



CITY PROPERTY SERVICES
Commercial & Residential Inspections

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www.CityPropertyInspections.com

Property Inspection Report

Visual and Based on Access

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Beach property

Prepared Exclusively for: Client

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



City Property Inspections

[Sample Report-Beach Property.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
City City Property Service State Zip
Phone 818 687 8686
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General Information (Continued)

Conditions

Others Present Agent Property Occupied Occupied, Vacant
Estimated Age 72 Years Entrance Faces North, West
Inspection Date 06/30/2020
Start Time 2 PM End Time 4 :30 PM
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature 75 F
Weather Clear Soil Conditions Dry
Space Below Grade Partial Crawl Space
Building Type Mul4 unit income Property Garage Carport / 6 Spaces
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 in June 2020. 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,



General Comments (Continued)

approximate, and provided as a matter of opinion and average market pricing

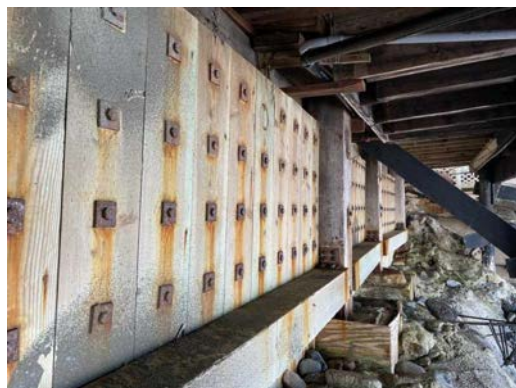
-It may only include sections and components in need of attention, service, or replacement as a brief reporting by client's request.

-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.

Lots and Grounds

- | | |
|--------------------|---------------------------------------|
| 1. Acceptable | Walkways: Concrete |
| 2. Acceptable | Walkway Drainage: Slope Drain |
| 3. Acceptable | Steps/Stairs: Concrete, Wood |
| 4. Not Inspected | Vegetation: Not Applicable |
| 5. Needs Attention | Retaining Walls: Wood and Steel bolts |





Lots and Grounds (Continued)

- 6. Acceptable Grading:
- 7. Acceptable Driveway: Open carport
- 8. Needs Attention Fences: Wood - **Some show Mina Rad or Termite. Consult a termite expert**
- 9. Not Inspected Lawn Sprinklers: Not Applicable
- 10. Needs Attention Parking Lot: Open carport/6 spaces - **Recommend Re striping parking spaces for clarity of the user and preventing liability.**
- 11. Acceptable Parking Lot Lighting:
- 12. Acceptable Parking Lot Drainage: Slope Drain
- 13. Access ADA Compliant: No

Crawl Space

Partial at rear Crawl Space

- 1. Method of Inspection: In the crawl space.
- 2. Acceptable Unable to Inspect: 10%
- 3. Serviceable Access: Open side access by the left stairs - **1. The slope concrete dam is slippery and could become fall hazard for service persons. Recommend pressure washing, periodically as this may be due sea moisture / water contact, for safe walking / stepping, and to prevent liability, 2. Access from left half to right half is semi obstructed by wooden plank at mid section. Recommend more opening, 3. Lose planks for floor access may cause injury. Recommend affixed and permanent platform here.**



- 4. Not Inspected Moisture Penetration: No moisture present at time of inspection
- 5. Acceptable Moisture Barrier: Slope concrete sheathing
- 6. Not Inspected Ventilation: Not applicable



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Crawl Space (Continued)

- 7. Not Inspected Insulation: Not Applicable
- 8. Not Inspected Vapor Barrier: Not Applicable
- 9. Acceptable Sump Pump: Close to foundation beams



- 10. Acceptable Electrical: 110 VAC
- 11. Not Inspected HVAC Source: Not Applicable

Exterior

Entire Main Building Exterior Surface

- 1. Acceptable Type: Siding and stucco
- 2. Acceptable Main Entry: Front for three units, at lower level for one unit: unit one
- 3. Main Entry Access ADA Compliant: No
- 4. Not Inspected Secondary/Other Entry: Not Applicable
- 5. Secondary/Other Entry Access ADA Compliant: No
- 6. Not Inspected Rear Entry: Not Applicable
- 7. Acceptable Trim: Wood
- 8. Acceptable Fascia: Wood
- 9. Acceptable Soffits: Wood
- 10. Not Inspected Patio Door: Not Applicable
- 11. Acceptable Windows: Vinyl
- 12. Acceptable Exterior Lighting: Surface mount
- 13. Not Inspected Exterior Electric Outlets: Not Applicable
- 14. Not Inspected Canopy: Not Applicable
- 15. Not Inspected Type: Not Applicable
- 16. Not Inspected Roof: Not Applicable
- 17. Not Inspected Structure: Not Applicable



Structure

- 1. Acceptable
- 2. Acceptable
- 3. Not Inspected
- 4. Serviceable

Structure Type:

Foundation: Formed Concrete and Reinforced concrete piles

Differential Movement: Not Applicable

Beams: Solid wood, Metal beam - **As the foundation of this property is at the beach shore and moisture and water splash and contact on foundation components are constant, recommend a regular and continuous monitoring of all components of foundation which include: Metal, wood and concrete: Slopes, beams, bolts, braces and piles. The following were observed and recommended: 1. Past repairs that are OK and acceptable, 2. Need of application of anti moisture / corrosion on some wooden and metal structural beams (Some show black coating and are satisfactory), 3. Corrosion on nuts and bolts of the support beams at anchor points and on retaining walls.**

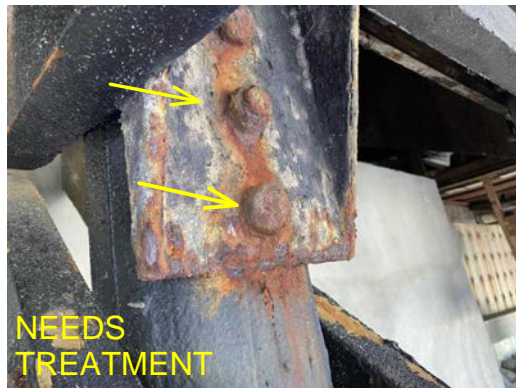
Recommend sand blasting and sealing with anti corrosion material, and check periodically: Once or twice a year. This is of highest importance, as majority of upper framing and floor are resting on the said beams, piles, etc, 4. Sea water, with strong waves migrates almost to below retaining walls. As a long term plan, recommend adding more obstruction at center between the concrete piles, to prevent no or less water travel to far rear, close to retaining walls. Additional obstruction could be more rocks laid on the way of water.





