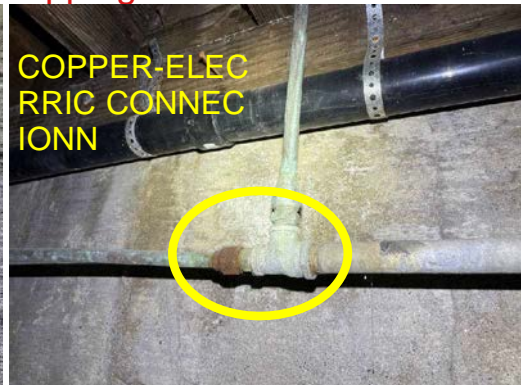
1. Acceptable

Main Water Shutoff: Front



2. Serviceable

Water Lines: 1. At rear: Between pool rear retaining wall and front units rear parameter walls-, A. One or more copper-galvanized connections are of improper fitting material which may cause "Dielectric" or Galvanic / Electrolysis, leading to rupture. Consult a plumber for remedy and cost, B. Corrosion on galvanized pipe can cause rupture at any time 2. In Sub Garage: Swere and other drain lines show corrosion, and past leakage signs, which are susceptible to leakage at any time. Recommend repair / replacement by a professional plumber, to prevent damaged on vehicles parked underside the said pipes, as well as health and sanitation issues. Some temporary repairs by felt rapping noted.





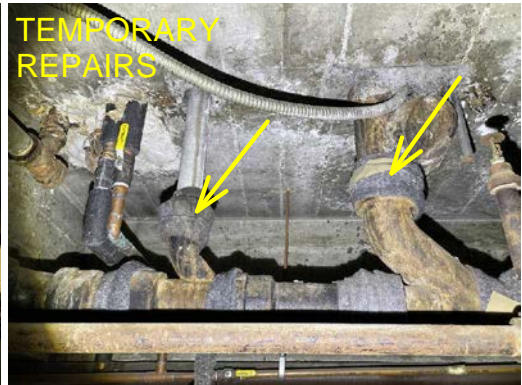
Plumbing (Continued)

Water Lines: (continued)



3. Serviceable

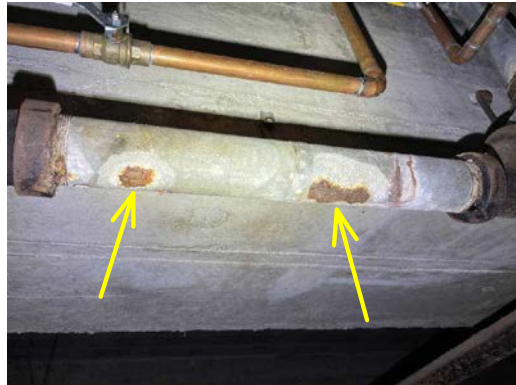
Drain Pipes: See above notes.





Plumbing (Continued)

Drain Pipes: (continued)



4. Acceptable

Service Caps:



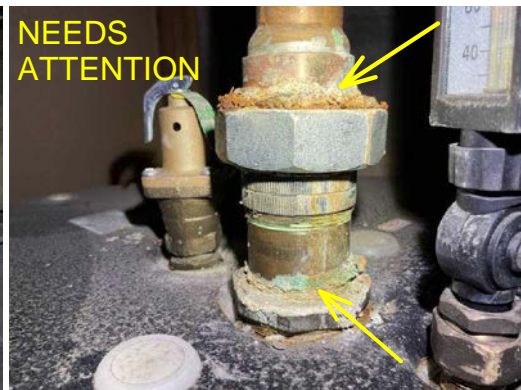
Utility room and Mall space (between pool deck and rear units) Water Heater



Plumbing (Continued)

5. Serviceable

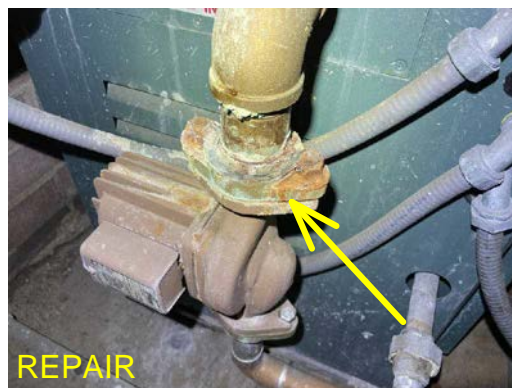
Water Heater Operation: Functional at time of inspection - **Some routine maintenance on boiler and reserve tank are needed. Consult a plumber.**





Plumbing (Continued)

Water Heater Operation: (continued)



- 6. Type: Natural gas Capacity: 100 Gal., 40 Gal.
- 7. Approximate Age: 15 to 20 Years Area Served: Interior



Plumbing (Continued)

8. Acceptable

Flue Pipe:



9. Acceptable

TPRV and Drain Tube:

Air Conditioning

Not Installed AC System

- 1. Not Inspected Exposed Ductwork:
- 2. Not Inspected Blower Fan/Filters:
- 3. Not Inspected Thermostats:

Heating System

Wall Units- Some not Functional Heating System

- 1. Serviceable Thermostats: **Some of the thermostats and Wall units are not functional.**
- 2. Not Inspected
- 3. Not Inspected



Laundry Room/Area

At right side of the sub garage Laundry Room/Area

- | | |
|-------------------|-----------------------------------|
| 1. Not Inspected | Closet: Not Applicable |
| 2. Acceptable | Ceiling: |
| 3. Acceptable | Walls: |
| 4. Acceptable | Floor: |
| 5. Not Inspected | Doors: Not Applicable |
| 6. Not Inspected | Windows: Not Applicable |
| 7. Acceptable | Electrical: |
| 8. Not Inspected | Smoke Detector: Not Applicable |
| 9. Not Inspected | HVAC Source: Not Applicable |
| 10. Not Inspected | Laundry Tub: Not Applicable |
| 11. Not Inspected | Laundry Tub Drain: Not Applicable |
| 12. Acceptable | Washer Hose Bib: |
| 13. Acceptable | Washer and Dryer Electrical: |
| 14. Acceptable | Dryer Vent: |
| 15. Acceptable | Dryer Gas Line: |
| 16. Acceptable | Washer Drain: Wall mounted drain |
| 17. Not Inspected | Floor Drain: |

Unit #1

1. Unit #: 12, 1st Floor Unit Type:
2. Occupied

Interior Rooms

Living Room Living Space

- | | |
|--------------------|---|
| 3. | Closet: None |
| 4. Acceptable | Ceiling: Paint and Paneling |
| 5. Acceptable | Walls: Paint and paneling |
| 6. Acceptable | Floor: Laminate |
| 7. Acceptable | Doors: Wood |
| 8. Needs Attention | Windows: Aluminum Fixed - Not Tempered glasses |
| 9. Acceptable | Electrical: 110 VAC |
| 10. Not Inspected | HVAC Source: Not Applicable |
| 11. Not Inspected | |



Unit #1 (Continued)

Kitchen

Open to Living Room Kitchen

- 12. Acceptable Cooking Appliances: Hotpoint
- 13. Acceptable Ventilator: Window
- 14. Acceptable Disposal: Badger
- 15. Needs Attention Dishwasher: SPT - **Needs to fit in right.**



- 16. Air Gap Present? Yes
- 17. Not Inspected Trash Compactor:
- 18. Not Inspected Refrigerator:
- 19. Not Inspected Microwave:
- 20. Acceptable Sink: Stainless Steel
- 21. Serviceable Electrical: **Non GFCI outlet**





Unit #1 (Continued)

22. Not Inspected Plumbing/Fixtures: Not inspected because of obstruction.



23. Acceptable Counter Tops: Formica
 24. Acceptable Cabinets: Wood
 25. Not Inspected Pantry: None
 26. Acceptable Ceiling: Paint and Paneling
 27. Acceptable Walls: Paint and paneling
 28. Acceptable Floor: Laminate
 29. Not Inspected Doors: Not Applicable
 30. Acceptable Windows: Aluminum slider
 31. Not Inspected HVAC Source: No HVAC source

Hallways

32. Acceptable Ceiling: Paint and Paneling
 33. Not Inspected Closet: None
 34. Acceptable Floor: Laminate
 35. Not Inspected
 36. Not Inspected Thermostat:
 37. Acceptable Walls: Paint and paneling

Bathrooms

Hall Way Bathroom

38. Not Inspected Closet: None
 39. Acceptable Ceiling: Paint and Paneling
 40. Acceptable Walls: Paint and paneling
 41. Acceptable Floor: Laminate
 42. Acceptable Doors: Wood
 43. Not Inspected Windows: None



Unit #1 (Continued)

44. Serviceable

Electrical: **Non GFCI outlet**



45. Acceptable
46. Acceptable
47. Not Inspected

Counter/Cabinet: Granite and Wood.
Sink/Basin: Porcelain coated
Faucets/Traps: Not visible



48. Not Inspected
49. Acceptable
50. Not Inspected
51. Acceptable
52. Not Inspected
53. Acceptable

Tub/Surround:
Shower/Surround: Tile and Tile, Glass
Spa Tub/Surround:
Toilets: American Standard
HVAC Source:
Ventilation: Electric ventilation fan

Bedrooms

Rear Bedroom



Unit #1 (Continued)

54. Needs Attention Closet: Large - Closet door needs repair. Tracks / Guides / Wheels are missing or not functional.



- 55. Acceptable
- 56. Acceptable
- 57. Acceptable
- 58. Acceptable
- 59. Acceptable
- 60. Acceptable
- 61. Not Inspected
- 62. Not Inspected

Ceiling: Paint and Paneling
 Walls: Paint and paneling
 Floor: Laminate
 Doors: Wood
 Windows: Aluminum Fixed,, Aluminum slider
 Electrical: 110 VAC
 HVAC Source:

Balcony

63. Not Inspected Balcony Floors:

Unit #2

- 1. Unit #: 14 Unit Type: SINGLE CONDO
- 2. Vacant

Interior Rooms

Living Room Living Space

- 3. Acceptable Closet: Large



Unit #2 (Continued)

4. Serviceable

Ceiling: Paint and Paneling - Evidence of past or present water staining. Invasive inspection will reveal plumbing leakage or roof water pregnable points.



5. Serviceable

Walls: Paint and paneling - Evidence of past or present water damage noted. To determine the existence or activity of mold, inspection by mold expert is required.



6. Acceptable

Floor: Laminate

7. Acceptable

Doors: Wood, Also entry

8. Acceptable

Windows: Jalousie

9. Acceptable

Electrical: 110 VAC

10. Acceptable

HVAC Source: Wall Unit

11. Not Inspected

Smoke Detector: Not a part of this inspection

Kitchen

Open to Living Room Kitchen



Unit #2 (Continued)

12. Serviceable

Cooking Appliances: No anti tip is installed (Comes with the new unit from manufacturer). Anti tip is a bracket that holds the unit from tipping in case the front door is opened and weight is applied on it or a person (child) stands on the door. It secures the Oven Range to the wall or floor. This was tested simply by pulling back on the unit. A safety notation.



