



CITY PROPERTY SERVICES
Commercial & Residential Inspections

propertyinspecting@gmail.com

www.CityPropertyInspections.com

Property Inspection Report

Visual and Based on Access

THIRD PARTY USAGE FOR PURCHASE IS PROHIBITED AND ILLEGAL



Sample Report

Prepared Exclusively for: Client

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



City Property Inspections

[Residential-Condo or Townhouse.inspx](#)

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City Property Inspections

[Residentila-Condo](#) or [Townhouse.inspx](#)

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

Client Information

Inspection Company

Inspector Name Shawn Azimi
Company Name City Property Inspections

Conditions

Others Present Buyer, Buyer's Agent Property Occupied Occupied
Estimated Age 33Years Entrance Faces East
Start Time 3 PM End Time 5 PM
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature 65 D
Weather Clear Soil Conditions Dry
Space Below Grade None
Building Type Condo Garage Detached
Water Source City How Verified
Sewage Disposal 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, to be reviewed (only) by others
- 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, summery 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.

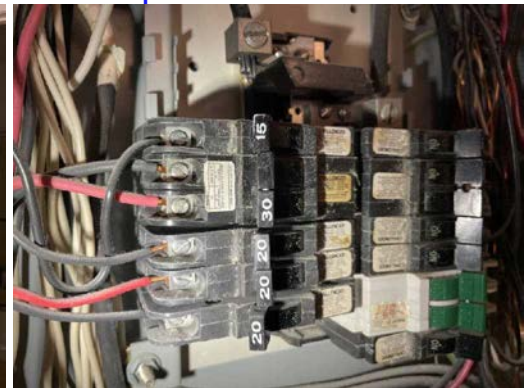
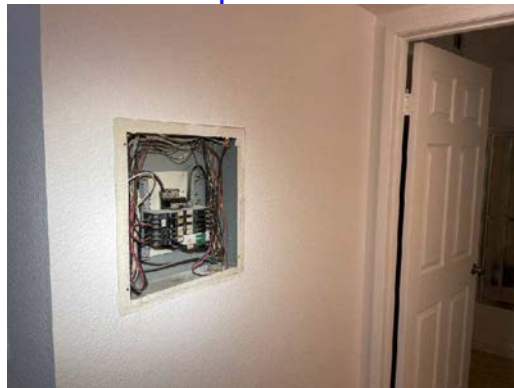
Covered by Condo Association

1. Lots and Grounds: Unknown
2. Exterior Surfaces: Unknown
3. Roof: Unknown



Electrical

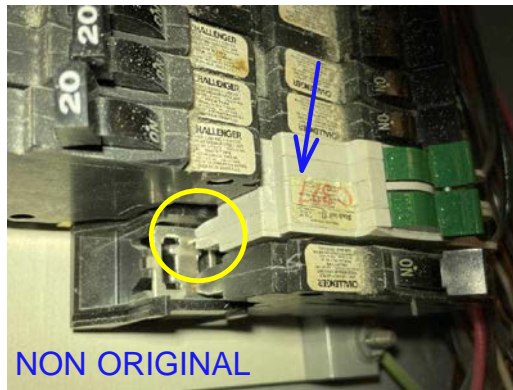
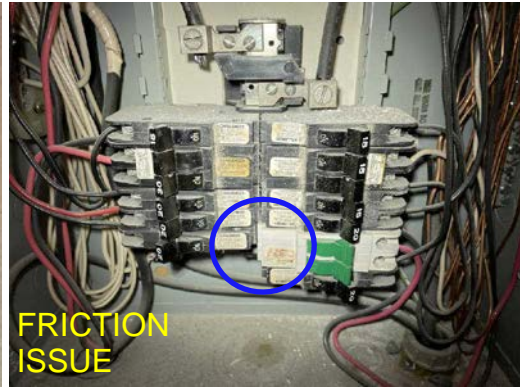
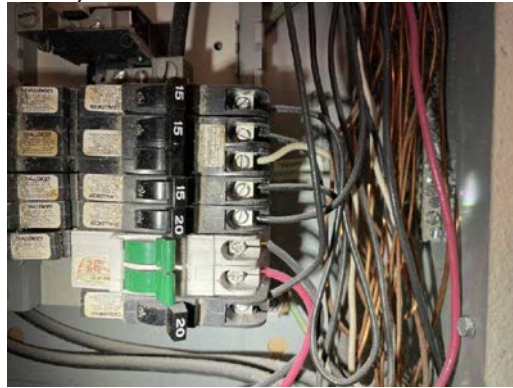
1. Service Size Amps: 125 Volts: 120-240 VAC
 2. Acceptable Service: Copper
 3. Acceptable 120 VAC Branch Circuits: Copper
 4. Acceptable 240 VAC Branch Circuits: Copper
 5. Not Inspected Aluminum Wiring: Not Applicable
 6. Acceptable Conductor Type: Non-metallic sheathed cable
 7. Not Inspected Ground: No Access
 8. Acceptable Smoke Detectors: See individual rooms
 9. Acceptable Carbon Monoxide Detectors:
 10. Not Inspected Security System: Not a part of this inspection
- Left Side, Master bedroom Electric Panel
-
11. Serviceable Manufacturer: Federal Pacific - **Federal Pacific panel breakers have a history of not tripping when circuit overloading occurs and some have caused fire. Recommend replacement due to background and history. Note: At the time of inspection no signs of arcing, melting or other defects were visible to the naked eye. Consult a qualified electrician for further evaluation.**
 12. Maximum Capacity: 125 Amps
 13. Acceptable Main Breaker Size: None.
 14. Serviceable Breakers: Copper - **Non Original Brand Breakers: Breakers other than the original manufacturer's used. It is recommended by electricians that the same type and brand be used to prevent aching or other complications. Consult with a qualified electrician.**





