



**CITY PROPERTY SERVICES**  
Commercial & Residential Inspections

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[www.CityPropertyInspections.com](http://www.CityPropertyInspections.com)

# Property Inspection Report

Visual and Based on Access

**THIRD PARTY USAGE FOR PURCHASE IS PROHIBITED AND ILLEGAL**



**Sample Report Address**

**Prepared Exclusively for: Client**

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



# City Property Inspections

Sample Report Ave..inspx

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# City Property Inspections

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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

Guide to Zoning In Photo (1) Front Parking Lot (2) Offices and eating area (3) Class rooms building at left (4) Class room building at right (5) Playground and pool / Center (6) Playground, left side (7) Asphalt lot at right side (8) Track / Field (9) Bare lot / Right Rear

### Client Information

### Inspection Company

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

### Conditions

Others Present Buyer, Buyer's Agent Property Occupied Occupied  
Estimated Age Unknown Entrance Faces North  
Inspection Date 06/17/2019  
Start Time 8 AM End Time 3:30 AM  
Electric On Yes  
Gas/Oil On Yes  
Water On Yes



# City Property Inspections

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## General Information (Continued)

Temperature 81 F  
Weather Clear Soil Conditions Dry  
Space Below Grade None  
Building Type Multi Unit Income Property Garage Open Parking  
Sewage Disposal City How Verified  
Water Source City How Verified  
Additions/Modifications Unknown  
Permits Obtained Unknown

## Lots and Grounds

1. Needs Attention Walks: Concrete, Paver, Earth, Asphalt, Pebble top - **Safety Notation:** Any area or spot with level or grade differential, projected objects from ground 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.





# City Property Inspections

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## Lots and Grounds (Continued)

2. Serviceable

Steps/Stoops: Metal - Recommend installation of safety barriers at stairs and steps to prevent injury and liability.



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

Patio: Concrete

Deck: Concrete

Balcony: Not Applicable

Porch: Concrete

Vegetation: Trees, Grass, Schrub - Vegetation roots have caused asphalt heaving and block fence cracks. Monitor to take corrective action if progression is observed.





# City Property Inspections

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## Lots and Grounds (Continued)

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

Retaining Walls: Brick, Block - **Cracks noted.**  
 Basement Stairwell: Not Applicable  
 Grading: Moderate slope, Negative slope  
 Swale: Adequate slope and depth for drainage - **Recommend improvements be made to the grade, swale slope and depth to improve water control. Cracks should be filled/patched and any trip hazards should be corrected.**



- 12. Not Inspected
- 13. Not Inspected
- 14. Acceptable
- 15. Needs Attention

Window Wells: Not Applicable  
 Basement Stairwell Drain: Not Applicable  
 Exterior Surface Drain: Surface drain, Slope drain  
 Driveway: Asphalt - **Missing or inconspicuous signage.**





# City Property Inspections

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## Lots and Grounds (Continued)

16. Serviceable

Fences: Chain link, Block - Fences need attention or repair due to: Cracks, sharp edges, corrosion, wobbling or erosion.





# City Property Inspections

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## Lots and Grounds (Continued)

17. Not Inspected Lawn Sprinklers: Not Applicable

18. Needs Attention Parking Lot: Concrete, Asphalt - (1) Needs to be resurfaced, (2) Lines need to be re-striped (3) Trip hazards & Cracks noted.







# City Property Inspections

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## Lots and Grounds (Continued)

19. Serviceable

Parking Lot Lighting: Pole light - Exposed wiring, water pregnable junction boxes / fittings and corrosion noted.



20. Access ADA Compliant: No ADA notations: (1) Faded, insufficient or improper signage noted. Parking lot ADA need to be revitalized. (2) Some of the doors, restrooms, and other standards may not be in compliance with ADA standards. Consult a paving company





## Common Spaces

1. Access ADA Compliant: No [See notations in "Lots and Grounds" category in this report.](#)
2. Acceptable Entrance Door: Metal
3. Needs Attention Stairs/Handrails: Metal stairs with metal handrails - [See steps and stoops in Lots and Grounds.](#)
4. Emergency lighting present? Yes [Consult a contractor for compliance.](#)
5. Acceptable Ceilings: Suspended ceiling, Paint and Paneling
6. Acceptable Walls: Paint and paneling
7. Acceptable Floors: Carpet
8. Not Inspected Windows: Not Applicable
9. Acceptable Electrical: 110 VAC - **Non-GFCI or GFCI labeled outlet. Consult a qualified Electrician.**



10. Acceptable HVAC source: Heating system register, Wall Unit
- Not Applicable Elevator

---

11. Not Inspected Elevator: Not Applicable
12. Rated Capacity: Not Applicable Last Inspected: Not Applicable
13. Inspection Company: Not Applicable
14. Acceptable Fire Extinguishers: Foam
15. Acceptable Fire or Smoke Detectors: Monitored smoke and fire alarm system
16. Acceptable Sprinkler System: Present



# City Property Inspections

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## Exterior Surface and Components

Entire Buildings Exterior Surface

1. Acceptable

Type: Stucco - (1) Past repairs noted (2) Any cracks or opening should sealed and patched and painted to prevent further decay and water entry into the interior.



2. Acceptable

Trim: Wood

3. Acceptable

Fascia: Wood

4. Acceptable

Soffits: Wood, Stucco Covered

5. Acceptable

Entry Doors: Wood

6. Not Inspected

Patio Door: Not Applicable

7. Serviceable

Windows: Alumimum, Slider - One function of a window is escape route for fire or earthquake. Security bars should swing open and be operable from inside in case of an emergency.



8. Not Inspected

Storm Windows: Not Applicable



## Exterior Surface and Components (Continued)

9. Needs Attention Window Screens: Vinyl mesh - One or more are damaged.



10. Not Inspected

Basement Windows: Not Applicable

11. Serviceable

Exterior Lighting: Surface mount - Many are missing lens cover. Some are loose.



12. Serviceable

Exterior Electric Outlets: (1) One or more are not GFCI or GFCI labeled outlets. Consult a qualified electrician for remedy and cost. Faulty outlet with unconnected, loose or crossed wires (2) One or more are exposed and should have cover (3) One or more are faulty.





## Exterior Surface and Components (Continued)

Exterior Electric Outlets: (continued)



13. Needs Attention Hose Bibs: Rotary - Recommend installation of anti siphon, one way valve, to prevent contamination of water.



15. Acceptable

Gas Meter: Left Side - Equipped with Earth Quake shut of valve. Earth Quake Shut off Valves should be checked by a qualified plumber for functionality and defects check at least every two years. Inquire with owner for last testing done.



16. Acceptable

Main Gas Valve: Located at gas meter



## Exterior Surface and Components (Continued)

17.

### Roof

A roof must be checked on yearly basis before rain season for routine maintenance and water intrusion possibilities. Present condition is acceptable and functional.

#### 3 Buildings Roof Surface

1. Method of Inspection: On roof, Viewed By Drone

2. Serviceable Roof Access Ladder Safety and Liability Notation: Both of the attached metal roof ladders wobble slightly: The bolts are loose due to unattached lower bar extensions and applied force by weight of the user. Recommend installing filler of some sort, between the lower section and the roof parapet walls to prevent wobbling and looseness progression. Timely sanding and painting of these components prevent corrosion and decay.