13. Serviceable

Ventilator: Fan inoperative



14. Serviceable

Disposal: In-Sinkerator - Inoperative



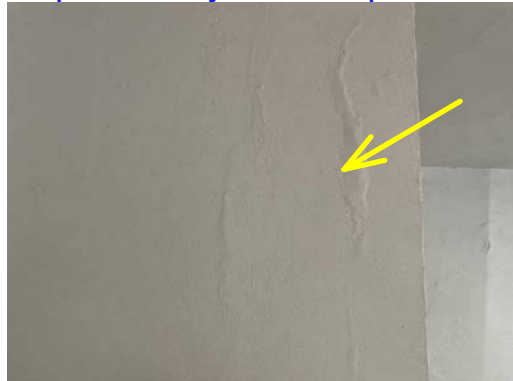


Unit #2 (Continued)

- 15. Not Inspected Dishwasher: Not applicable
- 16. Air Gap Present? No
- 17. Not Inspected Trash Compactor: Not applicable
- 18. Not Inspected Refrigerator: Not a part of this inspection
- 19. Not Inspected Microwave: Not applicable
- 20. Acceptable Sink: Stainless Steel
- 21. Serviceable Electrical: No GFCI or GFCI outlets. **Non-GFCI or GFCI labeled outlet. Consult a qualified Electrician.**



- 22. Acceptable Plumbing/Fixtures: PVC, Chrome
- 23. Acceptable Counter Tops: Formica
- 24. Acceptable Cabinets: Wood
- 25. Acceptable Pantry: Small
- 26. Acceptable Ceiling: Paint and Paneling
- 27. Serviceable Walls: Paint and paneling - **Evidence of past or present water damage noted. To determine the existence or activity of mold, inspection by mold expert is required.**



- 28. Acceptable Floor: Laminate



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Unit #2 (Continued)

- 29. Not Inspected Doors: Not applicable
- 30. Acceptable Windows: Aluminum crank
- 31. Not Inspected HVAC Source: Not applicable

Hallways

Bathrooms

Left side, Rear Bathroom

- 32. Not Inspected Closet: Not applicable
- 33. Acceptable Ceiling: Paint and Paneling
- 34. Serviceable Walls: Paint and paneling - Evidence of past or present water damage noted. To determine the existence or activity of mold, inspection by mold expert is required.



- 35. Acceptable Floor: Tile
- 36. Acceptable Doors: Wood
- 37. Not Inspected Windows: Not applicable
- 38. Acceptable Electrical: 110 VAC GFCI
- 39. Acceptable Counter/Cabinet: Composite and wood
- 40. Acceptable Sink/Basin: One piece sink/counter top
- 41. Acceptable Faucets/Traps: Metal / PVC
- 42. Not Inspected Tub/Surround: Not applicable
- 43. Acceptable Shower/Surround: Fiberglass pan and fiberglass surround
- 44. Not Inspected Spa Tub/Surround: Not applicable
- 45. Acceptable Toilets:
- 46. Not Inspected HVAC Source: Not applicable
- 47. Acceptable Ventilation: Electric ventilation fan

Bedrooms



Unit #2 (Continued)

Bedroom

Balcony

Unit #3

- 1. Unit #: Unit 18, First floor Unit Type: 1 bedroom
- 2. Vacant

Interior Rooms

Living Room Living Space

- 3. Acceptable Closet: None
- 4. Acceptable Ceiling: Popcorn
- 5. Acceptable Walls: Paint and paneling
- 6. Acceptable Floor: Laminate
- 7. Acceptable Doors: Aluminum Slider
- 8. Acceptable Windows: Aluminum Fixed
- 9. Acceptable Electrical: not in service
- 10. Acceptable HVAC Source: Wall Unit, Wall heater.
- 11. Not Inspected Smoke Detector: Not Applicable

Kitchen

Right side rear Kitchen

- 12. Acceptable Cooking Appliances: Amana
- 13. Serviceable Ventilator: No Vent - [Microwave in operative.](#)



- 14. Acceptable Disposal: In-Sinkerator
- 15. Acceptable Dishwasher: Not applicable



Unit #3 (Continued)

16. Air Gap Present? No

17. Acceptable

18. Acceptable

19. Serviceable

Trash Compactor: None

Refrigerator: Magic chef

Microwave: No name - **Inoperative**



20. Acceptable

21. Serviceable

Sink: Stainless Steel

Electrical: No GFCI or GFCI outlets. **Non-GFCI or GFCI labeled outlet. Consult a qualified Electrician. One or more.**



22. Acceptable

23. Acceptable

24. Acceptable

25. Acceptable

26. Acceptable

27. Acceptable

28. Acceptable

29. Acceptable

30. Acceptable

31. Acceptable

Plumbing/Fixtures: Chrome /Brass

Counter Tops: Formica

Cabinets: Wood

Pantry: Single small

Ceiling: Popcorn

Walls: Paint and paneling

Floor: Laminate

Doors: None

Windows: Aluminum slider

HVAC Source: Wall Unit



Unit #3 (Continued)

Hallways

- 32. Acceptable Ceiling: Paint and Paneling
- 33. Acceptable Closet: Double slider
- 34. Acceptable Floor: Laminate
- 35. Smoke Detector: Not Applicable
- 36. Serviceable Thermostat: **Inoperative,**



- 37. Acceptable Walls: Paint and paneling

Bathrooms

Front left Bathroom

- 38. Acceptable Closet: None
- 39. Acceptable Ceiling: Paint and Paneling



Unit #3 (Continued)

40. Acceptable

Walls: Paint and paneling - **Past repairs**



41. Acceptable

Floor: Laminate

42. Acceptable

Doors: Wood

43. Acceptable

Windows: None

44. Serviceable

Electrical: 110 VAC - **Non-GFCI or GFCI labeled outlet. Consult a qualified Electrician. One or more.**



45. Acceptable

Counter/Cabinet: Tile and Wood

46. Acceptable

Sink/Basin: Porcelain coated

47. Acceptable

Faucets/Traps: Metal / Metal

48. Serviceable

Tub/Surround: Porcelain tub and ceramic tile surround - **Cracked tiles. One or more.**



Unit #3 (Continued)

Tub/Surround: (continued)



- 49. Acceptable
- 50. Acceptable
- 51. Acceptable
- 52. Acceptable
- 53. Acceptable

Shower/Surround: Tile and Tile
Spa Tub/Surround: None
Toilets: American Standard
HVAC Source: None
Ventilation: Electric ventilation fan

Bedrooms

Rear Bedroom

- 54. Acceptable
- 55. Acceptable
- 56. Acceptable
- 57. Acceptable
- 58. Acceptable
- 59. Serviceable

Closet: Double slider
Ceiling: Popcorn
Walls: Paint and paneling
Floor: laminate
Doors: Wood
Windows: Aluminum slider - [Handle missing.](#)





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Unit #3 (Continued)

- 60. Acceptable
- 61. Acceptable
- 62. Acceptable

Electrical: 110 VAC
 HVAC Source: None
 Smoke Detector: Inoperative or missing. **Inoperative, or missing. One or more.**

Balcony

- 63. Serviceable

Balcony Floors: Concrete. **Monitor and maintain. Negative ptich and water ponding.**



- 64. Acceptable
- 65. Acceptable
- 66. Acceptable

Balcony Ceilings: Stucco
 Balcony Walls: stucco
 Balcony Electrical & Safety Railings: none

Unit #4

- 1. Unit #: #19, first floor Unit Type: Single
- 2. Vacant

Interior Rooms

Living Room Living Space

- 3. Acceptable
- Closet: None



Unit #4 (Continued)

4. Serviceable

Ceiling: Popcorn - Water stains noted. Holes for water release noted. Invasive inspection may reveal possible mold presence.



5. Serviceable

Walls: Paint and paneling - Loose or peeling paint.



6. Serviceable

Floor: Laminate - Floor; stained.



7. Acceptable

Doors: Wood

8. Acceptable

Windows: Aluminum Crank

9. Serviceable

Electrical: not in service - **Not in service.**

10. Acceptable

HVAC Source: Wall Unit



City Property Inspections

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Unit #4 (Continued)

11. Serviceable Smoke Detector: Inoperative or missing. **Inoperative, or missing. One or more.**

Kitchen

left rear Kitchen

- 12. Acceptable Cooking Appliances: Premier
- 13. Acceptable Ventilator: Fan to Shaft
- 14. Acceptable Disposal: None
- 15. Acceptable Dishwasher: None
- 16. Air Gap Present? No
- 17. Acceptable Trash Compactor: None
- 18. Acceptable Refrigerator: Magic chef
- 19. Acceptable Microwave: Danby
- 20. Acceptable Sink: Porcelain Coated
- 21. Not Inspected Electrical: Not in service - **Power off**
- 22. Serviceable Plumbing/Fixtures: Chrome /Brass - **Water leakage.**



- 23. Acceptable Counter Tops: Formica
- 24. Serviceable Cabinets: Wood - **No drawer stops. One or more**





Unit #4 (Continued)

- 25. Acceptable
 - 26. Acceptable
 - 27. Acceptable
 - 28. Acceptable
 - 29. Acceptable
 - 30. Acceptable
 - 31. Acceptable
- Pantry: Shelves above
Ceiling: Paint and Paneling
Walls: Paint and paneling
Floor: Laminate
Doors: None
Windows: Aluminum Crank
HVAC Source: None

Hallways

- 32. Serviceable
- Ceiling: Popcorn - [Stress cracks](#)



- 33. Acceptable
 - 34. Acceptable
 - 35. Not Inspected
 - 36. Serviceable
- Closet: Double slider, Shelves above
Floor: Laminate
Smoke Detector: Inoperative or missing. [Not a part of this inspection.](#)
Thermostat: [Inoperative](#)



- 37. Acceptable
- Walls: Paint and paneling

Bathrooms



Unit #4 (Continued)

left side center Bathroom

38. Acceptable

Closet: None

39. Acceptable

Ceiling: Paint and Paneling - Cracks present. Not Structural or Mechanical.



40. Acceptable

Walls: Paint and paneling - Evidence of past repair or damage



41. Acceptable

Floor: Laminate

42. Acceptable

Doors: Wood

43. Acceptable

Windows: None

44. Serviceable

Electrical: 110 VAC - Power off

45. Serviceable

Counter/Cabinet: Tile and Wood - Sliding door; Will not open. One or more.