Structure (Continued)

Beams: (continued)



- 5. Acceptable
- 6. Acceptable

Bearing Walls: Frame Walls





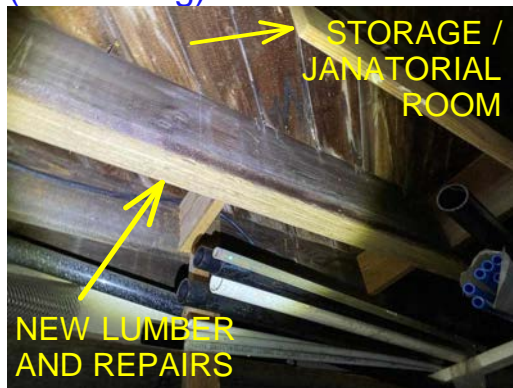
Structure (Continued)

Walls (continued)



7. Serviceable

Joists/Trusses: 2x12 - Some of the floor joists show minor and sporadic dry rot. Consult a termite expert to verify if sistering (reinforcing) is needed.



8. Acceptable

Piers/Posts: Metal, concrete and wood

9. Acceptable

Floor/Slab: Wood



Structure (Continued)

10. Serviceable

Stairs/Handrails: 1. Balusters / Frame bars are too far apart. At the time of original construction this may have not been a requirement. Child and pet safety. Consult a licensed contractor for remedy and cost, and inquire about your local code, 2. No hand rails installed on stairs leading to beach, 3. Corrosion on balcony metal / wood framing, in different units, noted. Recommend further evaluation by a welder or contractor for any required revitalization, 4. Glass panels close to balcony floors should be tempered glass (safety glass) No print or etching is visible on the glass for verification. Consult a glass installer / expert to verify and take appropriate action if necessary, 5. One or more runs (steps) on stairs to the beach are short in depth and may cause injury hazard. Recommend correction. If correction is not possible, use with caution, install alarming tape /stripe and keep lighted during dark hours.





Structure (Continued)

Stairs/Handrails: (continued)



- 11. Acceptable Subfloor: Plywood
- 12. Emergency lighting present? No

Roof

Main Structure Roof Surface

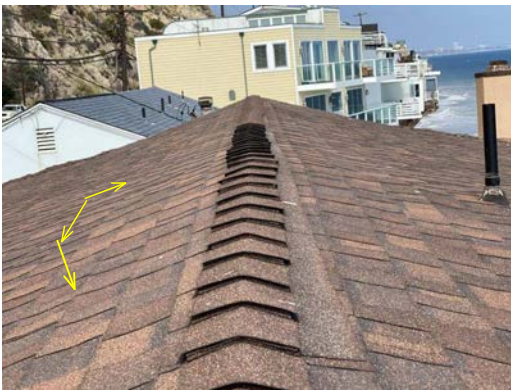
1. Method of Inspection: On roof





Roof (Continued)

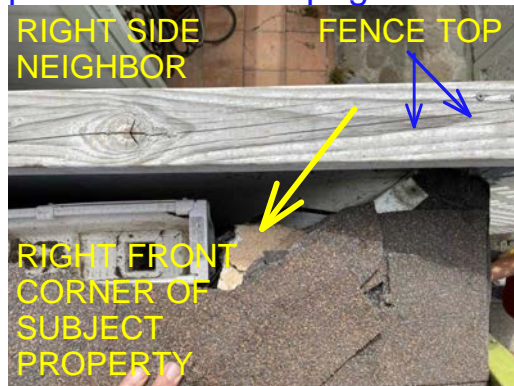
Method of Inspection: (continued)



- 2. Not Inspected
- 3. Serviceable

Unable to Inspect: Not Applicable

Material: Asphalt shingle - Repair at right side edge is needed to prevent water seepage into the interior.



- 4. Type: Gable
- 5. Approximate Age: Fairly New



Roof (Continued)

6. Serviceable

Flashing: Aluminum - Prone to possible leaks soon. Repair and patch.



7. Not Inspected

Valleys: Not Applicable

8. Not Inspected

Skylights: Not Applicable

9. Acceptable

Plumbing Vents: ABS

10. Acceptable

Electrical Mast: Mast with tie back at roof



11. Acceptable

Roof Drains: Slope Drain

12. Acceptable

Gutters: Metal, Plastic

13. Acceptable

Downspouts: Metal, Plastic

14. Acceptable

Leader/Extension:

Left Side, Rear

Chimney

15. Acceptable

Chimney: Framed



Roof (Continued)

16. Serviceable

Flue/Flue Cap: 1. Rain cap , Spark Arrester or both are missing. Recommend installation to prevent spark spread as well as blocking water entry into the interior, 2. Metal crown cap is corroded and should be replaced.



17. Serviceable

Chimney Flashing: Patching, repair or replacement needed due to: Damage , Opening, Separation. Doing so will prevent water migration to underside. Water pregnable at present.





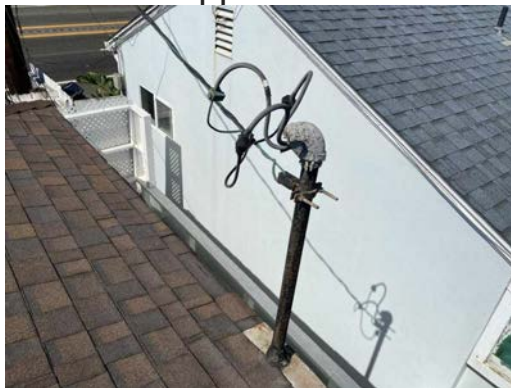
Electrical

1. Needs Attention Note: All panels are at left side of the complex - 1. The electrical panel condition, though observed, it was erased by mistake. Therefore, re inspection is required to complete this section, which will contain photographs and notations, 2. Re inspection conducted on July 21, 2020 and photos and notations are added to the report which makes this report complete, 3. There are 4 units, but only three meters and breaker panels could be located and no other visible panel could be found.