3. Not Inspected Unable to Inspect: Not Applicable



## Roof (Continued)

### 4. Serviceable

Material: Tar and gravel and Roll Asphalet sheathing - (1) Missing cap tiles noted. Install to prevent water migration to underside (2) Roof tiles show past moss build up stains. If excessive moss activity is noted in the future, pressure washing is recommended. Roof should be checked for routine maintenance and repairs on yearly basis, before rain season (3) Parapet wall asphalt sheathing show creases that could break and become water pregnable. Monitor to take corrective action as necessary (4) Damage and water pregnable spots on asphalt sheathing material noted. Repair and seal to prevent water intrusion into the interior (5) Exposed tar material on roof deck is evident at many areas. Recommend repair by a professional roofer (6) Recent improper repairs that pond water noted (7) Roof is spongy when walked on. Reinforcement of the roof framing or deck may be required. Consult with a professional roofer or a framing expert.





## Roof (Continued)

Material: (continued)







## Roof (Continued)

Material: (continued)



6. Type: Flat, Mansard

7. Approximate Age: At half of life.

8. Serviceable Flashing: Aluminum - (1) Some need patching (2) Some are worn out and due for replacement





## Roof (Continued)

Flashing: (continued)



- 9. Not Inspected
- 10. Not Inspected
- 11. Acceptable
- 12. Acceptable
- 13. Serviceable

Valleys: Not Applicable

Skylights: Not Applicable

Plumbing Vents: ABS

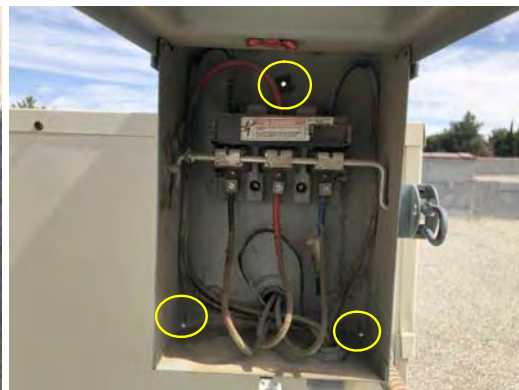
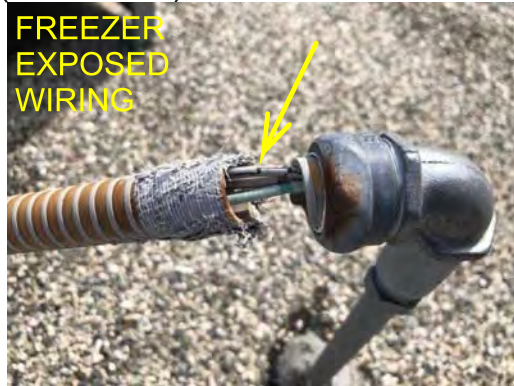
Electrical Mast: Underground utilities

Other Electrical (1) The freezer and HVAC unit conduits are old, brittle and worn out and show exposed wiring. Recommend replacement of the conduit tubing, as necessary (2) Some of the disconnect boxes show holes that can admit water and insects into the box. Recommend sealing.



## Roof (Continued)

### Other Electrical (continued)



14. Serviceable

Roof Drains: Slope Drain, Scupper - Some of the roof drains are stuffed and some covers are displaced. Repair as necessary.



15. Not Inspected

Gutters: Not Applicable

16. Not Inspected

Downspouts: Not Applicable

17. Not Inspected

Leader/Extension:

Chimney

18. Not Inspected

Chimney: Not Applicable

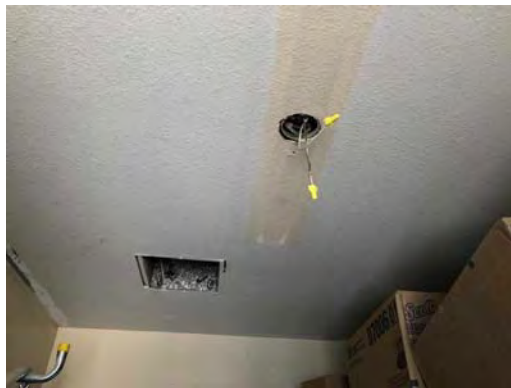


## Roof (Continued)

- 19. Not Inspected Flue/Flue Cap: Not Applicable
- 20. Not Inspected Chimney Flashing: Not Applicable

## Electrical

- 1. Service Size Amps: 1200 Volts: 120/208
- 2. Acceptable Service: Copper
- 3. Needs Attention 120 VAC Branch Circuits: Copper - **Exposed wiring in storage rooms, behind maintenance room noted. Cap or utilize as need.**



- 4. Acceptable 240 VAC Branch Circuits: Copper
  - 5. Not Inspected Aluminum Wiring:
  - 6. Acceptable Conductor Type: Non-metallic sheathed cable
- 
- Zone2,Left,S Electric Panel
- 7. Acceptable Manufacturer: Seimens





## Electrical (Continued)

8. Maximum Capacity: 1200



9. Acceptable

Main Breaker Size: 1200



10. Not Inspected

Fuses:

11. Not Inspected

AFCI:

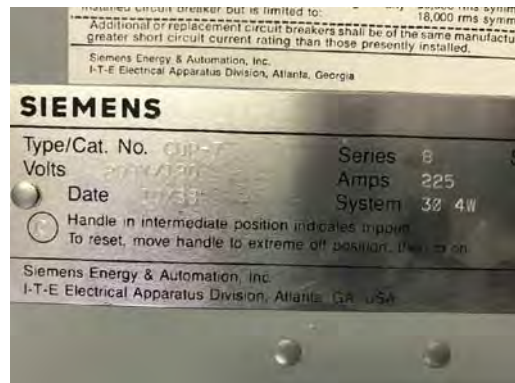
12. Not Inspected

GFCI:

Sub Panel1,Zone2,Electrical room,North Electric Panel

13. Acceptable

Manufacturer: Seimens



14. Maximum Capacity: 225



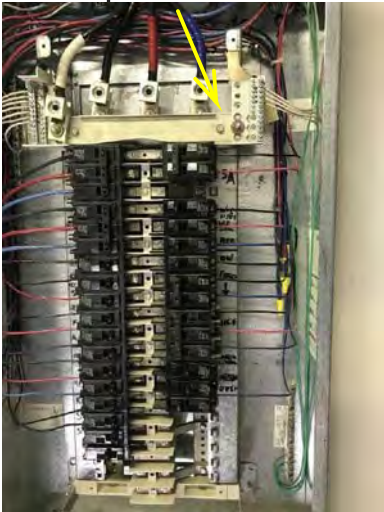
## Electrical (Continued)

- 15. Not Inspected
- 16. Acceptable

Main Breaker Size:  
Breakers: Copper - #18 has GFCI or AFCI but not functional



- 17. Not Inspected Fuses:
- 18. Not Inspected AFCI:
- 19. Not Inspected GFCI: **GFCI not present at panel.**
- 20. Is the panel bonded? Yes



Sub Panels 2,Electrical room, Zone2,Electrical room,NE Electric Panel



## Electrical (Continued)

21. Acceptable

Manufacturer: Seimens



22. Maximum Capacity: 100 Amps

23. Not Inspected Main Breaker Size:

24. Acceptable Breakers: Copper



25. Not Inspected Fuses:

26. Not Inspected AFCI:

27. Acceptable GFCI: At GFCI receptacles only

28. Is the panel bonded? Yes

Sub Panels 3,Zone2,Electrical room, E Electric Panel

29. Acceptable Manufacturer: Seimens



# City Property Inspections

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## Electrical (Continued)