Unit #4 (Continued)

Counter/Cabinet: (continued)



- | | |
|----------------|---|
| 46. Acceptable | Sink/Basin: Porcelain coated |
| 47. Acceptable | Faucets/Traps: Metal / Metal |
| 48. Acceptable | Tub/Surround: Porcelain tub and ceramic tile surround |
| 49. Acceptable | Shower/Surround: |
| 50. Acceptable | Spa Tub/Surround: None |
| 51. Acceptable | Toilets: Kohler |
| 52. Acceptable | HVAC Source: None |
| 53. Acceptable | Ventilation: Electric ventilation fan |

Bedrooms

Bedroom

Balcony

Unit #5

- Unit #: 17, 1st Floor Unit Type:
- Vacant

Interior Rooms

Living Room Living Space

- | | |
|---------------|---------------------------|
| 3. Acceptable | Closet: Large |
| 4. Acceptable | Ceiling: Popcorn |
| 5. Acceptable | Walls: Paint and paneling |
| 6. Acceptable | Floor: Laminate |
| 7. Acceptable | Doors: aluminum, Wood |



Unit #5 (Continued)

- 8. Acceptable Windows: Wood ,Fixed
- 9. Not Inspected Electrical: 110 VAC - No Electricity.
- 10. Not Inspected HVAC Source: Wall Unit
- 11. Not Inspected

Kitchen

Open to Living Room Kitchen

- 12. Not Inspected Cooking Appliances: Magic Chef
- 13. Not Inspected Ventilator: Unknown
- 14. Not Inspected Disposal: Badger
- 15. Not Inspected Dishwasher: Not Applicable
- 16. Air Gap Present? No



- 17. Not Inspected Trash Compactor: Not Applicable
- 18. Not Inspected Refrigerator:
- 19. Not Inspected Microwave:
- 20. Acceptable Sink: Porcelain Coated
- 21. Needs Attention Electrical: **Non-GFCI or GFCI labeled outlet. Consult a qualified Electrician.**





City Property Inspections

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Unit #5 (Continued)

- 22. Acceptable Plumbing/Fixtures: Metal/PVC
- 23. Needs Attention Counter Tops: Formica - **Eroded**



- 24. Acceptable Cabinets: Wood
- 25. Acceptable Pantry: Shelves
- 26. Acceptable Ceiling: Popcorn
- 27. Acceptable Walls: Paint and paneling
- 28. Acceptable Floor: Laminate
- 29. Not Inspected Doors:
- 30. Not Inspected Windows:
- 31. Not Inspected HVAC Source: Wall Unit

Hallways

- 32. Acceptable Ceiling: Popcorn
- 33. Acceptable Closet: Shelves
- 34. Acceptable Floor: Laminate
- 35. Not Inspected
- 36. Not Inspected Thermostat:
- 37. Acceptable Walls: Paint and paneling

Bathrooms

Hallway Bathroom

- 38. Not Inspected
- 39. Acceptable Ceiling: Paint and Paneling
- 40. Acceptable Walls: Paint and paneling
- 41. Acceptable Floor: Laminate
- 42. Acceptable Doors: Wood
- 43. Not Inspected Windows:
- 44. Not Inspected Electrical: 110 VAC GFCI



Unit #5 (Continued)

- 45. Acceptable
- 46. Acceptable
- 47. Acceptable
- 48. Serviceable

Counter/Cabinet: Tile and Wood
 Sink/Basin: Porcelain coated
 Faucets/Traps: Metal / PVC
 Tub/Surround: Tile and Tile - **Sewer back up or other draining issue. Remedy immediately for health and sanitation reasons.**



- 49. Acceptable
- 50. Not Inspected
- 51. Acceptable
- 52. Not Inspected
- 53. Not Inspected

Shower/Surround: Tile and Tile
 Spa Tub/Surround:
 Toilets: Kohler
 HVAC Source:
 Ventilation: Electric ventilation fan

Bedrooms

Rear Bedroom

- 54. Acceptable
- 55. Acceptable
- 56. Acceptable
- 57. Acceptable
- 58. Acceptable
- 59. Acceptable
- 60. Not Inspected
- 61. Not Inspected
- 62. Not Inspected

Closet: Large
 Ceiling: Popcorn
 Walls: Paint and paneling
 Floor: Laminate
 Doors: Wood
 Windows: Aluminum slider
 Electrical: 110 VAC
 HVAC Source:

Balcony



Unit #5 (Continued)

63. Acceptable

Balcony Floors: Laminate - **Worn out. Resurface and paint as necessary.**



64. Acceptable

Balcony Ceilings: Stucco

65. Acceptable

Balcony Walls: Wood

66. Not Inspected

Balcony Electrical & Safety Railings:

Unit #6

1. Unit #: 26 Second floor Unit Type: Studio

2. Occupied

Interior Rooms

Living Room Living Space

3. Not Inspected

Closet: None

4. Acceptable

Ceiling: Popcorn

5. Acceptable

Walls: Paint and paneling

6. Serviceable

Floor: Carpet - **Carpet Stained/soiled**

7. Acceptable

Doors: Wood, Aluminum Slider

8. Acceptable

Windows: Aluminum Fixed



Unit #6 (Continued)

9. Serviceable

Electrical: No GFCI or GFCI outlets. **Non-GFCI or GFCI labeled outlet. Consult a qualified Electrician.**



10. Acceptable

HVAC Source: Wall Unit

11. Acceptable

Smoke Detector: not part of this inspection.

Kitchen

Open to Living Room Kitchen

12. Acceptable

Cooking Appliances: Amana, Premier

13. Acceptable

Ventilator: No Vent

14. Acceptable

Disposal: In-Sinkerator

15. Acceptable

Dishwasher: Not applicable

16. Air Gap Present? No

17. Acceptable

Trash Compactor: None

18. Acceptable

Refrigerator: Frigidaire

19. Acceptable

Microwave: none

20. Acceptable

Sink: Porcelain Coated

21. Serviceable

Electrical: No GFCI or GFCI outlets. **Non-GFCI or GFCI labeled outlet. Consult a qualified Electrician.**





Unit #6 (Continued)

- 22. Acceptable
- 23. Acceptable
- 24. Serviceable

Plumbing/Fixtures: Chrome /Brass
 Counter Tops: Formica
 Cabinets: Wood - **No drawer stoppers.**



- 25. Acceptable
- 26. Acceptable
- 27. Acceptable
- 28. Acceptable
- 29. Acceptable
- 30. Acceptable
- 31. Acceptable

Pantry: Shelves above
 Ceiling: Paint and Paneling
 Walls: Paint and paneling
 Floor: Vinyl floor covering
 Doors: None
 Windows: Steel Crank
 HVAC Source: None

Hallways

- 32. Acceptable
- 33. Serviceable

Ceiling: Popcorn
 Closet: double door slider - **Repairs needed at bypass closet doors**



- 34. Serviceable

Floor: Carpet - **Carpet Stained/soiled**



Unit #6 (Continued)

- 35. Acceptable Smoke Detector: Inoperative or missing.
- 36. Acceptable Thermostat:
- 37. Acceptable Walls: Paint and paneling

Bathrooms

right side center Bathroom

- 38. Acceptable Closet: None
- 39. Needs Attention Ceiling: Paint and Paneling - Evidence of past or present water damage noted. To determine the existence or activity of mold, inspection by mold expert is required.



- 40. Acceptable Walls: Paint and paneling - Past repairs



- 41. Acceptable Floor: Ceramic tile
- 42. Acceptable Doors: Wood
- 43. Acceptable Windows: None



Unit #6 (Continued)

44. Serviceable

Electrical: No GFCI or GFCI outlets. **Non-GFCI or GFCI labeled outlet. Consult a qualified Electrician.**



45. Acceptable

Counter/Cabinet: Tile and Wood

46. Acceptable

Sink/Basin: Porcelain coated

47. Acceptable

Faucets/Traps: Metal / Metal

48. Acceptable

Tub/Surround: Porcelain tub and ceramic tile surround

49. Acceptable

Shower/Surround: Tile and Tile

50. Acceptable

Spa Tub/Surround: none

51. Acceptable

Toilets: Kohler, 1 1/2 Gallon Tank

52. Acceptable

HVAC Source: None

53. Acceptable

Ventilation:

Bedrooms

Bedroom

Balcony

54. Acceptable

Balcony Floors: Concrete.

55. Acceptable

Balcony Ceilings: Stucco

56. Needs Attention

Balcony Walls: stucco - **May not be up to standards of safety, here in other balconies in this building. California height standard: 42 Inches. Safety and liability notation.**



Unit #6 (Continued)

Balcony Walls: (continued)



57. Acceptable

Balcony Electrical & Safety Railings:

Unit #7

- 1. Unit #: Number 15 first floor Unit Type: 1 bedroom
- 2. Vacant

Interior Rooms

Living Room Living Space

- 3. Acceptable Closet: None
- 4. Acceptable Ceiling: Popcorn
- 5. Acceptable Walls: Panel
- 6. Needs Attention Floor: Carpet - **Carpet Stained/soiled**
- 7. Acceptable Doors: aluminum slider
- 8. Acceptable Windows: Aluminum Fixed
- 9. Not Inspected Electrical: None - **Power off**
- 10. Acceptable HVAC Source: Wall Unit
- 11. Acceptable Smoke Detector: Inoperative or missing.

Kitchen

Open to Living Room Kitchen



Unit #7 (Continued)

12. Serviceable

Cooking Appliances: stove - **No anti tip installed**



13. Not Inspected

Ventilator: Fan to Shaft - **Fan inoperative**



14. Acceptable

Disposal: In-Sinkerator - **Inoperative**

15. Acceptable

Dishwasher: Not applicable

16. Air Gap Present? No

17. Acceptable

Trash Compactor: None

18. Acceptable

Refrigerator: Whirlpool - **Inoperative**

19. Acceptable

Microwave: Danby - **Inoperative**

20. Acceptable

Sink: Porcelain Coated

21. Acceptable

Electrical: None - **Not in service**

22. Acceptable

Plumbing/Fixtures: Chrome /Brass

23. Acceptable

Counter Tops: Formica



Unit #7 (Continued)

24. Acceptable

Cabinets: Wood - No drawer stoppers, here and in other units.



25. Acceptable

Pantry: Single small

26. Acceptable

Ceiling: Popcorn

27. Acceptable

Walls: Paint and paneling

28. Needs Attention

Floor: Linoleum, Carpet - Carpet Stained/soiled, here and in other units. For sanitary reasons, replace or clean.



29. Acceptable

Doors: None

30. Acceptable

Windows: Aluminum slider

31. Acceptable

HVAC Source: None

Hallways

32. Acceptable

Ceiling: Popcorn

33. Acceptable

Closet: Double door

34.

Floor: Carpet

35. Acceptable

Smoke Detector: Inoperative or missing.



Unit #7 (Continued)

36. Acceptable

Thermostat: Inoperative



37. Acceptable

Walls: Paint and paneling

Bathrooms

Right front Bathroom

38. Acceptable

Closet: None

39. Acceptable

Ceiling: Paint and Paneling

40. Needs Attention

Walls: Paint and paneling - Evidence of past repair or damage.



41. Needs Attention

Floor: Tile - Grout missing. One or more.