2. Service Size Amps: 125 Volts: 120-240 VAC

3. Acceptable Service: Copper



4. Acceptable

120 VAC Branch Circuits: Copper

5. Acceptable

240 VAC Branch Circuits: Copper

6. Not Inspected

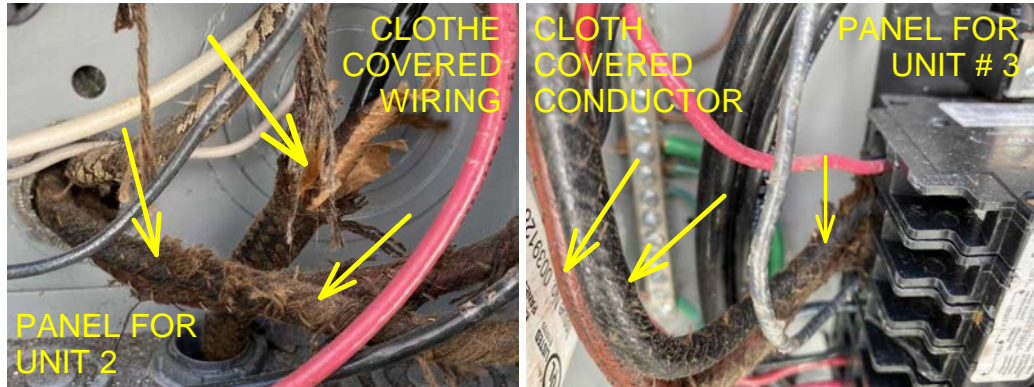
Aluminum Wiring: Not Applicable



Electrical (Continued)

7. Serviceable

Conductor Type: Non-metallic sheathed cable - **Two of the panels, Unit 2 and 3, show cloth covered insulation which are old and not acceptable by today's safety standards. Consult with a qualified electrician further evaluation.**



8. Not Inspected

Ground: No Access

1 , Unit 1 Electric Panel

9. Acceptable

Manufacturer: Murray

10. Maximum Capacity: 125 Amps



11. Acceptable

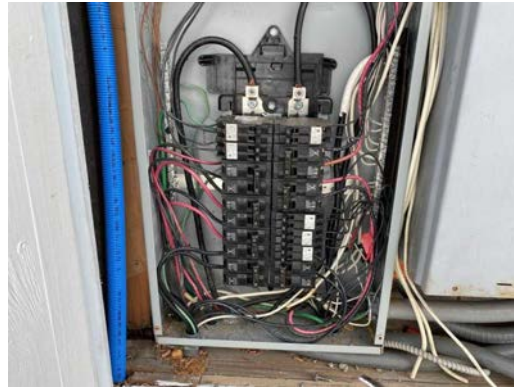
Main Breaker Size: None



Electrical (Continued)

12. Acceptable

Breakers: Copper



13. Not Inspected

Fuses: Not Applicable



Electrical (Continued)

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



2 , Unit 2 Electric Panel

- 17. Acceptable Manufacturer: Murray

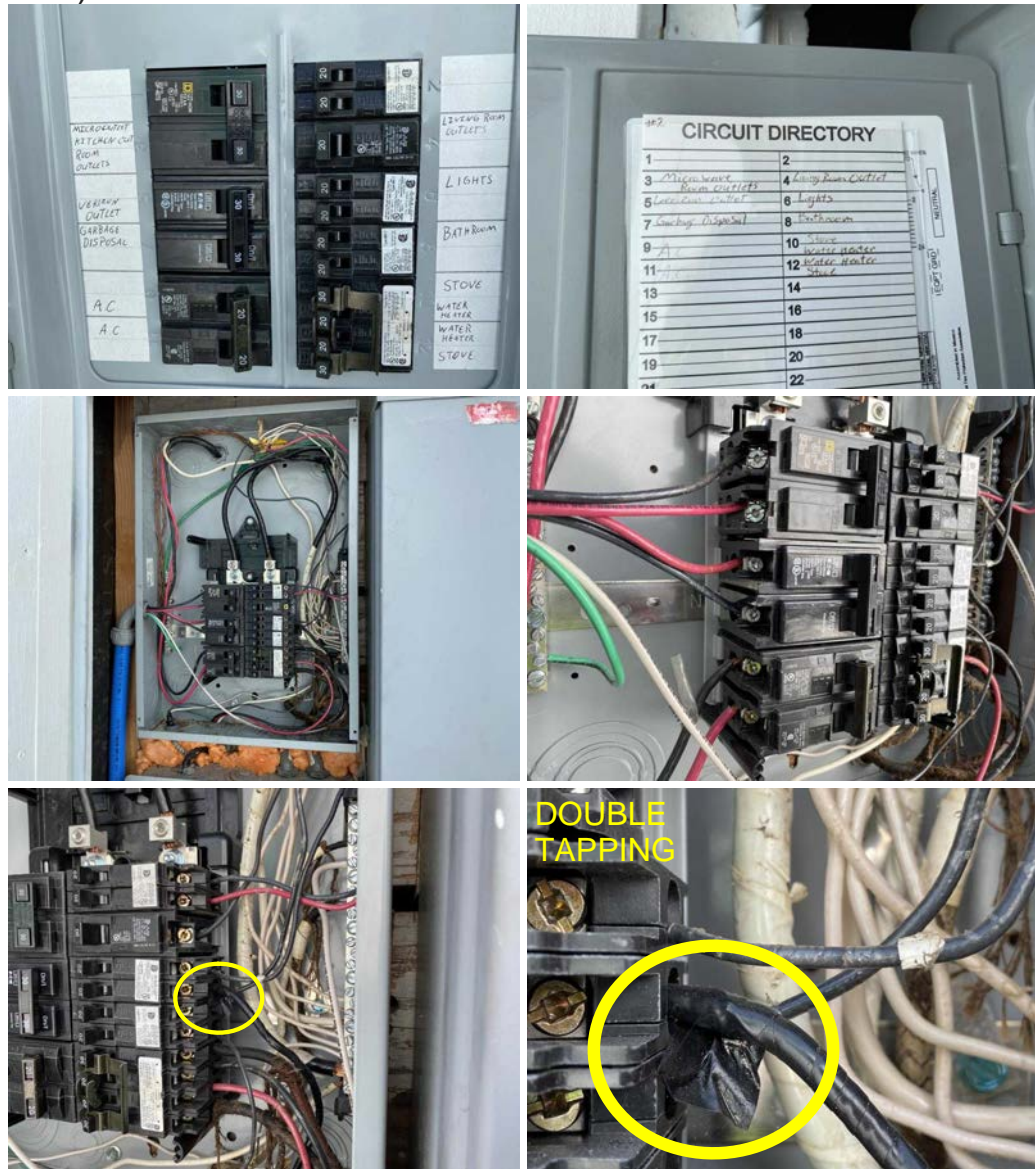


- 18. Maximum Capacity: 125 Amps
- 19. Acceptable Main Breaker Size: None
- 20. Serviceable Breakers: Copper - **Double taps are present at breakers. These circuits need to be moved to their own circuit breaker and cannot share a breaker. It is recommended that a qualified electrician inspect the new circuits and properly connect the new circuits to an individual breaker for each circuit**