Manufacturer: (continued)



- 30. Maximum Capacity: 400 Amp
- 31. Not Inspected    Main Breaker Size:
- 32. Acceptable        Breakers: Copper



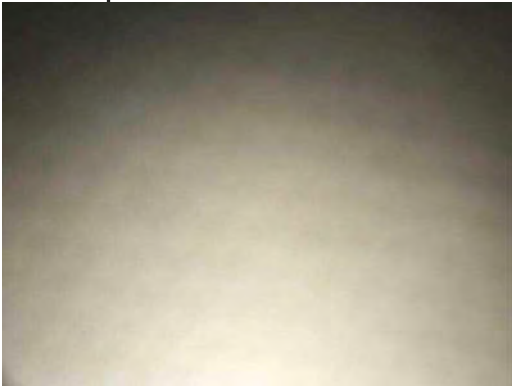
- 33. Not Inspected    Fuses:
- 34. Not Inspected    AFCI:
- 35. Not Inspected    GFCI:





## Electrical (Continued)

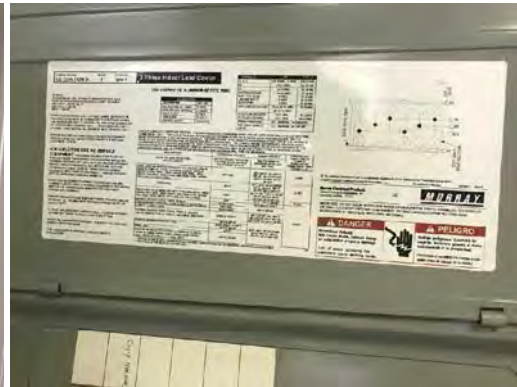
36. Is the panel bonded? Yes



Sub Panels 4, Zone 2, Electrical room, WS Electric Panel

37. Acceptable

Manufacturer: Murray



38. Not Inspected

Main Breaker Size:



## Electrical (Continued)

39. Acceptable

Breakers: Copper



40. Not Inspected

Fuses:

41. Not Inspected

AFCI:

42. Not Inspected

GFCI:

43. Is the panel bonded? Yes



Sub Panel5,Zone2,Inside Bldg.ElectricRoom Electric Panel

44. Acceptable

Manufacturer: Seimens

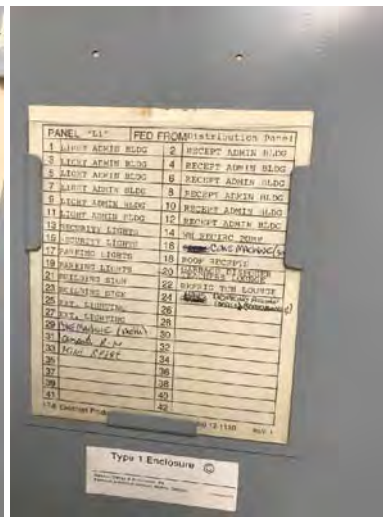


## Electrical (Continued)

Manufacturer: (continued)



- 45. Maximum Capacity: 100 Amps
- 46. Not Inspected    Main Breaker Size:
- 47. Acceptable        Breakers: Copper



- 48. Not Inspected    Fuses:
- 49. Not Inspected    AFCI:
- 50. Not Inspected    GFCI:



## Electrical (Continued)

51. Is the panel bonded? Yes



panel2,zone4,Maintenance Room,N Electric Panel

52. Acceptable

Manufacturer: Seimens



53. Maximum Capacity: 400

54. Acceptable

Main Breaker Size: 400 Amp



## Electrical (Continued)

55. Acceptable

Breakers: Copper



56. Not Inspected

Fuses:

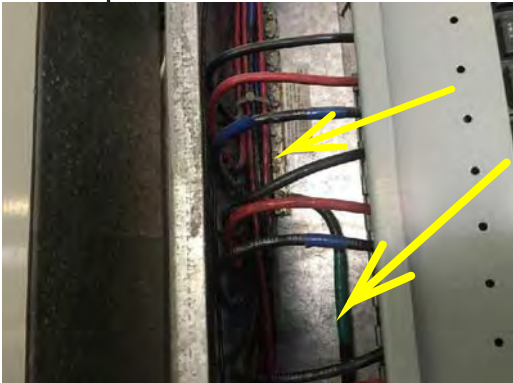
57. Not Inspected

AFCI:

58. Not Inspected

GFCI:

59. Is the panel bonded? Yes



Sub Panels 5,Zone4,Maintenance Room,N Electric Panel

60. Acceptable

Manufacturer: Seimens



## Electrical (Continued)

Manufacturer: (continued)



61. Maximum Capacity: 225



62. Not Inspected

Main Breaker Size:

63. Acceptable

Breakers: Copper - **Either GFCI or AFC.**



64. Not Inspected

Fuses:



## Electrical (Continued)

- 65. Not Inspected    AFCI:
- 66. Not Inspected    GFCI:
- 67. Is the panel bonded? Yes



68. Acceptable

Smoke Detectors:



- 69. Not Inspected
- 70. Acceptable

Data/Security Systems:  
Emergency Lighting:





# City Property Inspections

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## Structure

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

Structure Type: Wood frame  
Foundation: Formed Concrete  
Differential Movement:

Beams: Solid wood - (1) **Safety and Liability Notation: The overhang structure at right side play ground is not plumb and wobbles slightly. Consult with a framer to verify if reinforcement is needed** (2) This structure is due for resurfacing and paint coating.



- 6. Acceptable
  - 7. Acceptable
  - 8. Not Inspected
  - 9. Acceptable
  - 10. Not Inspected
  - 11. Not Inspected
  - 12. Emergency lighting present? Yes
- Bearing Walls: Frame  
Joists/Trusses: No Access  
Piers/Posts: Not Applicable  
Floor/Slab: Concrete  
Stairs/Handrails: Not Applicable  
Subfloor: Not Applicable





## Air Conditioning

Roof: Package cold and heat units AC System

1. Acceptable

A/C System Operation: Functional at the time of inspection - HVAC package units (cold and heat in one closet) are aged and require attention and yearly tune up, as a long term maintenance plan.



2. Needs Attention Condensate Removal: PVC - One or moer are broken.



3. Acceptable

Exterior Unit: Roof

4. Manufacturer: Carrier

5. Area Served: Interior Rooms Approximate Age:

6. Fuel Type: 220 VAC Temperature Differential: 19

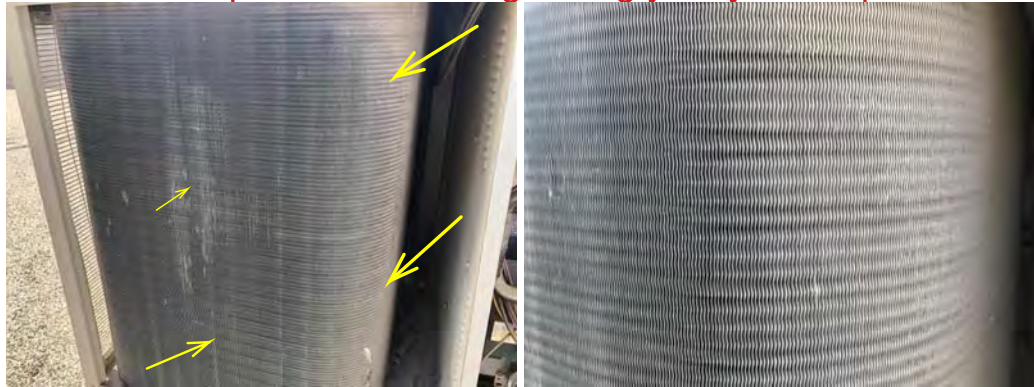
7. Type: Forced Air Capacity: 2 Tons



## Air Conditioning (Continued)

8. Serviceable

Visible Coil: Copper coil with aluminum fins - Coils should be damage, calcium, dust or debris free for proper functioning. Recommend pressure washing during yearly tune up.