Electrical (Continued)

Breakers: (continued)



- 15. Not Inspected
 - 16. Not Inspected
 - 17. Acceptable
 - 18. Is the panel bonded? Yes
- Fuses: Not Applicable
 AFCI: Not Applicable
 GFCI: At GFCI receptacles only

Structure

- 1. Acceptable
 - 2. Acceptable
 - 3. Not Inspected
 - 4. Not Inspected
 - 5. Acceptable
 - 6. Not Inspected
 - 7. Not Inspected
 - 8. Acceptable
 - 9. Not Inspected
- Structure Type: Anchored Wood frame
 Foundation: Formed concrete
 Differential Movement: Not Applicable
 Beams: Solid wood
 Bearing Walls: Frame
 Joists/Trusses: Not Visible
 Piers/Posts: Not applicable
 Floor/Slab: Wood , Concrete
 Stairs/Handrails: Not Applicable



Structure (Continued)

10. Acceptable Subfloor: Plywood

Air Conditioning

In living room closet AC System

- 1. Acceptable A/C System Operation: Functional at the time of inspection
- 2. Acceptable Condensate Removal: PVC
- 3. Acceptable Exterior Unit: Roof



4. Manufacturer: Ruud



5. Area Served: Interior Approximate Age: Fairly new

6. Fuel Type: 220 VAC Temperature Differential: 20

7. Type: Forced Air Capacity: 2 Ton

8. Acceptable Visible Coil: Copper / Aluminum coil with aluminum fins

9. Acceptable Refrigerant Lines: Low pressure and high pressure (Suction line and liquid line)

10. Acceptable Electrical Disconnect: Pull type breaker at the unit

11. Not Inspected Exposed Ductwork: Not Visible.



Air Conditioning (Continued)

- 12. Acceptable Blower Fan/Filters: Direct drive with filter
- 13. Acceptable Thermostats: Individual

Fireplace/Wood Stove

Since the Flue section (Heat and Smoke exhaust line) is not visible and requires snake camera inspection, is an specialty inspection and not part of this inspection, it is recommended that Flue be checked by a chimney expert for possible damage, misplacement, soot build up and need of cleaning.

Living Room Fireplace

- 1. Not Inspected Freestanding Stove: Not Applicable
- 2. Acceptable Fireplace Construction: Prefab
- 3. Type: Gas burning
- 4. Not Inspected Fireplace Insert: Not Applicable
- 5. Acceptable Smoke Chamber: Metal
- 6. Not Inspected Flue: Metal
- 7. Acceptable Damper: Metal
- 8. Needs Attention Hearth: Flush mounted - **Materials immediately adjacent to fire place must be distinguishably non combustible: 16 to 20 inches at front and 6 to 10 inches at sides. This area is described as "Hearth" and must be non combustible**

Heating System

Living room closet Heating System

- 1. Acceptable Heating System Operation: Functional at Inspection time
- 2. Manufacturer: Ruud
- 3. Type: Forced air Capacity: 65000 BTUHR
- 4. Area Served: Interior Approximate Age: 5 to 10 Years.
- 5. Fuel Type: Electric
- 6. Acceptable Heat Exchanger:
- 7. Unable to Inspect: 50%
- 8. Acceptable Blower Fan/Filter: Direct drive with filter
- 9. Not Inspected Distribution: Not Visible
- 10. Acceptable Circulator: Fan
- 11. Acceptable Draft Control: Automatic
- 12. Acceptable Flue Pipe: Not Applicable



Heating System (Continued)

- 13. Acceptable Controls: Relief valve & Limit Switch
- 14. Acceptable Devices: Pressure gauge + Temp gauge
- 15. Not Inspected Humidifier: Not Applicable
- 16. Acceptable Thermostats: Individual
- 17. Not Inspected Fuel Tank: Not Applicable
- 18. Tank Location: Not Applicable
- 19. Suspected Asbestos: No