Electrical (Continued)

Breakers: (continued)



- 21. Not Inspected
- 22. Not Inspected
- 23. Acceptable

Fuses: Not Applicable
AFCI:
GFCI: At GFCI receptacles only



Electrical (Continued)

24. Is the panel bonded? Yes



Unit #3 Electric Panel

25. Acceptable

Manufacturer: Murray, Seimens



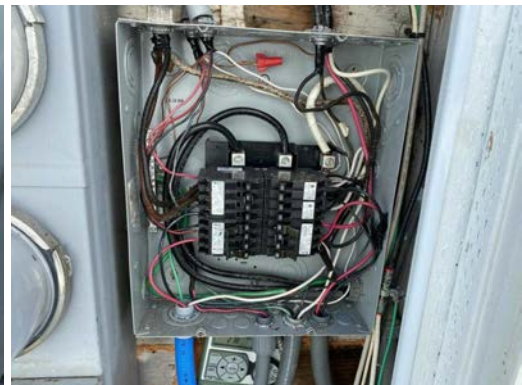
26. Maximum Capacity: 125 Amps

27. Acceptable

Main Breaker Size: None

28. Acceptable

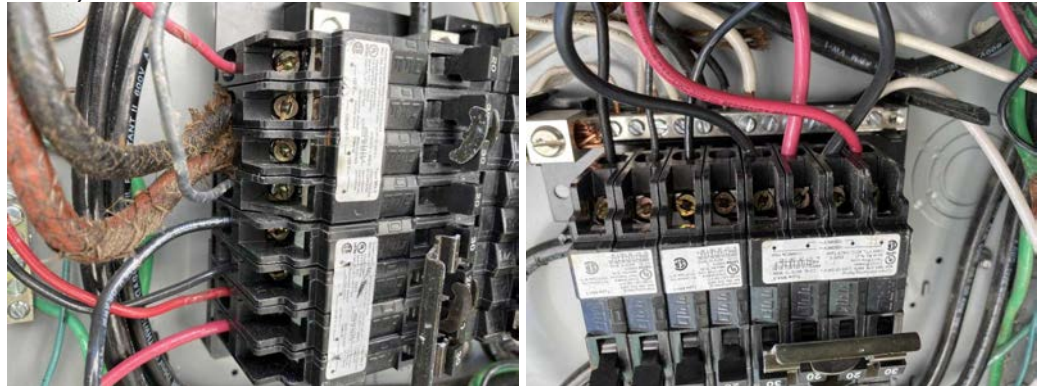
Breakers: Copper





Electrical (Continued)

Breakers: (continued)



- 29. Not Inspected Fuses: Not Applicable
- 30. Not Inspected AFCI: Not Applicable
- 31. Acceptable GFCI: At GFCI receptacles only
- 32. Is the panel bonded? Yes



- 33. Acceptable Smoke Detectors: See Individual Rooms
- 34. Not Inspected Data/Security Systems: Not Applicable
- 35. Serviceable Emergency Lighting: **Not installed. Recommend installation for an income property. Consult with a qualified electrician.**



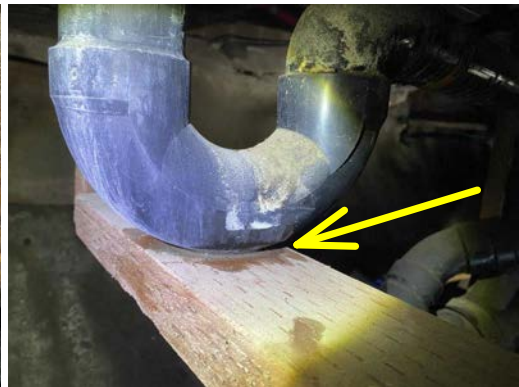
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Plumbing

- 1. Acceptable
- 2. Acceptable
- 3. Acceptable
- 4. Serviceable

Service Line: Copper
Main Water Shutoff: Front
Water Lines: Copper for what is visible
Drain Pipes: ABS or Cast Iron - **Minor leakage at center, noted. Repair as necessary.**



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

Service Caps: Accessible
Vent Pipes: ABS
Gas Service Lines: Rigid Steel



Plumbing (Continued)

Rear Water Heater

8. Acceptable

Water Heater Operation: Functional at time of inspection



9. Manufacturer: Unknown

10. Type: Electric Capacity: Unknown

11. Approximate Age: Unknown Area Served: 1 Unit for each floor

12. Not Inspected Flue Pipe: Not Applicable

13. Acceptable TPRV and Drain Tube: Copper



Air Conditioning

Bedrooms AC System

- 1. Not Inspected Condensate Removal: Not Applicable
- 2. Not Inspected Exterior Unit: Not Applicable
- 3. Area Served: One for each unit Approximate Age: Unknown
- 4. Fuel Type: 110 VAC Temperature Differential:
- 5. Type: Wall mounted air conditioning unit Capacity: 2 Ton
- 6. Not Inspected Visible Coil: Not Visible
- 7. Not Inspected Refrigerant Lines: Not visible
- 8. Acceptable Electrical Disconnect:
- 9. Not Inspected Exposed Ductwork: Not Applicable
- 10. Acceptable Blower Fan/Filters: Built in
- 11. Acceptable Thermostats: Built in

Laundry Room/Area

In each unit front hallways Laundry Room/Area

- 1. Not Inspected Closet: Not Applicable
- 2. Acceptable Ceiling: Paint and Paneling





Laundry Room/Area (Continued)

Ceiling: (continued)



- 3. Acceptable
- 4. Acceptable
- 5. Not Inspected
- 6. Not Inspected
- 7. Acceptable
- 8. Not Inspected
- 9. Not Inspected
- 10. Not Inspected
- 11. Not Inspected
- 12. Acceptable
- 13. Acceptable
- 14. Acceptable

Walls: Paint and Paneling
 Floor: Hardwood
 Doors: Not Applicable
 Windows: Not Applicable
 Electrical: 110 VAC
 Smoke Detector: Battery Operated
 HVAC Source: Not Applicable
 Laundry Tub: Not Applicable
 Laundry Tub Drain: Not Applicable
 Washer Hose Bib:
 Washer and Dryer Electrical: 110 VAC, 220 VAC
 Dryer Vent: Metal flex



- 15. Not Inspected

Dryer Gas Line: Insulflex



Laundry Room/Area (Continued)

- 16. Acceptable Washer Drain: Wall mounted drain
- 17. Not Inspected Floor Drain: Not Applicable