9. Serviceable

Refrigerant Lines: High pressure, Low pressure - For the split unit, insulation is due for replacement.



10. Acceptable

Electrical Disconnect: Pull type breaker at the unit



11. Acceptable

Exposed Ductwork: Metal , Flex

12. Acceptable

Blower Fan/Filters: Direct drive with filter



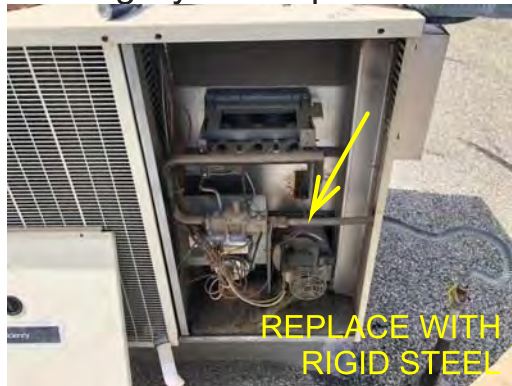
## Air Conditioning (Continued)

- 13. Acceptable Thermostats: Individual
- 14.

## Heating System

### Roof Package Inies Heating System

- 1. Acceptable Heating System Operation: Functional at Inspection time



- 2. Manufacturer: Carrier
- 3. Type: Forced air Capacity: 65000 BTUHR
- 4. Area Served: Interior Approximate Age: 15 to 20 Years.
- 5. Fuel Type: Natural gas
- 6. Serviceable Heat Exchanger: 3 Burner - Flex gas tubes inside the heat exchange, are not compliant with today's safety standards. Recommend replacement with rigid steel pipe. 18 out of 19 package units have flex tubes adjacent to burners, and one is newer unit with rigid pipe connection.



- 7. Unable to Inspect: 30%
- 8. Acceptable Blower Fan/Filter: Direct drive with filter



## Heating System (Continued)

- |                    |                                       |
|--------------------|---------------------------------------|
| 9. Acceptable      | Distribution: Insuflex, Metal         |
| 10. Acceptable     | Circulator: Fan                       |
| 11. Acceptable     | Draft Control: Automatic              |
| 12. Not Inspected  | Flue Pipe: Not Applicable             |
| 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. Not Inspected  | Suspected Asbestos: No                |
| 20.                |                                       |

## Plumbing

- |               |                           |
|---------------|---------------------------|
| 1. Acceptable | Service Line: Copper      |
| 2. Acceptable | Main Water Shutoff: Front |



- |                |   |
|----------------|---|
| 3. Acceptable  | Water Lines: Partial copper , Partial galvanized  |
| 4. Serviceable | Drain Pipes: ABS and Cast Iron - <a href="#">Separation noted. Repair as necessary.</a> |



## Plumbing (Continued)

Drain Pipes: (continued)



5. Acceptable

Service Caps: Accessible



6. Acceptable

7. Acceptable

#1, Building 1/2, Janitor Closet, Left Side Water Heater

8. Serviceable

Vent Pipes: PVC, Galvanized

Gas Service Lines: Cast Iron

Water Heater Operation: Functional at time of inspection - **Water heater is at or nearing the end of it's design life. Consider service or replacing.**





## Plumbing (Continued)

Water Heater Operation: (continued)



9. Manufacturer: General Electric



10. Type: Natural gas Capacity: 72 Gal.

11. Approximate Age: Fairly Old, 10 years or older Area Served: Whole Buildings #1 & #2, Left Side Parcel



## Plumbing (Continued)

12. Acceptable

Flue Pipe: Double wall



13. Acceptable

TPRV and Drain Tube: Copper



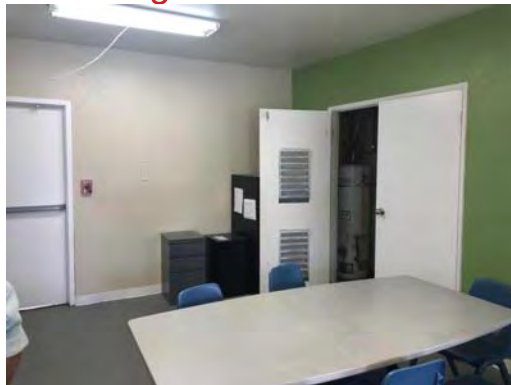
#2, Maintenance Room, Utility Closet, Left Side Buildings Water Heater



## Plumbing (Continued)

14. Serviceable

Water Heater Operation: Functional at time of inspection - (1) Evidence of past or present water leakage in drain tube from pressure relief valve. (2) Earthquake support straps missing or not properly installed (3) Water heater is due for replacement as it is aged and shows signs of malfunction and leakage.

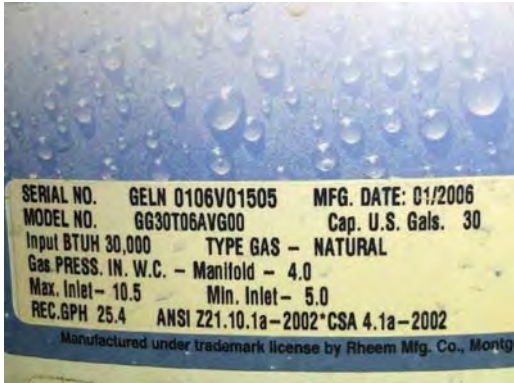






## Plumbing (Continued)

15. Manufacturer: General Electric



16. Type: Natural gas Capacity: 30 Gal.

17. Approximate Age: Fairly Old, Approximately 12 to 15 years. Area Served: Whole building #3, Right Side Parcel

18. Serviceable Flue Pipe: Double wall - **Loose. Install screws at exhaust vent piping fittings**





## Plumbing (Continued)

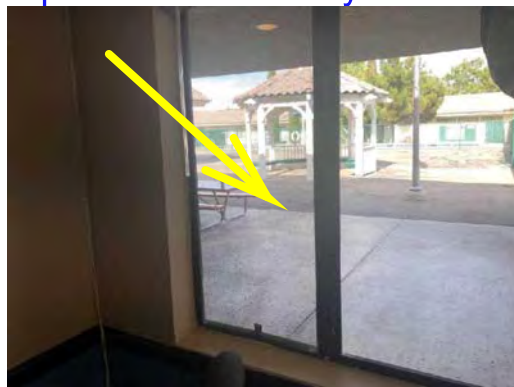
19. Needs Attention TPRV and Drain Tube: Copper - Past Leaking Noted



## Office Space

Z2 Right Front Office Space

- 1. Not Inspected    Closet: Not applicable
- 2. Acceptable        Ceiling: Suspended ceiling
- 3. Acceptable        Walls: Paint and paneling
- 4. Acceptable        Floor: Carpet
- 5. Acceptable        Doors: Wood
- 6. Serviceable       Windows: Aluminum slider - **Hard operation. Lubricate, repair or replace as necessary.**