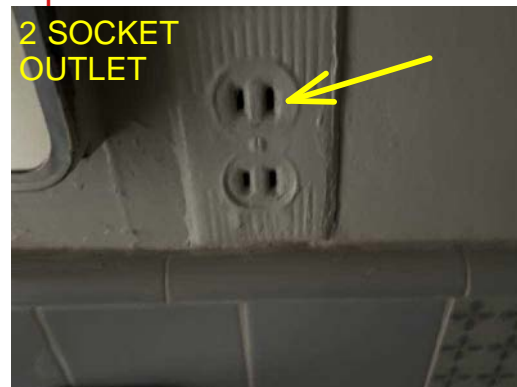
Unit #7 (Continued)

- 42. Acceptable
- 43. Acceptable
- 44. Serviceable

Doors: Wood

Windows: None

Electrical: No GFCI or GFCI outlets. **1, Non-GFCI or GFCI labeled outlet. Consult a qualified Electrician. 2, Old outlet is due for replacement.**



- 45. Serviceable

Counter/Cabinet: Tile and Wood - **Needs caulking**



- 46. Acceptable
- 47. Acceptable
- 48. Serviceable

Sink/Basin: Molded single bowl

Faucets/Traps: Metal / Metal

Tub/Surround: Porcelain tub and ceramic tile surround - **Due for Re-Caulking. One or more.**



Unit #7 (Continued)

Tub/Surround: (continued)



- 49. Acceptable
- 50. Acceptable
- 51. Acceptable
- 52. Acceptable
- 53. Acceptable

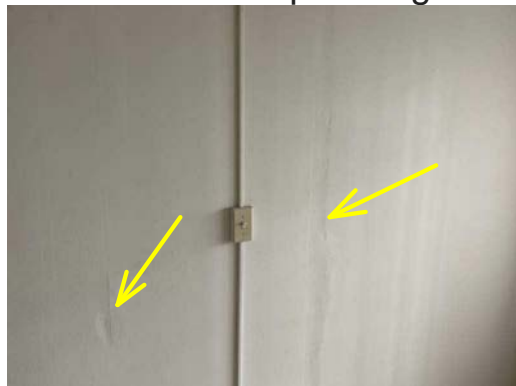
Shower/Surround: Tile and Tile
 Spa Tub/Surround: None
 Toilets: Toto
 HVAC Source: None
 Ventilation: Electric ventilation fan

Bedrooms

Rear Bedroom

- 54. Acceptable
- 55. Acceptable
- 56. Acceptable

Closet: double bifold
 Ceiling: Popcorn
 Walls: Paint and paneling



- 57. Acceptable
- 58. Acceptable
- 59. Acceptable
- 60. Needs Attention
- 61. Acceptable
- 62. Serviceable

Floor: Carpet
 Doors: Wood
 Windows: Aluminum slider
 Electrical: 110 VAC - **Power off**
 HVAC Source: None
 Smoke Detector: Inoperative or missing. **Inoperative, or missing. One**



Unit #7 (Continued)

Smoke Detector: (continued)
or more.

Balcony

- 63. Acceptable
- 64. Acceptable
- 65. Serviceable

Balcony Floors: Concrete.
 Balcony Ceilings: Stucco
 Balcony Walls: stucco - **Not up to safety standards, here and in other balconies.**



- 66. Acceptable Balcony Electrical & Safety Railings: **Power off**

Unit #8

- 1. Unit #: 20 Unit Type: Single
- 2. Vacant

Interior Rooms

Living Room Living Space

- 3. Not Inspected Closet: Not applicable
- 4. Acceptable Ceiling: Popcorn
- 5. Acceptable Walls: Paint and paneling
- 6. Acceptable Floor: Laminate
- 7. Acceptable Doors: Wood, Also entry
- 8. Acceptable Windows: Aluminum slider
- 9. Acceptable Electrical: 110 VAC
- 10. Acceptable HVAC Source: Wall Unit
- 11. Not Inspected Smoke Detector: Not a part of this inspection



Unit #8 (Continued)

Kitchen

Open to Living Room Kitchen

- 12. Serviceable
- 13. Acceptable
- 14. Serviceable

Cooking Appliances: **No anti tip bracket**

Ventilator:

Disposal: In-Sinkerator - **Inoperative**



- 15. Not Inspected
- 16. Air Gap Present? No
- 17. Not Inspected
- 18. Not Inspected
- 19. Not Inspected
- 20. Acceptable
- 21. Serviceable

Dishwasher: Not applicable

Trash Compactor: Not applicable

Refrigerator: Not a part of this inspection

Microwave: Not applicable

Sink: Porcelain

Electrical: **Non-GFCI or GFCI labeled outlet. Consult a qualified**

Electrician.



- 22. Acceptable
- 23. Acceptable

Plumbing/Fixtures: Chrome /Brass

Counter Tops: Formica



Unit #8 (Continued)

24. Needs Attention Cabinets: Wood - **Damaged**



- 25. Acceptable
- 26. Acceptable
- 27. Acceptable
- 28. Acceptable
- 29. Not Inspected
- 30. Acceptable
- 31. Not Inspected

Pantry: Small
 Ceiling: Paint and Paneling
 Walls: Paint and paneling
 Floor: Laminate
 Doors: Not applicable
 Windows: Aluminum crank
 HVAC Source: Not applicable

Hallways

- 32. Acceptable

Ceiling: Popcorn - **Asbestos Presence Possibility: Popcorn ceiling in this and other rooms and units, need attention as they MAY contain asbestos. Asbestos is not harmful if it is not air born. This is a precautionary note. True test of asbestos existence is through a certified laboratory.**

- 33. Acceptable
- 34. Acceptable
- 35. Not Inspected
- 36. Acceptable
- 37. Acceptable

Closet: Large, Shelves
 Floor: Laminate
 Smoke Detector: Not applicable
 Thermostat:
 Walls: Paint and paneling

Bathrooms

- Right side, Center Bathroom
- 38. Not Inspected
- 39. Acceptable
- 40. Acceptable
- 41. Acceptable

Closet: Not applicable
 Ceiling: Paint and Paneling
 Walls: Paint and paneling
 Floor: Laminate



Unit #8 (Continued)

42. Serviceable

Doors: Wood - Loose or missing hardware



43. Not Inspected

Windows: Not applicable

44. Serviceable

Electrical: Non-GFCI or GFCI labeled outlet. Consult a qualified Electrician.



45. Acceptable

Counter/Cabinet: Tile and Wood

46. Acceptable

Sink/Basin: Porcelain coated

47. Acceptable

Faucets/Traps: Metal / Metal

48. Acceptable

Tub/Surround: Porcelain tub and ceramic tile surround

49. Serviceable

Shower/Surround: Porcelain pan and ceramic tile surround - Cracked tiles present



Unit #8 (Continued)

Shower/Surround: (continued)



- 50. Not Inspected
- 51. Acceptable
- 52. Not Inspected
- 53. Acceptable

Spa Tub/Surround: Not applicable
 Toilets:
 HVAC Source: Not applicable
 Ventilation: Electric ventilation fan

Bedrooms

Bedroom

Balcony

- 54. Acceptable
- 55. Acceptable
- 56. Acceptable
- 57. Not Inspected

Balcony Floors: Laminate
 Balcony Ceilings: Stucco
 Balcony Walls: stucco
 Balcony Electrical & Safety Railings: Not applicable

Unit #9

- 1. Unit #: 21 Unit Type: 1 bedroom
- 2. Occupied

Interior Rooms

Living Room Living Space

- 3. Not Inspected
- 4. Acceptable
- 5. Acceptable
- 6. Acceptable
- 7. Acceptable

Closet: Not applicable
 Ceiling: Popcorn
 Walls: Paint and paneling
 Floor: Laminate
 Doors: Aluminum slider



Unit #9 (Continued)

- 8. Acceptable Windows: Aluminum Fixed, Wood casement
- 9. Acceptable Electrical: 110 VAC
- 10. Acceptable HVAC Source: Wall Unit
- 11. Not Inspected Smoke Detector: Not applicable

Kitchen

Open to Living Room Kitchen

- 12. Serviceable Cooking Appliances: **No anti tip bracket**
- 13. Acceptable Ventilator:
- 14. Serviceable Disposal: **Loud**



- 15. Not Inspected Dishwasher: Not applicable
- 16. Air Gap Present? No
- 17. Not Inspected Trash Compactor: Not applicable
- 18. Not Inspected Refrigerator: Not a part of this inspection
- 19. Acceptable Microwave:
- 20. Acceptable Sink: Porcelain Coated
- 21. Serviceable Electrical: **Non-GFCI or GFCI labeled outlet. Consult a qualified Electrician.**





Unit #9 (Continued)

- 22. Acceptable Plumbing/Fixtures: PVC, Chrome /Brass
- 23. Acceptable Counter Tops: Formica
- 24. Acceptable Cabinets: Wood
- 25. Acceptable Pantry: Single
- 26. Acceptable Ceiling: Popcorn
- 27. Acceptable Walls: Paint and paneling
- 28. Acceptable Floor: Vinyl floor covering
- 29. Not Inspected Doors: Not applicable
- 30. Acceptable Windows: Aluminum crank
- 31. Not Inspected HVAC Source: Not applicable

Hallways

- 32. Acceptable Ceiling: Popcorn
- 33. Acceptable Closet: Large
- 34. Acceptable Floor: Laminate
- 35. Not Inspected Smoke Detector: Not a part of this inspection
- 36. Not Inspected Thermostat: Not applicable
- 37. Acceptable Walls: Paint and paneling

Bathrooms

Right side, Front Bathroom

- 38. Not Inspected Closet: Not applicable
- 39. Serviceable Ceiling: Paint and Paneling - Evidence of past repair



- 40. Acceptable Walls: Paint and paneling
- 41. Acceptable Floor: Vinyl floor covering
- 42. Acceptable Doors: Wood
- 43. Not Inspected Windows: Not applicable



Unit #9 (Continued)

44. Serviceable

Electrical: **Non-GFCI or GFCI labeled outlet. Consult a qualified Electrician.**



45. Acceptable

Counter/Cabinet: Tile and Wood

46. Acceptable

Sink/Basin: Porcelain coated

47. Acceptable

Faucets/Traps: Metal / Metal

48. Acceptable

Tub/Surround: Porcelain tub and ceramic tile surround

49. Acceptable

Shower/Surround: Porcelain pan and ceramic tile surround

50. Not Inspected

Spa Tub/Surround: Not applicable

51. Acceptable

Toilets:

52. Not Inspected

HVAC Source: Not applicable

53. Acceptable

Ventilation: Electric ventilation fan

Bedrooms

Right side, Center Bedroom

54. Acceptable

Closet: Large, Shelves

55. Acceptable

Ceiling: Popcorn

56. Acceptable

Walls: Paint and paneling

57. Acceptable

Floor: Laminate

58. Acceptable

Doors: Wood

59. Acceptable

Windows: Aluminum crank

60. Acceptable

Electrical: 110 VAC

61. Not Inspected

HVAC Source: Not applicable

62. Not Inspected

Smoke Detector: Not a part of this inspection

Balcony



City Property Inspections

Multi Unit-Sample Report.inspx

Unit #10

- 1. Unit #: 22, 2nd Floor Unit Type: Single-Studio
- 2. Vacant

Interior Rooms

Living Room Living Space

- 3. Not Inspected Closet: None
- 4. Acceptable Ceiling: Popcorn
- 5. Acceptable Walls: Paint and paneling
- 6. Acceptable Floor: Laminate
- 7. Not Inspected Doors:
- 8. Acceptable Windows: Aluminum Swing
- 9. Not Inspected Electrical: 110 VAC - No Electricity
- 10. Not Inspected HVAC Source:
- 11. Not Inspected

Kitchen

Open to Living Room Kitchen

- 12. Acceptable Cooking Appliances: True



- 13. Not Inspected Ventilator:
- 14. Not Inspected Disposal: Not Installed
- 15. Not Inspected Dishwasher:
- 16. Air Gap Present? No
- 17. Not Inspected Trash Compactor:
- 18. Not Inspected Refrigerator:
- 19. Not Inspected Microwave:
- 20. Acceptable Sink: Stainless Steel
- 21. Not Inspected Electrical: 110 VAC



City Property Inspections

Multi Unit-Sample Report.inspx

Unit #10 (Continued)