Heating System

Wall Units Heating System

- 1. Acceptable Thermostats: Individual
- 2. Not Inspected Fuel Tank: Not Applicable
- 3. Not Inspected Suspected Asbestos: No

Unit #1

- 1. Unit #: 1 A Unit Type: 1 bedroom condo
- 2. Occupied

Interior Rooms

Living Room Living Space

- 3. Not Inspected Closet: Not applicable
- 4. Acceptable Ceiling: Paint and Paneling
- 5. Acceptable Walls: Paint and paneling
- 6. Acceptable Floor: Hardwood
- 7. Serviceable Doors: Vinyl sliding - **Hard operation**



- 8. Acceptable Windows: Vinyl casement
- 9. Acceptable Electrical: 110 VAC
- 10. Acceptable HVAC Source: Wall Unit
- 11. Acceptable Smoke Detector: Hard wired

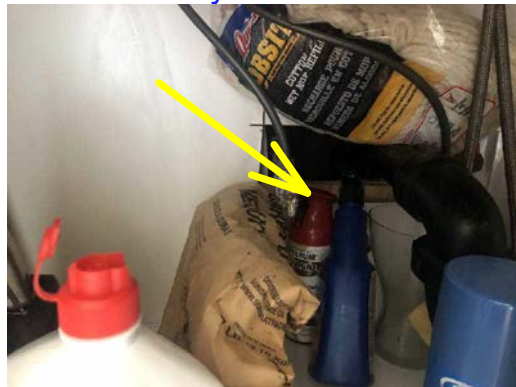


Unit #1 (Continued)

Kitchen

Open to Living Room Kitchen

- 12. Acceptable Cooking Appliances:
- 13. Acceptable Ventilator:
- 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 applicable
- 19. Acceptable Microwave:
- 20. Acceptable Sink: fiberglass
- 21. Acceptable Electrical: 110 VAC GFCI
- 22. Acceptable Plumbing/Fixtures: Chrome /Brass, PVC
- 23. Acceptable Counter Tops: Granite
- 24. Needs Attention Cabinets: Wood - **Open hole noted under the sink. Repair and patch as necessary.**



- 25. Acceptable Pantry: Single small
- 26. Acceptable Ceiling: Paint and Paneling
- 27. Acceptable Walls: Paint and paneling
- 28. Acceptable Floor: Hardwood
- 29. Not Inspected Doors: Not applicable
- 30. Not Inspected Windows: Not applicable
- 31. Not Inspected HVAC Source: Not applicable

Hallways

- 32. Acceptable Ceiling: Paint and Paneling
- 33. Acceptable Closet: Walk In



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Unit #1 (Continued)

- 34. Not Inspected Floor: Hardwood
- 35. Not Inspected Smoke Detector: Not applicable
- 36. Not Inspected Thermostat: Not applicable
- 37. Acceptable Walls: Paint and paneling

Bathrooms

Left side, Rear Bathroom

- 38. Not Inspected Closet: Not applicable
- 39. Acceptable Ceiling: Paint and Paneling
- 40. Acceptable Walls: Paint and paneling
- 41. Acceptable Floor: Hardwood
- 42. Acceptable Doors: Wood - **No lock for privacy**



- 43. Not Inspected Windows: Not applicable
- 44. Acceptable Electrical: 110 VAC GFCI
- 45. Needs Attention Counter/Cabinet: Granite and Wood. **Resurfacing and finish needed.**





Unit #1 (Continued)

46. Serviceable

Sink/Basin: Molded single bowl - **Slow draining.**



47. Acceptable

Faucets/Traps: Metal / PVC

48. Not Inspected

Tub/Surround: Not applicable

49. Acceptable

Shower/Surround: Tile and Tile

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

Left side, Front Bedroom

54. Not Inspected

Closet: Not applicable

55. Acceptable

Ceiling: Paint and Paneling

56. Acceptable

Walls: Paint and paneling

57. Serviceable

Floor: Hardwood - **Worn, surface damaged or abraded floor.**



58. Acceptable

Doors: Wood

59. Acceptable

Windows: Vinyl slider

60. Acceptable

Electrical: 110 VAC



City Property Inspections

Unit #1 (Continued)

61. Acceptable

HVAC Source: Wall Unit

62. Acceptable

Smoke Detector: Hard wired

Balcony

63. Acceptable

Balcony Floors: Wood

64. Acceptable

Balcony Ceilings: exposed ceiling

65. Needs Attention

Balcony Walls: stucco - **May need paint coating soon.**



66. Not Inspected

Balcony Electrical & Safety Railings: Not applicable

Unit #2

1. Unit #: Unit 1 , Upper Level Unit Type: 1 Bedroom



2. Occupied

Interior Rooms



Unit #2 (Continued)

Living Room Living Space

3. Acceptable

4. Acceptable

Closet:

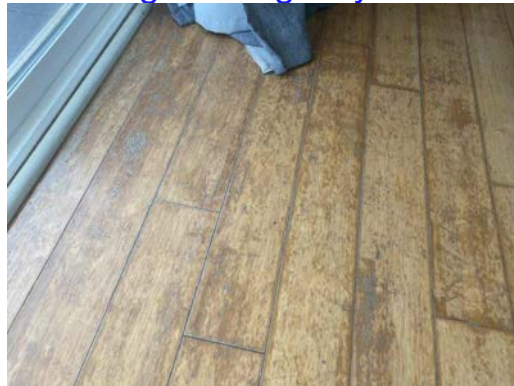
Ceiling: Paint and Paneling - Evidence of past repair



5. Acceptable

Walls: Paint and Paneling

6. Needs Attention Floor: Hardwood - Traffic erosions and cracks noted. Consider re surfacing for longevity and better appearance



7. Serviceable

Doors: Wood and Vinyl - 1. Hardware missing, inoperable or loose, 2. Daylight is visible from inside. Install weather seal to prevent moisture, insect and rodent entry.





Unit #2 (Continued)

- 8. Acceptable Windows: Vinyl, Slider
- 9. Acceptable Electrical: 110 VAC
- 10. Not Inspected HVAC Source: Not Applicable , Not Applicable
- 11. Acceptable

Kitchen

Kitchen

- 12. Serviceable Cooking Appliances: 1.No anti tip is installed (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 pulling back on the unit. A safety notation, 2. One plate not functional.