- 7. Acceptable        Electrical: 110 VAC
- 8. Acceptable        HVAC Source: Heating system register



# City Property Inspections

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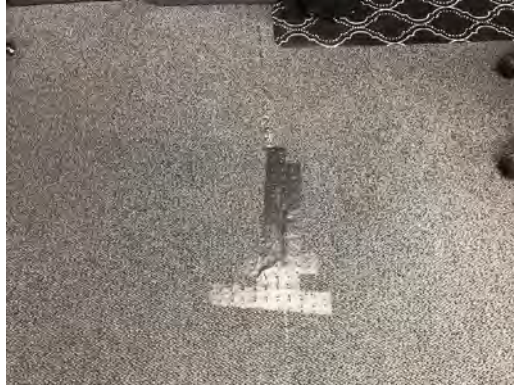
## Office Space (Continued)

9. Emergency lighting present? No **Recommend Installation to comply with local, state or federal jurisdictions.**

Z2 Left Front Office Space

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- 10. Not Inspected Closet: Not applicable
- 11. Acceptable Ceiling: Suspended ceiling
- 12. Acceptable Walls: Paint and paneling
- 13. Needs Attention Floor: Carpet - **Damaged carpet**



14. Serviceable Doors: aluminum, Also entry - **The door sticks**



- 15. Acceptable Windows: Aluminum slider
- 16. Acceptable Electrical: 110 VAC
- 17. Acceptable HVAC Source: Heating system register
- 18. Emergency lighting present? No

Z2 Left Center Office Space

---

- 19. Not Inspected Closet: Not applicable



# City Property Inspections

Sample Report Ave..inspx

## Office Space (Continued)

20. Needs Attention Ceiling: Suspended ceiling - Water stains present



21. Acceptable

Walls: Paint and paneling

22. Acceptable

Floor: Linoleum

23. Serviceable

Doors: Wood - The door sticks



24. Acceptable

Windows: Aluminum Fixed

25. Serviceable

Electrical: 110 VAC, 110 VAC GFCI - Faulty outlet with loose, disconnected or crossed wires.



## Office Space (Continued)

Electrical: (continued)



26. Acceptable HVAC Source: Heating system register

27. Emergency lighting present? No

Z2 Left Rear Office Space

---

28. Not Inspected Closet: Not applicable

29. Needs Attention Ceiling: Suspended ceiling - **Water stains present**



30. Serviceable

Walls: Paint and paneling - **Installation of door stopper will prevent wall damage.**





# City Property Inspections

Sample Report Ave..inspx

## Office Space (Continued)

- 31. Acceptable Floor: Linoleum
- 32. Acceptable Doors: Wood
- 33. Not Inspected Windows: Not applicable
- 34. Acceptable Electrical: 110 VAC
- 35. Acceptable HVAC Source: Heating system register
- 36. Emergency lighting present? No

### Electrical Room Office Space

---

- 37. Not Inspected Closet: Not applicable
- 38. Serviceable Ceiling: Suspended ceiling - (1) Water stains present (2) Damaged panel





## Office Space (Continued)

39. Serviceable

Walls: Paint and paneling - (1)Evidence of past repair or damage (2) Damaged wall due to lack of door stopper.



40. Acceptable

Floor: Concrete

41. Acceptable

Doors: Wood

42. Not Inspected

Windows: Not applicable

43. Acceptable

Electrical: 110 VAC

44. Not Inspected

HVAC Source: Not applicable

45. Emergency lighting present? No

Z2 next to Kitchen Office Space

---

46. Not Inspected

Closet: Not applicable

47. Acceptable

Ceiling: Suspended ceiling

48. Needs Attention

Walls: Paint and paneling - Broken base board tile



49. Acceptable

Floor: Concrete



# City Property Inspections

Sample Report Ave..inspx

## Office Space (Continued)

50. Serviceable

Doors: Wood - Loose or missing hardware



51. Serviceable

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



52. Acceptable

Electrical: 110 VAC

54. Acceptable

HVAC Source: Heating system register

55. Emergency lighting present? No Recommend Installation to comply with local, state or federal jurisdictions.

## Rest Room

In the Health Office Rest Room

- 1. Acceptable
- 2. Acceptable
- 3. Acceptable

Ceiling: Suspended ceiling  
Walls: Paint and paneling  
Floor: Tile





## Rest Room (Continued)

4. Serviceable

Doors: Wood - [Door sticks](#)



5. Not Inspected

Windows: Not applicable

6. Acceptable

Electrical: 110 VAC

7. Not Inspected

Counter/Cabinet: Not applicable

8. Not Inspected

Sink/Basin: Not applicable

9. Not Inspected

Faucets/Traps:

10. Not Inspected

Shower/Surround:

11. Not Inspected

Urinals:

12. Acceptable

Toilets:

13. Not Inspected

Grab Bars:

14. Not Inspected

Partitions:

15. Not Inspected

HVAC Source:

16. Acceptable

Ventilation: Electric ventilation fan

17. ADA Compliant No

18. Emergency lighting present? No

Z2 Women / Left Side Building, Front Rest Room

19. Needs Attention

Ceiling: Paint and Paneling - [Evidence of past repair or damage. Inquire with owner regarding any past repair for back ground and history.](#)



## Rest Room (Continued)

Ceiling: (continued)



20. Needs Attention Walls: Paint and paneling - Evidence of past repair



- 21. Acceptable
- 22. Acceptable
- 23. Not Inspected
- 24. Acceptable
- 25. Serviceable

Floor: Tile

Doors: Wood

Windows: Not applicable

Electrical: 110 VAC GFCI

Counter/Cabinet: Composite and wood - (1)Needs caulking (2) Water staining under the counter noted.





## Rest Room (Continued)

- 26. Acceptable Sink/Basin: Porcelain
- 27. Acceptable Faucets/Traps: Metal / PVC
- 28. Not Inspected Shower/Surround: Not applicable
- 29. Not Inspected Urinals: Not applicable
- 30. Acceptable Toilets:
- 31. Acceptable Grab Bars: Metal
- 32. Acceptable Partitions: Stall with door
- 33. Not Inspected HVAC Source: Not applicable
- 34. Serviceable Ventilation: Electric ventilation fan - **Fan inoperative**



- 35. ADA Compliant Yes
- 36. Emergency lighting present? No
- Z2 / Left Side Building Front Offices / Men's(Z2 Means Zone 2) Rest Room

- 37. Acceptable Ceiling: Paint and Paneling
- 38. Serviceable Walls: Paint and paneling - **Damaged by door handle. Installing door stopper will prevent such damage, here and in other rooms.**



- 39. Acceptable Floor: Tile
- 40. Acceptable Doors: Wood



## Rest Room (Continued)

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

Windows: Not applicable  
 Electrical: 110 VAC GFCI  
 Counter/Cabinet: Composite and wood - (1)Needs caulking (2) Water stains / damage, present under the counter.