- | | |
|-------------------|------------------------------|
| 22. Acceptable | Plumbing/Fixtures: Metal/PVC |
| 23. Acceptable | Counter Tops: Formica |
| 24. Acceptable | Cabinets: Wood |
| 25. Not Inspected | |
| 26. Acceptable | Ceiling: Popcorn |
| 27. Acceptable | Walls: Paint and paneling |
| 28. Acceptable | Floor: Laminate |
| 29. Not Inspected | Doors: |
| 30. Not Inspected | Windows: |
| 31. Not Inspected | HVAC Source: |

Hallways

- | | |
|-------------------------------|---------------------------|
| 32. Acceptable, Not Inspected | Ceiling: Popcorn |
| 33. Not Inspected | Closet: |
| 34. Acceptable | Floor: Laminate |
| 35. Not Inspected | |
| 36. Not Inspected | Thermostat: |
| 37. Acceptable | Walls: Paint and paneling |

Bathrooms

Living Space Bathroom

- | | |
|-------------------|---|
| 38. Not Inspected | |
| 39. Acceptable | Ceiling: Paint and Paneling |
| 40. Acceptable | Walls: Paint and paneling |
| 41. Acceptable | Floor: Laminate |
| 42. Serviceable | Doors: Wood - Lockset(s) not latching-requires adjustment |
| 43. Not Inspected | Windows: |
| 44. Not Inspected | Electrical: 110 VAC - Non-GFCI or GFCI labeled outlet. Consult a qualified Electrician. |



Unit #10 (Continued)

Electrical: (continued)



45. Acceptable

Counter/Cabinet: Composite and wood

46. Needs Attention

Sink/Basin: Corian - [Slow Draining](#)



47. Acceptable

Faucets/Traps: Metal / PVC

48. Not Inspected

Tub/Surround:

49. Acceptable

Shower/Surround: Tile and Glass

50. Not Inspected

Spa Tub/Surround:

51. Acceptable

Toilets:

52. Not Inspected

HVAC Source: Wall mount Electrical heat

53. Not Inspected

Ventilation: Electric ventilation fan

Bedrooms

Bedroom

Balcony



City Property Inspections

Multi Unit-Sample Report.inspx

Unit #11

- 1. Unit #: 23, 2nd floor Unit Type: Single
- 2. Occupied

Interior Rooms

Living Room Living Space

- 3. Not Inspected Closet:
- 4. Acceptable Ceiling: Popcorn
- 5. Acceptable Walls: Paint and paneling
- 6. Acceptable Floor: Carpet
- 7. Acceptable Doors: Wood
- 8. Needs Attention Windows: Aluminum Swing,Fixed Wood,, Aluminum slider - **Glasses not tempered for safety.**



- 9. Acceptable Electrical: 110 VAC
- 10. Acceptable HVAC Source: Wall Unit
- 11. Not Inspected

Kitchen

Kitchen

- 12. Acceptable Cooking Appliances: Premier
- 13. Acceptable Ventilator: Unknown
- 14. Acceptable Disposal:
- 15. Not Inspected Dishwasher:
- 16. Air Gap Present? No
- 17. Not Inspected Trash Compactor:



Unit #11 (Continued)

- 18. Not Inspected Refrigerator:
- 19. Not Inspected Microwave:
- 20. Acceptable Sink: Porcelain Coated
- 21. Needs Attention Electrical: **Non-GFCI or GFCI labeled outlet.**



- 22. Acceptable Plumbing/Fixtures: PVC, Metal
- 23. Acceptable Counter Tops: Laminate and composite materials
- 24. Acceptable Cabinets: Wood
- 25. Acceptable Pantry: Single small
- 26. Acceptable Ceiling: Popcorn
- 27. Acceptable Walls: Paint and paneling
- 28. Acceptable Floor: Vinyl floor covering
- 29. Not Inspected Doors:
- 30. Acceptable Windows: Aluminum Swing
- 31. Not Inspected HVAC Source:

Hallways

- 32. Acceptable Ceiling: Popcorn
- 33. Acceptable Closet: Single small
- 34. Acceptable Floor: Carpet
- 35. Not Inspected
- 36. Not Inspected Thermostat:
- 37. Acceptable Walls: Paint and paneling

Bathrooms

Bathroom

- 38. Not Inspected
- 39. Acceptable Ceiling: Paint and Paneling
- 40. Acceptable Walls: Paint and paneling



Unit #11 (Continued)

- 41. Acceptable Floor: Vinyl floor covering
- 42. Acceptable Doors: Wood
- 43. Not Inspected Windows:
- 44. Acceptable Electrical: 110 VAC GFCI
- 45. Acceptable Counter/Cabinet: Tile
- 46. Acceptable Sink/Basin: Porcelain coated
- 47. Acceptable Faucets/Traps: Metal / PVC
- 48. Acceptable Tub/Surround: Tile and Tile
- 49. Acceptable Shower/Surround: Tile and Tile
- 50. Not Inspected Spa Tub/Surround:
- 51. Acceptable Toilets:
- 52. Not Inspected HVAC Source:
- 53. Needs Attention Ventilation: Electric ventilation fan - **Semi functional and noisy**

Bedrooms

Rear Bedroom

- 54. Acceptable Closet: Large,Shelve
- 55. Acceptable Ceiling: Popcorn
- 56. Acceptable Walls: Paint and paneling
- 57. Acceptable Floor: Carpet
- 58. Acceptable Doors: Wood
- 59. Acceptable Windows: Aluminum Swing
- 60. Acceptable Electrical: 110 VAC
- 61. Not Inspected HVAC Source:
- 62. Not Inspected

Balcony

- 63. Acceptable Balcony Floors: Wood





Unit #11 (Continued)

- 64. Acceptable Balcony Ceilings: Stucco
- 65. Acceptable Balcony Walls: stucco
- 66. Not Inspected Balcony Electrical & Safety Railings:

Unit #12

- 1. Unit #: Unit 16 Unit Type:
- 2. Needs Attention Note: **No access. Could not inspect.**
- 3. Vacant

Interior Rooms

Living Space _____

Kitchen

Hallways

Bathrooms

Bathroom _____

Bedrooms

Bedroom _____

Balcony

Unit #13

- 1. Unit #: 25, 2nd Floor Unit Type: Single-Studio
- 2. Vacant

Interior Rooms

Living Room Living Space _____

- 3. Not Inspected Closet: None
- 4. Acceptable Ceiling: Popcorn
- 5. Acceptable Walls: Paint and paneling
- 6. Acceptable Floor: Laminate



City Property Inspections

Multi Unit-Sample Report.inspx

Unit #13 (Continued)

- 7. Acceptable
- 8. Serviceable

Doors: Wood
 Windows: Aluminum Swing - **Missing screen, here or in other units.**



- 9. Acceptable
- 10. Not Inspected
- 11. Not Inspected

Electrical: 110 VAC
 HVAC Source:

Kitchen

Rear Left Kitchen

- 12. Not Inspected
- 13. Acceptable
- 14. Not Inspected
- 15. Not Inspected
- 16. Air Gap Present? No
- 17. Not Inspected
- 18. Not Inspected
- 19. Not Inspected
- 20. Acceptable
- 21. Acceptable
- 22. Acceptable
- 23. Acceptable
- 24. Not Inspected
- 25. Not Inspected
- 26. Acceptable
- 27. Acceptable
- 28. Acceptable
- 29. Acceptable
- 30. Acceptable

Cooking Appliances:
 Ventilator: Window
 Disposal:
 Dishwasher:
 Trash Compactor:
 Refrigerator:
 Microwave:
 Sink:
 Electrical:
 Plumbing/Fixtures:
 Counter Tops:
 Cabinets:

 Ceiling: Paint and Paneling
 Walls: Paint and tile
 Floor: Laminate
 Doors:
 Windows: Aluminum Swing



Unit #13 (Continued)

31. Not Inspected HVAC Source:

Hallways

- 32. Acceptable Ceiling: Popcorn
- 33. Acceptable Closet: Large
- 34. Acceptable Floor: Laminate
- 35. Not Inspected
- 36. Not Inspected Thermostat:
- 37. Acceptable Walls: Paint and paneling

Bathrooms

Hall Way Bathroom

- 38. Not Inspected
- 39. Acceptable Ceiling: Paint and Paneling
- 40. Acceptable Walls: Paint and paneling
- 41. Acceptable Floor: Vinyl floor covering, Laminate
- 42. Acceptable Doors: Wood
- 43. Not Inspected Windows:
- 44. Not Inspected Electrical:
- 45. Acceptable Counter/Cabinet: Tile
- 46. Acceptable Sink/Basin: Porcelain coated
- 47. Serviceable Faucets/Traps: **Not Installed**



- 48. Acceptable Tub/Surround: Tile and Tile
- 49. Acceptable Shower/Surround: Tile and Tile
- 50. Not Inspected Spa Tub/Surround:



Unit #13 (Continued)

51. Serviceable

Toilets: **Not Installed**



52. Not Inspected

HVAC Source:

53. Not Inspected

Ventilation:

Bedrooms

Bedroom

54. Not Inspected

Closet:

55. Not Inspected

Ceiling:

56. Not Inspected

Walls:

57. Not Inspected

Floor:

58. Not Inspected

Doors:

59. Not Inspected

Windows:

60. Not Inspected

Electrical:

61. Not Inspected

HVAC Source:

62. Not Inspected

Balcony

Unit #14

1. Unit #: Unit 24 Unit Type:

2. Needs Attention **No access to this unit.**

Interior Rooms

Living Space

Kitchen



City Property Inspections

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Unit #14 (Continued)

Hallways

Bathrooms

Bathroom

Bedrooms

Bedroom

Balcony

Unit #15

- 1. Unit #: 27 Unit Type: One bedroom
- 2. Vacant

Interior Rooms

Living Room Living Space

- 3. Not Inspected Closet: Not applicable
- 4. Acceptable Ceiling: Popcorn
- 5. Acceptable Walls: Paint and paneling
- 6. Acceptable Floor: Laminate
- 7. Acceptable Doors: Aluminum slider
- 8. Acceptable Windows: Aluminum Fixed
- 9. Not Inspected Electrical: 110 VAC - No electricity
- 10. Not Inspected HVAC Source: Wall Unit - No electricity
- 11. Not Inspected Smoke Detector: Not applicable

Kitchen

Open to Living Room Kitchen

- 12. Serviceable Cooking Appliances: Amana - No anti tip is installed
- 13. Not Inspected Ventilator: No electricity
- 14. Not Inspected Disposal: Not applicable
- 15. Not Inspected Dishwasher: No electricity
- 16. Air Gap Present? Yes
- 17. Not Inspected Trash Compactor: Not applicable
- 18. Not Inspected Refrigerator: Not a part of this inspection
- 19. Not Inspected Microwave: Not applicable



Unit #15 (Continued)

- 20. Acceptable
- 21. Serviceable

Sink: Stainless Steel

Electrical: **Non-GFCI or GFCI labeled outlet. Consult a qualified Electrician.**



- 22. Acceptable
- 23. Acceptable
- 24. Acceptable
- 25. Acceptable
- 26. Acceptable
- 27. Acceptable
- 28. Acceptable
- 29. Not Inspected
- 30. Acceptable
- 31. Not Inspected

Plumbing/Fixtures: PVC, Chrome /Brass

Counter Tops: Formica

Cabinets: Wood

Pantry: Small

Ceiling: Popcorn

Walls: Paint and paneling

Floor: Laminate

Doors: Not applicable

Windows: Aluminum crank

HVAC Source: Not applicable

Hallways

- 32. Acceptable
- 33. Acceptable
- 34. Acceptable
- 35. Not Inspected
- 36. Not Inspected
- 37. Acceptable