Plumbing

- 1. Not Inspected Service Line: No Access
- 2. Not Inspected Main Water Shutoff: No Access
- 3. Not Inspected Water Lines: Copper for what is visible
- 4. Not Inspected Drain Pipes: ABS or Cast Iron
- 5. Not Inspected Service Caps: Not accessible
- 6. Not Inspected Vent Pipes: ABS or Cast Iron
- 7. Not Inspected Gas Service Lines: Rigid Steel
- In closet add balcony Water Heater
- 8. Acceptable Water Heater Operation: Functional at time of inspection





Plumbing (Continued)

Water Heater Operation: (continued)



9. Manufacturer: American



- 10. Type: Natural gas Capacity: 40 Gal.
- 11. Approximate Age: Area Served: Interior
- 12. Acceptable Flue Pipe: Metal
- 13. Acceptable TPRV and Drain Tube: Copper



Bathroom

1, Right Side Bathroom

- | | |
|---------------------|---|
| 1. Acceptable | Closet: Single, Shared |
| 2. Acceptable | Ceiling: Paint and Paneling |
| 3. Acceptable | Walls: Paint and paneling |
| 4. Acceptable | Floor: Tile |
| 5. Acceptable | Doors: Wood |
| 6. Not Inspected | Windows: Not Applicable |
| 7. Acceptable | Electrical: 110 VAC GFCI or GFCI connected |
| 8. Acceptable | Counter/Cabinet: Granite and Wood |
| 9. Acceptable | Sink/Basin: Porcelain coated |
| 10. Acceptable | Faucets/Traps: Metal and PVC |
| 11. Acceptable | Tub/Surround: Fiberglass / fiberglass |
| 12. Needs Attention | Shower/Surround: Not Applicable - Diverter pullout knob is hard to operate or not effective in directing water |



- 13. Not Inspected
- 14. Serviceable

Spa Tub/Surround: Not Applicable
Toilets: **Toilet is loose. Secure as necessary, to prevent waste leakage.**





Bathroom (Continued)

- | | |
|--|---|
| 15. Acceptable | HVAC Source: Heat Registers |
| 16. Acceptable | Ventilation: Electric ventilation fan |
| # 2, Left Side, Master Bathroom | |
| 17. Acceptable | Closet: Single, Shared |
| 18. Acceptable | Ceiling: Paint and Paneling |
| 19. Acceptable | Walls: Paint and paneling |
| 20. Acceptable | Floor: Vinyl |
| 21. Acceptable | Doors: Wood |
| 22. Not Inspected | Windows: Not Applicable |
| 23. Acceptable | Electrical: 110 VAC GFCI or GFCI connected |
| 24. Acceptable | Counter/Cabinet: Granite and Wood |
| 25. Acceptable | Sink/Basin: Porcelain coated |
| 26. Acceptable | Faucets/Traps: Metal and PVC |
| 27. Acceptable | Tub/Surround: |
| 28. Not Inspected | Shower/Surround: Not Applicable |
| 29. Not Inspected | Spa Tub/Surround: Not Applicable |
| 30. Serviceable | Toilets: Toilet is loose. Secure as necessary, to prevent waste leakage. |



- | | |
|----------------|---------------------------------------|
| 31. Acceptable | HVAC Source: Heat Registers |
| 32. Acceptable | Ventilation: Electric ventilation fan |



Kitchen

Left Side Kitchen

1. Needs Attention Cooking Appliances: Anti tip not installed or loose (Comes with the new units from manufacturer). Anti tip is an inexpensive 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 slightly pulling back on the unit. A safety notation



- 2. Acceptable Ventilator: Built In the Microwave
- 3. Acceptable Disposal:
- 4. Acceptable Dishwasher:
- 5. Air Gap Present? Yes
- 6. Not Inspected Trash Compactor: Not Applicable
- 7. Not Inspected Refrigerator: Not a part of this inspection
- 8. Not Inspected Microwave: Not Applicable
- 9. Acceptable Sink: Stainless Steel
- 10. Serviceable Electrical: 110 VAC GFCI or GFCI connected - Faulty outlet with loose, unconnected or crossed wires: Top of Counter





Kitchen (Continued)

- | | |
|---------------------|---|
| 11. Acceptable | Plumbing/Fixtures: Metal-PVC |
| 12. Acceptable | Counter Tops: Granite |
| 13. Acceptable | Cabinets: Wood |
| 14. Acceptable | Pantry: Single |
| 15. Acceptable | Ceiling: Paint and Paneling |
| 16. Acceptable | Walls: Paint and paneling |
| 17. Needs Attention | Floor: Hardwood - Surface scratches, abrasion or wear out noted |