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

Sink/Basin: Porcelain  
 Faucets/Traps: Metal / Metal  
 Shower/Surround: Not applicable  
 Urinals: American Standard  
 Toilets:  
 Grab Bars: **Missing, ADA non-compliance**  
 Partitions: None  
 HVAC Source: Not applicable  
 Ventilation: Electric ventilation fan - **Fan inoperative**

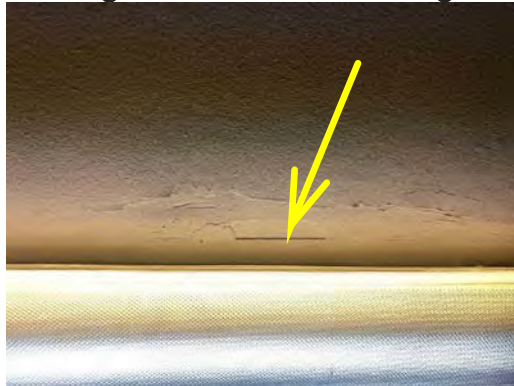


- 53. ADA Compliant No
  - 54. Emergency lighting present? No
- Z3 East (Z3 Means Zone 3) Right side Building) Rest Room



## Rest Room (Continued)

55. Needs Attention Ceiling: Paint and Paneling - Evidence of past repair



56. Acceptable Walls: Paint and paneling

57. Needs Attention Floor: Tile - Cracked tiles



58. Acceptable

Doors: Wood

59. Not Inspected

Windows: Not applicable

60. Acceptable

Electrical: 110 VAC

61. Not Inspected

Counter/Cabinet: Not applicable

62. Acceptable

Sink/Basin: Porcelain

63. Acceptable

Faucets/Traps: Metal / Metal

64. Not Inspected

Shower/Surround: Not applicable

65. Not Inspected

Urinals: Not applicable

66. Acceptable

Toilets: American Standard

67. Not Inspected

Grab Bars: [ADA non-compliance](#)

68. Acceptable

Partitions: Stall with door

69. Not Inspected

HVAC Source: Not applicable



## Rest Room (Continued)

70. Serviceable

Ventilation: Electric ventilation fan - Fan inoperative



71. ADA Compliant No

72. Emergency lighting present? No

B2 Z3 West Rest Room

---

73. Acceptable Ceiling: Paint and Paneling

74. Acceptable Walls: Paint and paneling

75. Acceptable Floor: Tile

76. Acceptable Doors: Wood

77. Not Inspected Windows: Not applicable

78. Acceptable Electrical: 110 VAC

79. Not Inspected Counter/Cabinet: Not applicable

80. Acceptable Sink/Basin: Porcelain

81. Acceptable Faucets/Traps: Metal / Metal

82. Not Inspected Shower/Surround: Not applicable

83. Not Inspected Urinals: Not applicable

84. Acceptable Toilets: American Standard

85. Serviceable Grab Bars: **Not installed to comply with ADA: To facilitate handicap usage.**

86. Acceptable Partitions: Stall with door



## Rest Room (Continued)

Partitions: (continued)



- 87. Not Inspected
- 88. Serviceable

HVAC Source: Not applicable  
 Ventilation: Electric ventilation fan - **Fan inoperative**



- 89. ADA Compliant No
- 90. Emergency lighting present? No

### B2 Z3 Southwest Rest Room

---

- 91. Acceptable      Ceiling: Paint and Paneling
- 92. Acceptable      Walls: Paint and paneling
- 93. Acceptable      Floor: Tile
- 94. Acceptable      Doors: Wood
- 95. Not Inspected    Windows: Not applicable
- 96. Acceptable      Electrical: 110 VAC
- 97. Not Inspected    Counter/Cabinet: Not applicable
- 98. Acceptable      Sink/Basin: Porcelain
- 99. Acceptable      Faucets/Traps: Metal / Metal
- 100. Not Inspected   Shower/Surround: Not applicable
- 101. Not Inspected   Urinals: Not applicable



## Rest Room (Continued)

102. Serviceable

Toilets: American Standard - **Not flushing. Repair / Replace as necessary**



103. Serviceable

Grab Bars: **Missing. ADA non-compliance**

104. Serviceable

Partitions: Stall with door - **Non ADA compliance.**



105. Not Inspected

HVAC Source: Not applicable

106. Serviceable

Ventilation: Electric ventilation fan - **Fan inoperative**



107. ADA Compliant No

108. Emergency lighting present? No





## Rest Room (Continued)

Z3(Classrooms at left and adjacent to offices) Southeast Rest Room

- 109. Acceptable Ceiling: Paint and Paneling
- 110. Acceptable Walls: Paint and paneling
- 111. Needs Attention Floor: Tile - **Cracked tiles and filled drain intake.**



- 112. Acceptable Doors: Wood
- 113. Not Inspected Windows: Not applicable
- 114. Acceptable Electrical: 110 VAC
- 115. Not Inspected Counter/Cabinet: Not applicable
- 116. Serviceable Sink/Basin: Porcelain - **(1)Chipped (2) Low water pressure and leaking faucet: One or more**





## Rest Room (Continued)

Sink/Basin: (continued)



- 117. Acceptable
- 118. Not Inspected
- 119. Not Inspected
- 120. Serviceable

Faucets/Traps: Metal / Metal  
Shower/Surround: Not applicable  
Urinals: Not applicable  
Toilets: American Standard - **The toilet is loose.**



- 121. Serviceable
- 122. Not Inspected
- 123. Not Inspected
- 124. Serviceable

Grab Bars: **Missing. ADA non-compliance.**  
Partitions: None  
HVAC Source: Not applicable  
Ventilation: Electric ventilation fan - **Fan inoperative**





## Rest Room (Continued)

- 125. ADA Compliant No
- 126. Emergency lighting present? No  
Z4 (Class rooms at right side of the property) for room 14 and 15 boys Room Rest Room -
- 127. Acceptable Ceiling: Paint and Paneling
- 128. Acceptable Walls: Paint and paneling
- 129. Acceptable Floor: Tile
- 130. Acceptable Doors: Wood
- 131. Not Inspected Windows: Not applicable
- 132. Acceptable Electrical: 110 VAC
- 133. Not Inspected Counter/Cabinet: Not applicable
- 134. Serviceable Sink/Basin: Porcelain - **Chipped / Corroded. Prone to leakage at any time.**



- 135. Acceptable Faucets/Traps: Metal / Metal
- 136. Not Inspected Shower/Surround: Not applicable
- 137. Not Inspected Urinals: Not applicable
- 138. Serviceable Toilets: American Standard - **Water continues to run after flushing**



- 139. Serviceable Grab Bars: **Missing. ADA non-compliance.**



## Rest Room (Continued)

140. Serviceable

Partitions: Stall with door - **ADA Non-Compliance.**



141. Not Inspected

HVAC Source: Not applicable

142. Serviceable

Ventilation: Electric ventilation fan - **Fan inoperative**



143. ADA Compliant No

144. Emergency lighting present? No **Recommend Installation to comply with local, state or federal jurisdictions.**

Z4 for room 14 and 15 Girls Room Rest Room

- 145. Acceptable Ceiling: Suspended ceiling
- 146. Acceptable Walls: Paint and paneling
- 147. Acceptable Floor: Tile
- 148. Acceptable Doors: Wood
- 149. Not Inspected Windows: Not applicable
- 150. Acceptable Electrical: 110 VAC
- 151. Not Inspected Counter/Cabinet: Not applicable
- 152. Acceptable Sink/Basin: Porcelain
- 153. Acceptable Faucets/Traps: Metal / Metal
- 154. Not Inspected Shower/Surround: Not applicable