Ceiling: Popcorn

Closet: Large

Floor: Laminate

Smoke Detector: Not a part of this inspection

Thermostat: Not applicable

Walls: Paint and paneling

Bathrooms

Right side, Front Bathroom

- 38. Not Inspected
- 39. Acceptable
- 40. Acceptable
- 41. Acceptable

Closet: Not applicable

Ceiling: Paint and Paneling

Walls: Paint and paneling

Floor: Laminate



Unit #15 (Continued)

- 42. Acceptable
- 43. Not Inspected
- 44. Serviceable

Doors: Wood
 Windows: Not applicable
 Electrical: **Non-GFCI or GFCI labeled outlet. Consult a qualified Electrician.**



- 45. Acceptable
- 46. Acceptable
- 47. Acceptable
- 48. Acceptable
- 49. Acceptable
- 50. Not Inspected
- 51. Acceptable
- 52. Not Inspected
- 53. Not Inspected

Counter/Cabinet: Granite and Wood.
 Sink/Basin: Porcelain coated
 Faucets/Traps: Metal / PVC
 Tub/Surround: Porcelain tub and ceramic tile surround
 Shower/Surround: Porcelain pan and ceramic tile surround
 Spa Tub/Surround: Not applicable
 Toilets:
 HVAC Source: Wall Unit - **No electricity**
 Ventilation: **No electricity**

Bedrooms

Right side, Rear Bedroom

- 54. Acceptable
- 55. Acceptable
- 56. Acceptable
- 57. Acceptable
- 58. Acceptable
- 59. Acceptable
- 60. Not Inspected
- 61. Not Inspected
- 62. Not Inspected

Closet: Large
 Ceiling: Popcorn
 Walls: Paint and paneling
 Floor: Carpet
 Doors: Wood
 Windows: Aluminum crank
 Electrical: 110 VAC - **No electricity**
 HVAC Source: Not applicable
 Smoke Detector: Not a part of this inspection

Balcony

- 63. Acceptable
- Balcony Floors: Wood



City Property Inspections

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Unit #15 (Continued)

- 64. Acceptable Balcony Ceilings: Stucco
- 65. Acceptable Balcony Walls: stucco
- 66. Not Inspected Balcony Electrical & Safety Railings: Not applicable

Unit #16

- 1. Unit #: 28 Unit Type: Single
- 2. Vacant

Interior Rooms

Living Room Living Space

- 3. Acceptable Closet: Large
- 4. Acceptable Ceiling: Popcorn
- 5. Acceptable Walls: Paint and paneling
- 6. Acceptable Floor: Laminate
- 7. Acceptable Doors: Wood, Also entry
- 8. Acceptable Windows: Aluminum crank
- 9. Not Inspected Electrical: 110 VAC - No electricity
- 10. Not Inspected HVAC Source: Wall Unit - No electricity
- 11. Not Inspected Smoke Detector: Not a part of this inspection

Kitchen

Open to Living Room Kitchen

- 12. Not Inspected Cooking Appliances: No electricity
- 13. Not Inspected Ventilator: No electricity
- 14. Not Inspected Disposal: Not applicable
- 15. Not Inspected Dishwasher: Not applicable
- 16. Air Gap Present? No
- 17. Not Inspected Trash Compactor: Not applicable
- 18. Not Inspected Refrigerator: Not a part of this inspection
- 19. Not Inspected Microwave: Not applicable
- 20. Acceptable Sink: Stainless Steel
- 21. Not Inspected Electrical: None
- 22. Acceptable Plumbing/Fixtures: PVC, Chrome
- 23. Acceptable Counter Tops: Formica
- 24. Acceptable Cabinets: Wood



Unit #16 (Continued)

- 25. Acceptable
 - 26. Acceptable
 - 27. Acceptable
 - 28. Acceptable
 - 29. Not Inspected
 - 30. Not Inspected
 - 31. Not Inspected
- Pantry: Small
 Ceiling: Popcorn
 Walls: Paint and paneling
 Floor: Laminate
 Doors: Not applicable
 Windows: Not applicable
 HVAC Source: Not applicable

Hallways

Bathrooms

Right side, Front Bathroom

- 32. Not Inspected
 - 33. Acceptable
 - 34. Acceptable
 - 35. Acceptable
 - 36. Acceptable
 - 37. Not Inspected
 - 38. Serviceable
- Closet: Not applicable
 Ceiling: Paint and Paneling
 Walls: Paint and paneling
 Floor: Laminate
 Doors: Wood
 Windows: Not applicable
 Electrical: **Non-GFCI or GFCI labeled outlet. Consult a qualified Electrician.**



- 39. Not Inspected
 - 40. Acceptable
 - 41. Acceptable
 - 42. Not Inspected
 - 43. Acceptable
 - 44. Not Inspected
 - 45. Acceptable
 - 46. Not Inspected
- Counter/Cabinet:
 Sink/Basin: Porcelain coated
 Faucets/Traps: Metal / PVC
 Tub/Surround: Not applicable
 Shower/Surround: Tile and Tile
 Spa Tub/Surround: Not applicable
 Toilets:
 HVAC Source: Wall Unit - **No electricity**



City Property Inspections

Multi Unit-Sample Report.inspx

Unit #16 (Continued)

47. Not Inspected Ventilation: Electric ventilation fan - No electricity

Bedrooms

Balcony

Unit #17

1. Unit #: 29 Unit Type: One bedroom

2. Occupied

Interior Rooms

Living Room Living Space

- 3. Not Inspected Closet: Not applicable
- 4. Acceptable Ceiling: Popcorn
- 5. Acceptable Walls: Paint and paneling
- 6. Acceptable Floor: Carpet
- 7. Acceptable Doors: Aluminum slider
- 8. Acceptable Windows: Aluminum Fixed
- 9. Acceptable Electrical: 110 VAC
- 10. Acceptable HVAC Source: Wall Unit
- 11. Not Inspected Smoke Detector: Not applicable

Kitchen

Open to Living Room Kitchen

- 12. Serviceable Cooking Appliances: No anti tip is installed
- 13. Acceptable Ventilator:
- 14. Acceptable Disposal:
- 15. Not Inspected Dishwasher: Not applicable
- 16. Air Gap Present? No
- 17. Not Inspected Trash Compactor:
- 18. Not Inspected Refrigerator: Not a part of this inspection
- 19. Not Inspected Microwave: Not applicable
- 20. Acceptable Sink: Porcelain



Unit #17 (Continued)

21. Serviceable

Electrical: **Non-GFCI or GFCI labeled outlet. Consult a qualified Electrician.**



- 22. Acceptable
- 23. Acceptable
- 24. Acceptable
- 25. Acceptable
- 26. Acceptable
- 27. Acceptable
- 28. Acceptable
- 29. Not Inspected
- 30. Acceptable
- 31. Not Inspected

Plumbing/Fixtures: PVC, Chrome
 Counter Tops: Formica
 Cabinets: Wood
 Pantry: Single
 Ceiling: Popcorn
 Walls: Paint and paneling
 Floor: Vinyl floor covering
 Doors: Not applicable
 Windows: Aluminum crank
 HVAC Source: Not applicable

Hallways

- 32. Acceptable
- 33. Acceptable
- 34. Acceptable
- 35. Not Inspected
- 36. Not Inspected
- 37. Acceptable

Ceiling: Popcorn
 Closet: Large
 Floor: Carpet
 Smoke Detector: Not a part of this inspection
 Thermostat: Not applicable
 Walls: Paint and paneling

Bathrooms

Left side, Front Bathroom

- 38. Not Inspected
- 39. Needs Attention
- 40. Needs Attention
- 41. Acceptable

Closet: Not applicable
 Ceiling: Paint and Paneling - **Evidence of past or present water staining.**
 Walls: Paint and paneling - **Past water damage noted.**
 Floor: Vinyl floor covering



Unit #17 (Continued)

- 42. Acceptable
- 43. Not Inspected
- 44. Serviceable

Doors: Wood
 Windows: Not applicable
 Electrical: **Non-GFCI or GFCI labeled outlet. Consult a qualified Electrician.**



- 45. Acceptable
- 46. Acceptable
- 47. Acceptable
- 48. Acceptable
- 49. Acceptable
- 50. Not Inspected
- 51. Acceptable
- 52. Not Inspected
- 53. Acceptable

Counter/Cabinet: Tile and Wood
 Sink/Basin: Porcelain coated
 Faucets/Traps: Metal / Metal
 Tub/Surround: Porcelain tub and ceramic tile surround
 Shower/Surround: Porcelain pan and ceramic tile surround
 Spa Tub/Surround: Not applicable
 Toilets:
 HVAC Source: Not applicable
 Ventilation: Electric ventilation fan

Bedrooms

Left side, Rear Bedroom

- 54. Acceptable
- 55. Acceptable
- 56. Acceptable
- 57. Acceptable
- 58. Acceptable
- 59. Acceptable
- 60. Acceptable
- 61. Not Inspected
- 62. Not Inspected

Closet: Large
 Ceiling: Popcorn
 Walls: Paint and paneling
 Floor: Carpet
 Doors: Wood
 Windows: Aluminum crank
 Electrical: 110 VAC
 HVAC Source: Not applicable
 Smoke Detector: Not a part of this inspection

Balcony

- 63. Acceptable
- Balcony Floors: Wood



City Property Inspections

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Unit #17 (Continued)

- 64. Acceptable Balcony Ceilings: Stucco
- 65. Acceptable Balcony Walls: stucco
- 66. Not Inspected Balcony Electrical & Safety Railings: Not applicable

Unit #18

- 1. Unit #: 30 Unit Type: One bedroom
- 2. Vacant

Interior Rooms

Living Room Living Space

- 3. Not Inspected Closet: Not applicable
- 4. Acceptable Ceiling: Popcorn
- 5. Acceptable Walls: Paint and paneling
- 6. Acceptable Floor: Carpet
- 7. Serviceable Doors: Aluminum slider - **Loose or missing hardware**



- 8. Acceptable Windows: Aluminum Fixed
- 9. Not Inspected Electrical: 110 VAC - **No electricity**
- 10. Not Inspected HVAC Source: Wall Unit - **No electricity**
- 11. Not Inspected Smoke Detector: Not a part of this inspection

Kitchen

Open to Living Room Kitchen

- 12. Serviceable Cooking Appliances: **No anti tip is installed**
- 13. Not Inspected Ventilator: **Power off**
- 14. Not Inspected Disposal: In-Sinkerator



Unit #18 (Continued)

- 15. Not Inspected Dishwasher: Not applicable
- 16. Air Gap Present? No
- 17. Not Inspected Trash Compactor: Not applicable
- 18. Not Inspected Refrigerator: Not a part of this inspection
- 19. Not Inspected Microwave: Not applicable
- 20. Acceptable Sink: fiberglass
- 21. Serviceable Electrical: **Non-GFCI or GFCI labeled outlet. Consult a qualified Electrician.**