- 13. Acceptable Ventilator:
- 14. Acceptable Disposal:
- 15. Not Inspected Dishwasher:
- 16. Air Gap Present? No
- 17. Not Inspected Trash Compactor: Not Applicable
- 18. Acceptable Refrigerator: Not a part of this inspection



Unit #2 (Continued)

19. Serviceable

Microwave: **Inoperative light**



20. Acceptable

Sink: Stainless Steel

21. Acceptable

Electrical: 110 VAC GFCI

22. Acceptable

Plumbing/Fixtures: Metal-PVC

23. Serviceable

Counter Tops: Granite - **Caulking or re caulking will prevent water migration to counter underside.**



24. Needs Attention

Cabinets: Wood - **Draws crooked. Repair / Replace as necessary.**



25. Not Inspected

Pantry: Not Applicable



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Unit #2 (Continued)

- 26. Acceptable Ceiling: Paint and Paneling
- 27. Acceptable Walls: Paint and Paneling
- 28. Acceptable Floor: Hardwood
- 29. Not Inspected Doors: Not Applicable
- 30. Not Inspected Windows: Not Applicable
- 31. Not Inspected HVAC Source: Not Applicable

Hallways

- 32. Ceiling: Paint and Paneling
- 33. Not Inspected Closet: Not Applicable
- 34. Acceptable Floor: Hardwood
- 35. Acceptable Smoke Detector: Battery Operated
- 36. Not Inspected Thermostat: Not applicable
- 37. Acceptable Walls: Paint and Paneling

Bathrooms

Bathroom

- 38. Not Inspected Closet: Not Applicable
- 39. Acceptable Ceiling: Paint and Paneling
- 40. Acceptable Walls: Paint and Paneling
- 41. Acceptable Floor: Tile
- 42. Acceptable Doors: Wood
- 43. Acceptable Windows: Vinyl
- 44. Acceptable Electrical: 110 VAC
- 45. Acceptable Counter/Cabinet: Granite and Wood
- 46. Acceptable Sink/Basin: Synthetic or glass
- 47. Acceptable Faucets/Traps: Metal and PVC
- 48. Not Inspected Tub/Surround: Not Applicable
- 49. Acceptable Shower/Surround: Tile and Tile
- 50. Not Inspected Spa Tub/Surround: Not Applicable
- 51. Acceptable Toilets:
- 52. Not Inspected HVAC Source: Not Applicable
- 53. Acceptable Ventilation: Electric ventilation fan and window

Bedrooms

Bedroom

- 54. Acceptable Closet: Single



Unit #2 (Continued)

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

Ceiling: Paint and Paneling
Walls: Paint and Paneling
Floor: Hardwood
Doors: Wood - **Half installed.**



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

Windows: Vinyl
Electrical: 110 VAC
HVAC Source: Direct

Balcony

- 63. Needs Attention Balcony Floors: Wood and resin - **Due you for resurfacing and painting**
- 64. Not Inspected Balcony Ceilings: Not applicable
- 65. Acceptable Balcony Walls: Wood
- 66. Acceptable Balcony Electrical & Safety Railings: 120 VAC

Unit #3

- 1. Unit #: Unit 2 upper level Unit Type: One bedroom
- 2. Occupied

Interior Rooms



Unit #3 (Continued)

Living Room Living Space

- 3. Acceptable Closet: Single
- 4. Acceptable Ceiling: Paint and Paneling
- 5. Acceptable Walls: Paint and Paneling
- 6. Needs Attention Floor: Hardwood - **Worn, surface damaged or abraded floor.**



- 7. Needs Attention Doors: Wood And sliding vinyl - **Entry door require push to engage lock.**



- 8. Serviceable Windows: Vinyl - **Screen not installed.**





Unit #3 (Continued)

- 9. Acceptable
 - 10. Acceptable
 - 11. Acceptable
- Electrical: 110 VAC
 HVAC Source: Direct
 Smoke Detector: Battery Operated

Kitchen

Kitchen

12. Needs Attention Cooking Appliances: 1.No anti tip is installed (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 pulling back on the unit. A safety notation, 2. One hot plate not functional or with delay.



- 13. Acceptable
 - 14. Acceptable
 - 15. Not Inspected
 - 16. Air Gap Present? Yes
 - 17. Not Inspected
 - 18. Not Inspected
 - 19. Acceptable
 - 20. Acceptable
- Ventilator:
 Disposal:
 Dishwasher: Not installed.
 Trash Compactor: Not Applicable
 Refrigerator: Not a part of this inspection
 Microwave:
 Sink: Stainless Steel



Unit #3 (Continued)

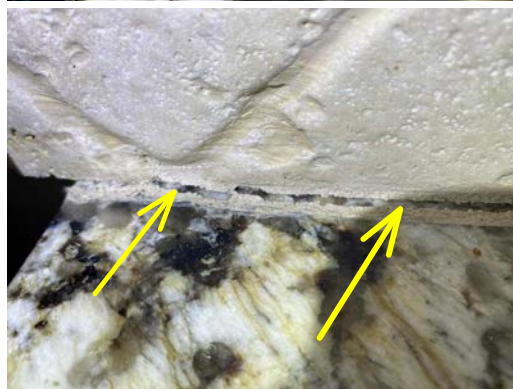
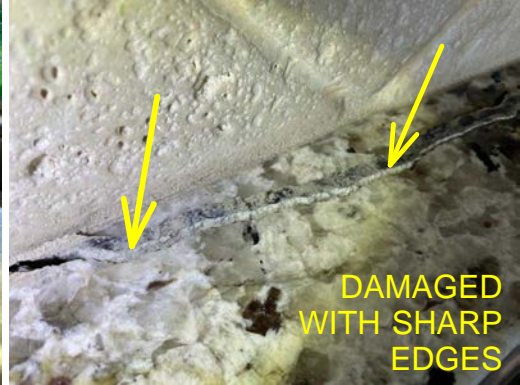
21. Serviceable

Electrical: 110 VAC - **Exposed wiring, missing or loose cover.**



22. Acceptable
23. Serviceable

Plumbing/Fixtures: Metal-PVC
Counter Tops: Granite - **1.Damaged counter top could admit water to underside or become safety hazard, 2. Caulking or re caulking will prevent water migration to counter underside.**





Unit #3 (Continued)

24. Needs Attention Cabinets: Wood - Knob missing.



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

Pantry: Not Applicable
 Ceiling: Paint and Paneling
 Walls: Paint and Paneling
 Floor: Hardwood
 Doors: Not Applicable
 Windows: Not Applicable
 HVAC Source: Not Applicable

Hallways

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

Ceiling: Paint and Paneling
 Closet: Not Applicable
 Floor: Hardwood
 Smoke Detector: Battery Operated
 Thermostat: Not applicable
 Walls: Paint and Paneling