# City Property Inspections

Sample Report Ave..inspx

## Rest Room (Continued)

- 155. Not Inspected
- 156. Serviceable

Urinals: Not applicable  
 Toilets: American Standard - **Missing top**



- 157. Serviceable
- 158. Serviceable
- 159. Not Inspected
- 160. Serviceable

Grab Bars: **Missing. ADA non-compliance.**  
 Partitions: Stall with door - **Missing. ADA non-compliance.**  
 HVAC Source: Not applicable  
 Ventilation: Electric ventilation fan - **Fan inoperative**



- 161. ADA Compliant No
- 162. Emergency lighting present? No **Recommend Installation to comply with local, state or federal jurisdictions.**

### Men for room 16 and 17 Rest Room

---

- 163. Acceptable Ceiling: Paint and Paneling
- 164. Acceptable Walls: Paint and paneling
- 165. Acceptable Floor: Tile
- 166. Acceptable Doors: Wood
- 167. Not Inspected Windows: Not applicable
- 168. Acceptable Electrical: 110 VAC
- 169. Not Inspected Counter/Cabinet: Not applicable



## Rest Room (Continued)

170. Serviceable

Sink/Basin: Porcelain - **Missing fixture.**



171. Acceptable  
172. Not Inspected  
173. Not Inspected  
174. Acceptable  
175. Not Inspected  
176. Serviceable

Faucets/Traps: Metal / Metal  
Shower/Surround: Not applicable  
Urinals: Not applicable  
Toilets: American Standard  
Grab Bars: **Missing.**  
Partitions: Stall with door - **Loose or missing hardware**



177. Not Inspected  
178. Serviceable

HVAC Source: Not applicable  
Ventilation: **Fan inoperative**





## Rest Room (Continued)

179. ADA Compliant No

180. Emergency lighting present? No

Girls for room 16 and 17 Rest Room

---

181. Acceptable

Ceiling: Paint and Paneling

182. Acceptable

Walls: Paint and paneling

183. Acceptable

Floor: Tile

184. Serviceable

Doors: Wood - **Repair needed**



185. Not Inspected

Windows: Not applicable

186. Acceptable

Electrical: 110 VAC

187. Not Inspected

Counter/Cabinet: Not applicable

188. Serviceable

Sink/Basin: Porcelain - **Chipped. Prone to leakage.**



189. Acceptable

Faucets/Traps: Metal / Metal

190. Not Inspected

Shower/Surround: Not applicable

191. Not Inspected

Urinals: Not applicable

192. Acceptable

Toilets: American Standard

193. Serviceable

Grab Bars: Plastic - **ADA non-compliance**

194. Acceptable

Partitions: Stall with door



## Rest Room (Continued)

- 195. Not Inspected HVAC Source: Not applicable
- 196. Serviceable Ventilation: **Fan inoperative**



- 197. ADA Compliant No **See above notes.**
- 198. Emergency lighting present? No **Recommend Installation to comply with local, state or federal jurisdictions.**

## Work Area

- 1. Note: Work Areas Refer to Class Rooms  
Room 1 / Z3 , Northeast Work Area
- 2. Note: Work Area Refers to each Room
- 3. Acceptable Closet: Shelves
- 4. Needs Attention Ceiling: Suspended ceiling - **Water stains present**







## Work Area (Continued)

5. Acceptable

Walls: Paint and paneling



6. Needs Attention

Floor: Linoleum - (1) Damaged floor (2) Asbestos Presence

Possibility Here or in other rooms: The adhesion mastic under vinyl tiles may contain asbestos. Any change or modification here should be done cautiously and properly. Consult with an asbestos expert to verify if removal is necessary.

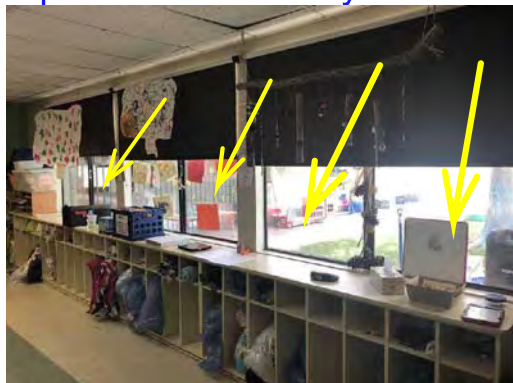


8. Acceptable

Doors: Wood

9. Serviceable

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





## Work Area (Continued)

- 10. Acceptable      Electrical: 110 VAC
- 11. Acceptable      HVAC Source: Heating system register
- 12. Emergency lighting present? Yes



Room 5 / Z3, Northwest Work Area

- 13. Serviceable      Closet: Shelves - [Door off hinge.](#)



- 14. Needs Attention      Ceiling: Suspended ceiling - [Water stains present](#)





## Work Area (Continued)

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



16. Serviceable

Floor: Linoleum - (1) Damaged floor (2) Asbestos Presence  
Possibility Here or in other rooms: The adhesion mastic under vinyl tiles may contain asbestos. Any change or modification here should be done cautiously and properly. Consult with an asbestos expert to verify if removal is necessary.



17. Acceptable

Doors: Wood

18. Serviceable

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





## Work Area (Continued)

- 19. Acceptable      Electrical: 110 VAC
- 20. Acceptable      HVAC Source: Heating system register
- 21. Emergency lighting present? Yes [Inquire with owner regarding yearly check and certification for functionality by a retrofit company or qualified electrician.](#)



### Room 2 / Z3 East Work Area

---

- 22. Acceptable      Closet: Shelves
- 23. Acceptable      Ceiling: Suspended ceiling
- 24. Acceptable      Walls: Paint and paneling



- 25. Acceptable      Floor: Linoleum
- 26. Acceptable      Doors: Wood



## Work Area (Continued)

27. Serviceable Windows: Aluminum slider - Lubricate, repair or replace as necessary.



28. Acceptable Electrical: 110 VAC  
29. Acceptable HVAC Source: Heating system register  
30. Emergency lighting present? Yes



### Room 6 / Z3 West Work Area

31. Acceptable Closet: Shelves  
32. Needs Attention Ceiling: Suspended ceiling - Water stains present: Source and cause could relate to A/C condensation, plumbing leakage or leakage from roof.



## Work Area (Continued)

Ceiling: (continued)



33. Acceptable

Walls: Paint and paneling



34. Acceptable

Floor: Linoleum

35. Acceptable

Doors: Wood

36. Serviceable

Windows: Aluminum slider - **Missing screen**





## Work Area (Continued)

37. Serviceable

Electrical: 110 VAC - **Faulty outlet with loose, disconnected or crossed wires.**



38. Acceptable

HVAC Source: Heating system register

39. Emergency lighting present? Yes



Room 3 / Z3 East up Work Area

---

40. Acceptable

Closet: Shelves

41. Needs Attention Ceiling: Suspended ceiling - **Water stains present**





## Work Area (Continued)

42. Acceptable

Walls: Paint and paneling



43. Acceptable

Floor: Linoleum

44. Acceptable

Doors: Wood

45. Serviceable

Windows: Aluminum slider - (1) Missing screen (2) Hard operation.  
Lubricate, repair or replace as necessary.