- 22. Acceptable Plumbing/Fixtures: PVC, Chrome
- 23. Acceptable Counter Tops: Formica
- 24. Acceptable Cabinets: Wood
- 25. Acceptable Pantry: Small
- 26. Acceptable Ceiling: Popcorn
- 27. Acceptable Walls: Paint and paneling
- 28. Acceptable Floor: Vinyl floor covering
- 29. Not Inspected Doors: Not applicable
- 30. Acceptable Windows: Aluminum crank
- 31. Not Inspected HVAC Source: Not applicable

Hallways

- 32. Acceptable Ceiling: Popcorn - **Asbestos Presence Possibility: Popcorn ceiling in this and other rooms need attention as they MAY contain asbestos. Asbestos is not harmful if it is not air born. This is a precautionary note. True test of asbestos existence is through a certified laboratory.**
- 33. Acceptable Closet: Shelves
- 34. Acceptable Floor: Carpet
- 35. Not Inspected Smoke Detector: Not a part of this inspection



Unit #18 (Continued)

- 36. Not Inspected Thermostat: Not applicable
- 37. Acceptable Walls: Paint and paneling

Bathrooms

Left side, Front Bathroom

- 38. Not Inspected Closet: Not applicable
- 39. Acceptable Ceiling: Paint and Paneling
- 40. Acceptable Walls: Paint and paneling
- 41. Acceptable Floor: Vinyl floor covering
- 42. Acceptable Doors: Wood
- 43. Not Inspected Windows: Not applicable
- 44. Serviceable Electrical: **Non-GFCI or GFCI labeled outlet. Consult a qualified Electrician.**



- 45. Acceptable Counter/Cabinet: Tile and Wood
- 46. Acceptable Sink/Basin: Molded dual bowl
- 47. Acceptable Faucets/Traps: Metal / Metal
- 48. Serviceable Tub/Surround: **Due for Re-Caulking**



- 49. Acceptable Shower/Surround: Porcelain pan and ceramic tile surround



City Property Inspections

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Unit #18 (Continued)

- 50. Not Inspected Spa Tub/Surround: Not applicable
- 51. Acceptable Toilets:
- 52. Not Inspected HVAC Source: Not applicable
- 53. Not Inspected Ventilation: Electric ventilation fan - **No electricity**

Bedrooms

Left side, Rear Bedroom

- 54. Acceptable Closet: Large
- 55. Acceptable Ceiling: Popcorn
- 56. Acceptable Walls: Paint and paneling
- 57. Acceptable Floor: Carpet
- 58. Acceptable Doors: Wood
- 59. Acceptable Windows: Aluminum crank
- 60. Not Inspected Electrical: 110 VAC
- 61. Not Inspected HVAC Source: Not applicable
- 62. Not Inspected Smoke Detector: Not a part of this inspection

Balcony

- 63. Acceptable Balcony Floors: Wood
- 64. Acceptable Balcony Ceilings: Stucco
- 65. Acceptable Balcony Walls: stucco
- 66. Not Inspected Balcony Electrical & Safety Railings: Not applicable

Unit #19

1. Unit #: Unit 31 Unit Type:
2. Needs Attention Note: **This unit was not inspected due to COVID-19**

Interior Rooms

Living Space

Kitchen

Hallways

Bathrooms



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Unit #19 (Continued)

Bathroom

Bedrooms

Bedroom

Balcony

Unit #20

- 1. Unit #: Unit 32, 3rd floor Unit Type: Studio
- 2. Occupied

Interior Rooms

Living Room Living Space

- 3. Serviceable Closet: **Doors are hard to operate.**



- 4. Acceptable
- 5. Acceptable
- 6. Acceptable
- 7. Acceptable

Ceiling:
 Walls:
 Floor:
 Doors:



Unit #20 (Continued)

8. Serviceable

Windows: Alumimun - Hard operation. Lubricate, repair or replace as necessary.



Kitchen

Rear Kitchen

9. Serviceable

Cooking Appliances:



10. Serviceable

Ventilator: No ventilator hood and ducting installed. For sanitation and health reasons, recommend installation





Unit #20 (Continued)

- 11. Acceptable
- 12. Not Inspected
- 13. Not Inspected
- 14. Not Inspected
- 15. Not Inspected
- 16. Acceptable
- 17. Serviceable

Disposal:
 Dishwasher: Not installed.
 Trash Compactor: Not Applicable
 Refrigerator: Not Applicable
 Microwave: Not Applicable
 Sink: Porcelain
 Electrical: **Two socket outlet without ground. Recommend replacement.**



- 18. Acceptable
- 19. Acceptable
- 20. Acceptable
- 21. Not Inspected
- 22. Acceptable
- 23. Acceptable
- 24. Acceptable
- 25. Acceptable
- 26. Acceptable
- 27. Not Inspected

Plumbing/Fixtures:
 Counter Tops: Formica
 Cabinets:
 Pantry: Not Applicable
 Ceiling: Paint and Paneling
 Walls: Paint and paneling
 Floor: Vinyl
 Doors: Wood
 Windows: Alumimun, Crank
 HVAC Source:

Hallways

- 28. Acceptable
- 29. Not Inspected
- 30. Acceptable
- 31. Not Inspected
- 32. Acceptable
- 33. Acceptable

Ceiling: Popcorn
 Closet: Not Applicable
 Floor: Carpet
 Thermostat:
 Walls: Paint and paneling

Bathrooms



Unit #20 (Continued)

Rear Bathroom

- 34. Not Inspected
- 35. Acceptable
- 36. Acceptable
- 37. Acceptable
- 38. Acceptable
- 39. Not Inspected
- 40. Serviceable

Ceiling: Paint and Paneling
 Walls: Paint and paneling
 Floor:
 Doors:
 Windows: Not Applicable
 Electrical: **1. Non GFCI outlet, 2. Two socket outlet without ground. Recommend replacement.**



- 41. Acceptable
- 42. Acceptable
- 43. Acceptable
- 44. Not Inspected
- 45. Not Inspected
- 46. Serviceable

Sink/Basin:
 Faucets/Traps:
 Tub/Surround:
 Shower/Surround: Not Applicable
 Spa Tub/Surround: Not Applicable
 Toilets: **The toilet is loose**



- 47. Acceptable

Ventilation: Electric ventilation fan

Bedrooms



Unit #20 (Continued)

Bedroom

Balcony

48. Needs Attention Balcony Floors: Scupper drain is stuffed with debris and it needs cleaning, to prevent water back up into the unit.



49. Acceptable

50. Acceptable

51. Acceptable

Balcony Ceilings:

Balcony Walls:

Balcony Electrical & Safety Railings:



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Cost Estimate Summary

Items Recommended for Rplace

Materials Labor

Lots and Grounds

Fences: \$ 3000 \$ 7000

Exterior

Exterior Surface Type: Repair and painting of the exterior \$ 3000 \$ 8000

Windows: \$ 1800 \$ 7000

Structure

Stairs/Handrails: \$ 1000 \$ 3000

Roof

Main Structure Roof Surface Material: To revitalize the roof deck by a professional roofer. \$ 20000

Electrical

Electrical System: Rough estimate of parts and material estimate, not including permits and wall restorations after destruction. \$ 130000

Plumbing

Water Lines: \$ 7000

Utility room and Mall space (between pool deck and rear units) Water Heater Water Heater Operation: \$ 600

Heating System

Thermostats: Rough estimate of repairs. \$ 4500

Unit #7

Open to Living Room Kitchen Cabinets: Cost of repairs for all units \$ 3500

Open to Living Room Kitchen Floor: Cost of Cleaning for all units. \$ 3500

Balcony Walls: Cost of addition of rails for safety for all units balconies. \$ 8000

Unit #13

Living Room Living Space Windows: \$ 1200

Rplace Total \$ 8800 \$ 203300



City Property Inspections

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Cost Estimate Summary (Continued)

Repair Total

Cost Estimate Total \$ 212100



Needs Attention Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Walkways: Safety Notation: Any area or spot with level or grade differential, projected objects from ground, openings on walk path and notable unevenness inside or outside the property should be repaired or improved to prevent trip and injury hazard. If improvement is not desired or not possible, use with caution and use night lighting. Photos could be sample representative, as all areas may not have been visible or accessible to the inspector.
2. Retaining Walls: Minor cracks and separation noted. Monitor and maintain.
3. Parking Lot: Monitor and maintain per following reasons:
 1. Crack on floor without displacement,
 2. Moisture affects, efflorescence (salty residue due to moisture seepage) on concrete ceilings is evident and minor concrete chipping are evident.

Exterior

4. Exterior Surface Type: Stucco -
 1. Any opening, separation, or crack on the exterior walls should be sealed patched and painted as necessary, to prevent further decay and admittance of water, insect or rodent traffic,
 2. Entire exterior is due for resurfacing and paint coating
5. Windows: Some of the window security bars are not equipped with release mechanism from inside, for emergency existing.

Structure

6. Bearing Walls: Minor cracks noted. Monitor and maintain.

Roof

7. Plumbing Vents:
 1. Many are due for replacement,
 2. Some are covered with asbestos.

Unit #1

8. Living Room Living Space Windows: Aluminum Fixed - Not Tempered glasses
9. Open to Living Room Kitchen Dishwasher: SPT - Needs to fit in right.
10. Rear Bedroom Closet: Large - Closet door needs repair. Tracks / Guides / Wheels are missing or not functional.



Needs Attention Summary (Continued)

Unit #5

11. Open to Living Room Kitchen Electrical: **Non-GFCI or GFCI labeled outlet. Consult a qualified Electrician.**
12. Open to Living Room Kitchen Counter Tops: Formica - **Eroded**

Unit #6

13. right side center Bathroom Ceiling: Paint and Paneling - **Evidence of past or present water damage noted. To determine the existence or activity of mold, inspection by mold expert is required.**
14. Balcony Walls: stucco - **May not be up to standards of safety, here in other balconies in this building. California height standard: 42 Inches. Safety and liability notation.**

Unit #7

15. Living Room Living Space Floor: Carpet - **Carpet Stained/soiled**
16. Open to Living Room Kitchen Floor: Linoleum, Carpet - **Carpet Stained/soiled, here and in other units. For sanitary reasons, replace or clean.**
17. Right front Bathroom Walls: Paint and paneling - **Evidence of past repair or damage.**
18. Right front Bathroom Floor: Tile - **Grout missing. One or more.**
19. Rear Bedroom Electrical: 110 VAC - **Power off**

Unit #8

20. Open to Living Room Kitchen Cabinets: Wood - **Damaged**

Unit #10

21. Living Space Bathroom Sink/Basin: Corian - **Slow Draining**

Unit #11

22. Living Room Living Space Windows: Aluminum Swing, Fixed Wood,, Aluminum slider
- **Glasses not tempered for safety.**
23. Kitchen Electrical: **Non-GFCI or GFCI labeled outlet.**
24. Bathroom Ventilation: Electric ventilation fan - **Semi functional and noisy**

Unit #12

25. Note: **No access. Could not inspect.**



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Needs Attention Summary (Continued)

Unit #14

26. No access to this unit.

Unit #17

27. Left side, Front Bathroom Ceiling: Paint and Paneling - Evidence of past or present water staining.

28. Left side, Front Bathroom Walls: Paint and paneling - Past water damage noted.

Unit #19

29. Note: This unit was not inspected due to COVID-19

Unit #20

30. Balcony Floors: Scupper drain is stuffed with debris and it needs cleaning, to prevent water back up into the unit.



Serviceable Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Fences: Fence at right side (protective barrier for pool deck) is aged and due for replcement.