Bathrooms

Bathroom

- 38. Acceptable
- 39. Acceptable
- 40. Acceptable
- 41. Acceptable
- 42. Acceptable
- 43. Acceptable

Closet: Single
 Ceiling: Paint and Paneling
 Walls: Paint and Paneling
 Floor: Tile
 Doors: Wood
 Windows: Vinyl



Unit #3 (Continued)

44. Serviceable

Electrical: 110 VAC GFCI - **Hard to plug in.**



45. Acceptable

Counter/Cabinet: Granite and Wood

46. Acceptable

Sink/Basin: Porcelain coated

47. Acceptable

Faucets/Traps: Metal and PVC

48. Not Inspected

Tub/Surround: Not Applicable

49. Acceptable

Shower/Surround: Tile and Tile

50. Not Inspected

Spa Tub/Surround: Porcelain tub and ceramic tile surround

51. Acceptable

Toilets:

52. Acceptable

HVAC Source:

53. Acceptable

Ventilation: Electric ventilation fan and window

Bedrooms

Bedroom

54. Acceptable

Closet:

55. Acceptable

Ceiling: Paint and Paneling

56. Acceptable

Walls: Paint and Paneling

57. Acceptable

Floor: Hardwood

58. Serviceable

Doors: Wood, Vinyl - **Slider doors opening to hallway are not aligned and need adjustment.**



Unit #3 (Continued)

Doors: (continued)



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

Balcony

- 63. Acceptable

Windows: Vinyl
Electrical: 110 VAC
HVAC Source: Direct

Balcony Floors: Wood or Resin





Unit #3 (Continued)

- 64. Not Inspected
- 65. Acceptable
- 66. Serviceable

Balcony Ceilings: Stucco or siding
 Balcony Walls: Wood
 Balcony Electrical & Safety Railings: 120 VAC - **Light burned out or switch inoperable.**



Unit #4

1. Unit #: Unit 3 , Upper level Unit Type: One bedroom



2. Vacant

Interior Rooms

Living Room Living Space

- 3. Acceptable
 - 4. Acceptable
 - 5. Acceptable
- Closet:
 Ceiling: Paint and Paneling
 Walls: Paint and Paneling



Unit #4 (Continued)

6. Serviceable

Floor: Hardwood - Worn, surface damaged or abraded floor.



7. Acceptable

Doors: Wood, Vinyl slider

8. Acceptable

Windows: Vinyl

9. Acceptable

Electrical: 110 VAC

10. Not Inspected

HVAC Source: Not Applicable

11. Not Inspected

Smoke Detector: Not Applicable

Kitchen

Kitchen

12. Needs Attention

Cooking Appliances: 1. No anti tip is installed (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 pulling back on the unit. A safety notation, 2. Hot plate issue



13. Acceptable

Ventilator:



Unit #4 (Continued)

14. Serviceable

Disposal: **Loud and grinding. Repair / Replace as necessary.**



15. Not Inspected

Dishwasher: Not installed.

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: Stainless Steel

21. Acceptable

Electrical: 110 VAC GFCI

22. Acceptable

Plumbing/Fixtures: Metal-PVC

23. Acceptable

Counter Tops: Granite

24. Acceptable

Cabinets: Wood

25. Not Inspected

Pantry: Not Applicable

26. Acceptable

Ceiling: Paint and Paneling

27. Acceptable

Walls: Paint and Paneling

28. Acceptable

Floor: Hardwood

29. Not Inspected

Doors: Not Applicable

30. Not Inspected

Windows: Not Applicable

31. Not Inspected

HVAC Source: Not Applicable

Hallways

32. Acceptable

Ceiling: Paint and Paneling

33. Acceptable

Closet: Single

34. Acceptable

Floor: Hardwood

35. Not Inspected

36. Not Inspected

Thermostat: Not applicable

37. Acceptable

Walls: Paint and Paneling

Bathrooms



Unit #4 (Continued)

Bathroom

38. Acceptable	Closet: Not Applicable
39. Acceptable	Ceiling: Paint and Paneling
40. Acceptable	Walls: Paint and Paneling
41. Acceptable	Floor: Tile
42. Acceptable	Doors: Wood
43. Acceptable	Windows: Vinyl
44. Acceptable	Electrical: 110 VAC GFCI
45. Acceptable	Counter/Cabinet: Granite and Wood
46. Acceptable	Sink/Basin: Porcelain coated
47. Acceptable	Faucets/Traps: Metal and PVC
48. Not Inspected	Tub/Surround: Not Applicable
49. Acceptable	Shower/Surround: Tile and Tile
50. Not Inspected	Spa Tub/Surround: Not Applicable
51. Acceptable	Toilets:
52. Not Inspected	HVAC Source: Not Applicable
53. Acceptable	Ventilation: Electric ventilation fan and window

Bedrooms

Bedroom

54. Acceptable	Closet: Single
55. Acceptable	Ceiling: Paint and Paneling
56. Acceptable	Walls: Paint and Paneling
57. Acceptable	Floor: Hardwood
58. Acceptable	Doors:
59. Acceptable	Windows: Vinyl
60. Acceptable	Electrical: 110 VAC
61. Not Inspected	HVAC Source:
62. Acceptable	

Balcony



Unit #4 (Continued)

63. Needs Attention Balcony Floors: Wood and resin - Baloney floors, here and in other units are due for resurfacing and protective coating.



64. Not Inspected
65. Acceptable
66. Acceptable

Balcony Ceilings: Not applicable
Balcony Walls: Wood
Balcony Electrical & Safety Railings: 120 VAC



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. Retaining Walls: Wood and Steel bolts
2. Fences: Wood - Some show Mina Rad or Termite. Consult a termite expert
3. Parking Lot: Open carport/6 spaces - Recommend Re striping parking spaces for clarity of the user and preventing liability.

Electrical

4. Note: All panels are at left side of the complex - 1.The electrical panel condition , though observed, it was erased by mistake. Therefore, re inspection is required to complete this section, which will contain photographs and notations, 2. Re inspection conducted on July 21, 2020 and photos and notations are added to the report which makes this report complete, 3. There are 4 units, but only three meters and breaker panels could be located and no other visible panel could be found.

Unit #1

5. Open to Living Room Kitchen Cabinets: Wood - Open hole noted under the sink. Repair and patch as necessary.
6. Left side, Rear Bathroom Counter/Cabinet: Granite and Wood. Resurfacing and finish needed.
7. Balcony Walls: stucco - May need paint coating soon.