- | | |
|-------------------|-----------------------------|
| 18. Not Inspected | Doors: Not Applicable |
| 19. Not Inspected | Windows: Not Applicable |
| 20. Acceptable | HVAC Source: Heat Registers |

Bedroom

1, Right Side Bedroom

- | | |
|---------------|-----------------------------|
| 1. Acceptable | Closet: Single |
| 2. Acceptable | Ceiling: Paint and Paneling |
| 3. Acceptable | Walls: Paint and paneling |
| 4. Acceptable | Floor: Hardwood |
| 5. Acceptable | Doors: Wood |



Bedroom (Continued)

6. Needs Attention Windows: Aluminum Slider - Semi hard operation. Repair / Lubricate as necessary.



7. Acceptable

8. Acceptable

9. Acceptable

2, Left Side, Master Bedroom

10. Acceptable

11. Acceptable

12. Acceptable

13. Acceptable

14. Acceptable

15. Acceptable

16. Acceptable

17. Acceptable

18. Acceptable

Electrical: 110 VAC

HVAC Source: Heat Registers

Smoke Detector: Hard wired

Closet: Single

Ceiling: Paint and Paneling

Walls: Paint and paneling

Floor: Hardwood

Doors: Wood

Windows: Aluminum Slider

Electrical: 110 VAC

HVAC Source: Heat Registers

Smoke Detector: Hard wired



Living Space

Living Room Living Space

- | | |
|------------------|--------------------------------|
| 1. Acceptable | Closet: Double |
| 2. Acceptable | Ceiling: Paint and Paneling |
| 3. Acceptable | Walls: Paint and paneling |
| 4. Acceptable | Floor: Hardwood |
| 5. Acceptable | Doors: Wood, Also, entry door |
| 6. Acceptable | Windows: Aluminum Slider |
| 7. Acceptable | Electrical: 110 VAC |
| 8. Acceptable | HVAC Source: Heat Registers |
| 9. Not Inspected | Smoke Detector: Not Applicable |

Laundry Room/Area

Hallway to the right side bathroom Laundry Room/Area

- | | |
|-------------------|--------------------------------------|
| 1. Not Inspected | Closet: Not Applicable |
| 2. Acceptable | Ceiling: Paint and Paneling |
| 3. Acceptable | Walls: Paint and paneling |
| 4. Acceptable | Floor: |
| 5. Acceptable | Doors: Wood |
| 6. Not Inspected | Windows: Not Applicable |
| 7. Acceptable | Electrical: 110 VAC |
| 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. Not Inspected | Washer Hose Bib: Not visible |
| 13. Acceptable | Washer and Dryer Electrical: 110 VAC |
| 14. Not Inspected | Dryer Vent: Access Limited |
| 15. Not Inspected | Dryer Gas Line: Not Visible |
| 16. Not Inspected | Washer Drain: Wall mounted drain |
| 17. Not Inspected | Floor Drain: Not visible |



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.

Fireplace/Wood Stove

1. Living Room Fireplace Hearth: Flush mounted - Materials immediately adjacent to fire place must be distinguishably non combustible: 16 to 20 inches at front and 6 to 10 inches at sides. This area is described as "Hearth" and must be non combustible

Bathroom

2. # 1, Right Side Bathroom Shower/Surround: Not Applicable - Diverter pullout knob is hard to operate or not effective in directing water

Kitchen

3. Left Side Kitchen Cooking Appliances: Anti tip not installed or loose (Comes with the new units from manufacturer). Anti tip is an inexpensive 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 slightly pulling back on the unit. A safety notation

4. Left Side Kitchen Floor: Hardwood - Surface scratches, abrasion or wear out noted

Bedroom

5. # 1, Right Side Bedroom Windows: Aluminum Slider - Semi hard operation. Repair / Lubricate as necessary.



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.

Electrical

1. Left Side, Master bedroom Electric Panel Manufacturer: Federal Pacific - Federal Pacific panel breakers have a history of not tripping when circuit overloading occurs and some have caused fire. Recommend replacement due to background and history. Note: At the time of inspection no signs of arcing, melting or other defects were visible to the naked eye. Consult a qualified electrician for further evaluation.
2. Left Side, Master bedroom Electric Panel Breakers: Copper - Non Original Brand Breakers: Breakers other than the original manufacturer's used. It is recommended by electricians that the same type and brand be used to prevent aching or other complications. Consult with a qualified electrician.

Bathroom

3. # 1, Right Side Bathroom Toilets: Toilet is loose. Secure as necessary, to prevent waste leakage.
4. # 2, Left Side, Master Bathroom Toilets: Toilet is loose. Secure as necessary, to prevent waste leakage.

Kitchen

5. Left Side Kitchen Electrical: 110 VAC GFCI or GFCI connected - Faulty outlet with loose, unconnected or crossed wires: Top of Counter