Exterior

2. Trim: Wood - Due for repair and painting.
3. Fascia: Wood - Due for repair and painting.
4. Exterior Lighting: Exposed wiring at different areas noted. Cover and secure as possible. Consult an electrician.

Structure

5. Stairs/Handrails: 1. Safety hazard with sharp top, 2. Short for protection, 3. Openings / Spacing at Balusters / Frame bars: Too far apart. Child and pet safety. Recommend installing more obstruction for safety.

Roof

6. Main Structure Roof Surface Material: 1.Minor sporadic repair / patching needed at present, 2. Water ponding stains evident. Monitor and maintain, 3. Roof material has been covered with gravel at a few areas that show sagging. This is an improper way of draining water, and moisture entrapment under the gravel will reduce the life expectancy of the area covered, 4. Per notations in 3, the sagging of the roof deck must be corrected as a long term remedy for proper draining, as this roof is not equipped with scupper system and it is slope draining system. Consult a roofer.
7. Flashing: Water pregnable
8. Gutters: Gutters should be corrected in pitch, not to become stuffed.

Electrical

9. Electrical System: Due to all notations below and other deficiencies, such 2 socket and Non GFCI, age of system, possible lack of safety and proper grounding and exposed wiring, total revitalization of the electrical system, for safety and liability reasons, is recommended.
10. Left Side Electric Panel Manufacturer: Federal Pacific - 1.Federal Pacific panel breakers, with "Stab Lock" design have a history of not tripping when circuit overloading occurs. Consult a qualified electrician to verify if replacement is needed, 2.



Serviceable Summary (Continued)

11. Emergency Lighting: **Not installed. Consult an electrician.**

Plumbing

12. Water Lines: 1. At rear: Between pool rear retaining wall and front units rear parameter walls-, A. One or more copper-galvanized connections are of improper fitting material which may cause "Dielectric" or Galvanic / Electrolysis, leading to rupture. Consult a plumber for remedy and cost, B. Corrosion on galvanized pipe can cause rupture at any time 2. In Sub Garage: Sewer and other drain lines show corrosion, and past leakage signs, which are susceptible to leakage at any time. Recommend repair / replacement by a professional plumber, to prevent damaged on vehicles parked underside the said pipes, as well as health and sanitation issues. Some temporary repairs by felt rapping noted.

13. Drain Pipes: **See above notes.**

14. Utility room and Mall space (between pool deck and rear units) Water Heater Water Heater Operation: Functional at time of inspection - **Some routine maintenance on boiler and reserve tank are needed. Consult a plumber.**

Heating System

15. Thermostats: **Some of the thermostats and Wall units are not functional.**

Unit #1

16. Open to Living Room Kitchen Electrical: **Non GFCI outlet**

17. Hall Way Bathroom Electrical: **Non GFCI outlet**

Unit #2

18. Living Room Living Space Ceiling: Paint and Paneling - **Evidence of past or present water staining. Invasive inspection will reveal plumbing leakage or roof water pregnable points.**

19. Living Room Living Space Walls: Paint and paneling - **Evidence of past or present water damage noted. To determine the existence or activity of mold, inspection by mold expert is required.**

20. Open to Living Room Kitchen Cooking Appliances: **No anti tip is installed (Comes with the new unit from manufacturer). Anti tip is a bracket that holds the unit from tipping in case the front door is opened and weight is applied on it or a person (child) stands on the door. It secures the Oven Range to the wall or floor. This was tested simply by pulling back on the unit. A safety notation.**



Serviceable Summary (Continued)

21. Open to Living Room Kitchen Ventilator: Fan inoperative
22. Open to Living Room Kitchen Disposal: In-Sinkerator - Inoperative
23. Open to Living Room Kitchen Electrical: No GFCI or GFCI outlets. Non-GFCI or GFCI labeled outlet. Consult a qualified Electrician.
24. Open to Living Room Kitchen Walls: Paint and paneling - Evidence of past or present water damage noted. To determine the existence or activity of mold, inspection by mold expert is required.
25. Left side, Rear Bathroom Walls: Paint and paneling - Evidence of past or present water damage noted. To determine the existence or activity of mold, inspection by mold expert is required.

Unit #3

26. Right side rear Kitchen Ventilator: No Vent - Microwave in operative.
27. Right side rear Kitchen Microwave: No name - Inoperative
28. Right side rear Kitchen Electrical: No GFCI or GFCI outlets. Non-GFCI or GFCI labeled outlet. Consult a qualified Electrician. One or more.
29. Thermostat: Inoperative,
30. Front left Bathroom Electrical: 110 VAC - Non-GFCI or GFCI labeled outlet. Consult a qualified Electrician. One or more.
31. Front left Bathroom Tub/Surround: Porcelain tub and ceramic tile surround - Cracked tiles. One or more.
32. Rear Bedroom Windows: Aluminum slider - Handle missing.
33. Balcony Floors: Concrete. Monitor and maintain. Negative pitch and water ponding.

Unit #4

34. Living Room Living Space Ceiling: Popcorn - Water stains noted. Holes for water release noted. Invasive inspection may reveal possible mold presence.
35. Living Room Living Space Walls: Paint and paneling - Loose or peeling paint.
36. Living Room Living Space Floor: Laminate - Floor; stained.
37. Living Room Living Space Electrical: not in service - Not in service.
38. Living Room Living Space Smoke Detector: Inoperative or missing. Inoperative, or missing. One or more.
39. left rear Kitchen Plumbing/Fixtures: Chrome /Brass - Water leakage.
40. left rear Kitchen Cabinets: Wood - No drawer stops. One or more
41. Ceiling: Popcorn - Stress cracks



Serviceable Summary (Continued)

- 42. Thermostat: **Inoperative**
- 43. left side center Bathroom Electrical: 110 VAC - **Power off**
- 44. left side center Bathroom Counter/Cabinet: Tile and Wood - **Sliding door; Will not open. One or more.**

Unit #5

- 45. Hallway Bathroom Tub/Surround: Tile and Tile - **Sewer back up or other draining issue. Remedy immediately for health and sanitation reasons.**

Unit #6

- 46. Living Room Living Space Floor: Carpet - **Carpet Stained/soiled**
- 47. Living Room Living Space Electrical: No GFCI or GFCI outlets. **Non-GFCI or GFCI labeled outlet. Consult a qualified Electrician.**
- 48. Open to Living Room Kitchen Electrical: No GFCI or GFCI outlets. **Non-GFCI or GFCI labeled outlet. Consult a qualified Electrician.**
- 49. Open to Living Room Kitchen Cabinets: Wood - **No drawer stoppers.**
- 50. Closet: double door slider - **Repairs needed at bypass closet doors**
- 51. Floor: Carpet - **Carpet Stained/soiled**
- 52. right side center Bathroom Electrical: No GFCI or GFCI outlets. **Non-GFCI or GFCI labeled outlet. Consult a qualified Electrician.**

Unit #7

- 53. Open to Living Room Kitchen Cooking Appliances: stove - **No anti tip installed**
- 54. Right front Bathroom Electrical: No GFCI or GFCI outlets. **1, Non-GFCI or GFCI labeled outlet. Consult a qualified Electrician.2, Old outlet is due for replacement.**
- 55. Right front Bathroom Counter/Cabinet: Tile and Wood - **Needs caulking**
- 56. Right front Bathroom Tub/Surround: Porcelain tub and ceramic tile surround - **Due for Re-Caulking. One or more.**
- 57. Rear Bedroom Smoke Detector: Inoperative or missing. **Inoperative, or missing. One or more.**
- 58. Balcony Walls: stucco - **Not up to safety standards, here and in other balconies.**

Unit #8

- 59. Open to Living Room Kitchen Cooking Appliances: **No anti tip bracket**
- 60. Open to Living Room Kitchen Disposal: In-Sinkerator - **Inoperative**
- 61. Open to Living Room Kitchen Electrical: **Non-GFCI or GFCI labeled outlet. Consult a qualified Electrician.**



Serviceable Summary (Continued)

- 62. Right side, Center Bathroom Doors: Wood - Loose or missing hardware
- 63. Right side, Center Bathroom Electrical: Non-GFCI or GFCI labeled outlet. Consult a qualified Electrician.
- 64. Right side, Center Bathroom Shower/Surround: Porcelain pan and ceramic tile surround - Cracked tiles present

Unit #9

- 65. Open to Living Room Kitchen Cooking Appliances: No anti tip bracket
- 66. Open to Living Room Kitchen Disposal: Loud
- 67. Open to Living Room Kitchen Electrical: Non-GFCI or GFCI labeled outlet. Consult a qualified Electrician.
- 68. Right side, Front Bathroom Ceiling: Paint and Paneling - Evidence of past repair
- 69. Right side, Front Bathroom Electrical: Non-GFCI or GFCI labeled outlet. Consult a qualified Electrician.

Unit #10

- 70. Living Space Bathroom Doors: Wood - Lockset(s) not latching-requires adjustment

Unit #13

- 71. Living Room Living Space Windows: Aluminum Swing - Missing screen, here or in other units.
- 72. Hall Way Bathroom Faucets/Traps: Not Installed
- 73. Hall Way Bathroom Toilets: Not Installed

Unit #15

- 74. Open to Living Room Kitchen Cooking Appliances: Amana - No anti tip is installed
- 75. Open to Living Room Kitchen Electrical: Non-GFCI or GFCI labeled outlet. Consult a qualified Electrician.
- 76. Right side, Front Bathroom Electrical: Non-GFCI or GFCI labeled outlet. Consult a qualified Electrician.

Unit #16

- 77. Right side, Front Bathroom Electrical: Non-GFCI or GFCI labeled outlet. Consult a qualified Electrician.



Serviceable Summary (Continued)

Unit #17

- 78. Open to Living Room Kitchen Cooking Appliances: **No anti tip is installed**
- 79. Open to Living Room Kitchen Electrical: **Non-GFCI or GFCI labeled outlet. Consult a qualified Electrician.**
- 80. Left side, Front Bathroom Electrical: **Non-GFCI or GFCI labeled outlet. Consult a qualified Electrician.**

Unit #18

- 81. Living Room Living Space Doors: Aluminum slider - **Loose or missing hardware**
- 82. Open to Living Room Kitchen Cooking Appliances: **No anti tip is installed**
- 83. Open to Living Room Kitchen Electrical: **Non-GFCI or GFCI labeled outlet. Consult a qualified Electrician.**
- 84. Left side, Front Bathroom Electrical: **Non-GFCI or GFCI labeled outlet. Consult a qualified Electrician.**
- 85. Left side, Front Bathroom Tub/Surround: **Due for Re-Caulking**

Unit #20

- 86. Living Room Living Space Closet: **Doors are hard to operate.**
- 87. Living Room Living Space Windows: Alumimun - **Hard operation. Lubricate, repair or replace as necessary.**
- 88. Rear Kitchen Cooking Appliances:
- 89. Rear Kitchen Ventilator: **No ventilator hood and ducting installed. For sanitation and health reasons, recommend installation**
- 90. Rear Kitchen Electrical: **Two socket outlet without ground. Recommend replacement.**
- 91. Rear Bathroom Electrical: **1. Non GFCI outlet, 2. Two socket outlet without ground. Recommend replacement.**
- 92. Rear Bathroom Toilets: **The toilet is loose**