Unit #2

8. Living Room Living Space Floor: Hardwood - Traffic erosions and cracks noted. Consider re surfacing for longevity and better appearance
9. Kitchen Cabinets: Wood - Draws crooked. Repair / Replace as necessary.
10. Balcony Floors: Wood and resin - Due you for resurfacing and painting

Unit #3

11. Living Room Living Space Floor: Hardwood - Worn, surface damaged or abraded floor.
12. Living Room Living Space Doors: Wood And sliding vinyl - Entry door require push to engage lock.



Needs Attention Summary (Continued)

13. Kitchen Cooking Appliances: 1.No anti tip is installed (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 pulling back on the unit. A safety notation, 2. One hot plate not functional or with delay.
14. Kitchen Cabinets: Wood - Knob missing.

Unit #4

15. Kitchen Cooking Appliances: 1. No anti tip is installed (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 pulling back on the unit. A safety notation, 2. Hot plate issue
16. Balcony Floors: Wood and resin - Baloney floors, here and in other units are due for resurfacing and protective coating.



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.

Crawl Space

1. Partial at rear Crawl Space Access: Open side access by the left stairs - 1.The slope concrete dam is slippery and could become fall hazard for service persons. Recommend pressure washing, periodically as this may be due sea moisture / water contact, for safe walking / stepping, and to prevent liability, 2. Access from left half to right half is semi obstructed by wooden plank at mid section. Recommend more opening, 3. Lose planks for floor access may cause injury. Recommend affixed and permanent platform here.

Structure

2. Beams: Solid wood, Metal beam - As the foundation of this property is at the beach shore and moisture and water splash and contact on foundation components are constant, recommend a regular and continuous monitoring of all components of foundation which include: Metal, wood and concrete: Slopes, beams, bolts, braces and piles. The following were observed and recommended: 1. Past repairs that are OK and acceptable, 2. Need of application of anti moisture / corrosion on some wooden and metal structural beams (Some show black coating and are satisfactory), 3. Corrosion on nuts and bolts of the support beams at anchor points and on retaining walls. Recommend sand blasting and sealing with anti corrosion material, and check periodically: Once or twice a year. This is of highest importance, as majority of upper framing and floor are resting on the said beams, piles, etc, 4. Sea water, with strong waves migrates almost to below retaining walls. As a long term plan, recommend adding more obstruction at center between the concrete piles, to prevent no or less water travel to far rear, close to retaining walls. Additional obstruction could be more rocks laid on the way of water.
3. Joists/Trusses: 2x12 - Some of the floor joists show minor and sporadic dry rot. Consult a termite expert to verify if sistering (reinforcing) is needed.
4. Stairs/Handrails: 1.Balusters / Frame bars are too far apart. At the time of original construction this may have not been a requirement. Child and pet safety. Consult a licensed contractor for remedy and cost, and inquire about your local code, 2. No hand rails installed on stairs leading to beach, 3.Corrosion on balcony metal / wood framing, in different units, noted. Recommend further evaluation by a welder or contractor for any required revitalization, 4.Glass panels close to balcony floors should be tempered



Serviceable Summary (Continued)

Stairs/Handrails: (continued)

glass (safety glass) No print or etching is visible on the glass for verification. Consult a glass installer / expert to verify and take appropriate action if necessary, 5. One or more runs (steps) on stairs to the beach are short in depth and may cause injury hazard. Recommend correction. If correction is not possible, use with caution, install alarming tape /stripe and keep lighted during dark hours.

Roof

5. Main Structure Roof Surface Material: Asphalt shingle - Repair at right side edge is needed to prevent water seepage into the interior.
6. Flashing: Aluminum - Prone to possible leaks soon. Repair and patch.
7. Left Side, Rear Chimney Flue/Flue Cap: 1.Rain cap , Spark Arrester or both are missing. Recommend installation to prevent spark spread as well as blocking water entry into the interior, 2. Metal crown cap is corroded and should be replaced.
8. Left Side, Rear Chimney Chimney Flashing: Patching, repair or replacement needed due to: Damage , Opening, Separation. Doing so will prevent water migration to underside. Water pregnable at present.

Electrical

9. Conductor Type: Non-metallic sheathed cable - Two of the panels, Unit 2 and 3, show cloth covered insulation which are old and not acceptable by today's safety standards. Consult with a qualified electrician further evaluation.
10. # 2 , Unit 2 Electric Panel Breakers: Copper - Double taps are present at breakers. These circuits need to be moved to their own circuit breaker and cannot share a breaker. It is recommended that a qualified electrician inspect the new circuits and properly connect the new circuits to an individual breaker for each circuit
11. Emergency Lighting: Not installed. Recommend installation for an income property. Consult with a qualified electrician.

Plumbing

12. Drain Pipes: ABS or Cast Iron - Minor leakage at center, noted. Repair as necessary.

Unit #1

13. Living Room Living Space Doors: Vinyl sliding - Hard operation
14. Left side, Rear Bathroom Sink/Basin: Molded single bowl - Slow draining.



Serviceable Summary (Continued)

15. Left side, Front Bedroom Floor: Hardwood - Worn, surface damaged or abraded floor.

Unit #2

16. Living Room Living Space Doors: Wood and Vinyl - 1. Hardware missing, inoperable or loose, 2. Daylight is visible from inside. Install weather seal to prevent moisture, insect and rodent entry.
17. Kitchen Cooking Appliances: 1.No anti tip is installed (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 pulling back on the unit. A safety notation, 2. One plate not functional.
18. Kitchen Microwave: Inoperative light
19. Kitchen Counter Tops: Granite - Caulking or re caulking will prevent water migration to counter underside.
20. Bedroom Doors: Wood - Half installed.

Unit #3

21. Living Room Living Space Windows: Vinyl - Screen not installed.
22. Kitchen Electrical: 110 VAC - Exposed wiring, missing or loose cover.
23. Kitchen Counter Tops: Granite - 1.Damaged counter top could admit water to underside or become safety hazard, 2. Caulking or re caulking will prevent water migration to counter underside.
24. Bathroom Electrical: 110 VAC GFCI - Hard to plug in.
25. Bedroom Doors: Wood, Vinyl - Slider doors opening to hallway are not aligned and need adjustment.
26. Balcony Electrical & Safety Railings: 120 VAC - Light burned out or switch inoperable.

Unit #4

27. Living Room Living Space Floor: Hardwood - Worn, surface damaged or abraded floor.
28. Kitchen Disposal: Loud and grinding. Repair / Replace as necessary.