46. Acceptable

Electrical: 110 VAC

47. Acceptable

HVAC Source: Heating system register

48. Emergency lighting present? Yes







# City Property Inspections

Sample Report Ave..inspx

## Work Area (Continued)

Room 7 / Z3 West up Work Area

- 49. Acceptable
- 50. Acceptable
- 51. Acceptable

Closet: Shelves  
Ceiling: Suspended ceiling  
Walls: Paint and paneling



- 52. Acceptable
- 53. Serviceable

Floor: Linoleum  
Doors: Wood - **Damaged frame or edge molding.**



- 54. Serviceable

Windows: Aluminum slider - **Missing screen**



- 55. Acceptable

Electrical: 110 VAC



## Work Area (Continued)

56. Acceptable HVAC Source: Heating system register  
57. Emergency lighting present? Yes



Room 4 / Z3 Southeast Work Area

58. Acceptable Closet: Shelves  
59. Needs Attention Ceiling: Suspended ceiling - Stains due to A/C condensation , plumbing or roof leakage noted.



60. Needs Attention Walls: Paint and paneling - (1) Water damage and signs of mold activity evident: Base boards show rot and mold and they all may have to be removed for mold abatement treatment. Consult with a mold expert for further evaluation and possible need of abatement (2) Underside tile mastic may contain asbestos. See notations for asbestos presence possibility, in other areas, in this report.



# City Property Inspections

Sample Report Ave..inspx

## Work Area (Continued)

Walls: (continued)



61. Acceptable  
62. Serviceable

Floor: Linoleum  
Doors: Wood - **Door sticks**



63. Acceptable  
64. Serviceable

Windows: Aluminum slider  
Electrical: 110 VAC - **Missing or loose outlet/switch cover plates**





## Work Area (Continued)

65. Acceptable HVAC Source: Heating system register

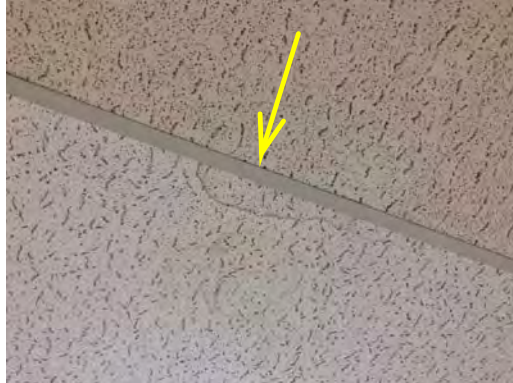
66. Emergency lighting present? Yes



Room 8 / Z3 Southwest Work Area

67. Acceptable Closet: Shelves

68. Needs Attention Ceiling: Suspended ceiling - **Water stains present**



69. Acceptable

Walls: Paint and paneling

70. Acceptable

Floor: Linoleum

71. Serviceable

Doors: Wood - **Door sticks**





## Work Area (Continued)

- 72. Acceptable
- 73. Serviceable

Windows: Aluminum slider  
Electrical: 110 VAC - **Faulty outlet with loose, disconnected or crossed wires.**



- 74. Acceptable
  - 75. Emergency lighting present? Yes
- HVAC Source: Heating system register



### Room 14 Work Area

---

- 76. Acceptable
  - 77. Needs Attention
- Closet: Shelves  
Ceiling: Suspended ceiling - **Water stains present**





## Work Area (Continued)

78. Serviceable

Walls: Paint and paneling - **Water damage with mold presence possibility. Consult a mold expert for further evaluation.**



79. Serviceable

Floor: Linoleum - (1) Damaged floor (2) Asbestos Presence Possibility Here or in other rooms: The adhesion mastic under vinyl tiles may contain asbestos. Any change or modification here should be done cautiously and properly. Consult with an asbestos expert to verify if removal is necessary.



80. Serviceable

Doors: Wood - (1) Loose or missing hardware (2) Door sticks and partially damaged (3) Wall edge damaged.





## Work Area (Continued)

Doors: (continued)



81. Serviceable

Windows: Aluminum slider - (1) Hard operation. Lubricate, repair or replace as necessary (2) Missing screen here and in the other classrooms



82. Acceptable

Electrical: 110 VAC

83. Acceptable

HVAC Source: Heating system register

84. Emergency lighting present? Yes





## Work Area (Continued)

Room 9 Work Area

85. Serviceable

Closet: Shelves - Cabinet door needs repair



86. Acceptable

Ceiling: Suspended ceiling

87. Acceptable

Walls: Paint and paneling

88. Serviceable

Floor: Linoleum - (1) Damaged floor (2) Asbestos Presence

Possibility Here or in other rooms: The adhesion mastic under vinyl tiles may contain asbestos. Any change or modification here should be done cautiously and properly. Consult with an asbestos expert to verify if removal is necessary.



89. Needs Attention Doors: Wood - Strip damaged.





## Work Area (Continued)

Doors: (continued)



- 90. Acceptable Windows: Aluminum slider
- 91. Acceptable Electrical: 110 VAC
- 92. Acceptable HVAC Source: Heating system register
- 93. Emergency lighting present? No Missing

### Room 15 Work Area

---

- 94. Acceptable Closet: Shelves
- 95. Acceptable Ceiling: Suspended ceiling
- 96. Acceptable Walls: Paint and paneling
- 97. Serviceable Floor: Linoleum - (1) Damaged floor (2) Asbestos Presence  
Possibility Here or in other rooms: The adhesion mastic under vinyl tiles may contain asbestos. Any change or modification here should be done cautiously and properly. Consult with an asbestos expert to verify if removal is necessary.



- 98. Acceptable Doors: Wood
- 99. Acceptable Windows: Aluminum slider
- 100. Acceptable Electrical: 110 VAC



## Work Area (Continued)

- 101. Acceptable HVAC Source: Heating system register
- 102. Emergency lighting present? Yes



### Room 10 Work Area

---

- 103. Acceptable Closet: Shelves
- 104. Acceptable Ceiling: Suspended ceiling
- 105. Acceptable Walls: Paint and paneling
- 106. Serviceable Floor: Linoleum - [Damaged floor. See other notes regarding asbestos in this report.](#)



- 107. Acceptable Doors: Wood
- 108. Acceptable Windows: Aluminum slider
- 109. Acceptable Electrical: 110 VAC
- 110. Acceptable HVAC Source: Heating system register



## Work Area (Continued)

111. Emergency lighting present? Yes



Room 11 Work Area

---

112. Acceptable Closet: Shelves

113. Needs Attention Ceiling: Suspended ceiling - [Water stains present](#)



114. Acceptable Walls: Paint and paneling

115. Serviceable Floor: Linoleum - [Damaged floor. See notes regarding asbestos in other areas.](#)



116. Acceptable Doors: Wood



## Work Area (Continued)

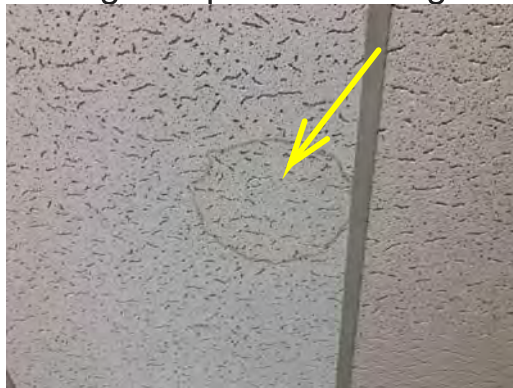
- 117. Acceptable      Windows: Aluminum slider
- 118. Acceptable      Electrical: 110 VAC
- 119. Acceptable      HVAC Source: Heating system register
- 120. Emergency lighting present? Yes



### Room 16 Work Area

---

- 121. Acceptable      Closet: Shelves
- 122. Needs Attention Ceiling: Suspended ceiling - **Water stains present**



- 123. Acceptable      Walls: Paint and paneling
- 124. Serviceable      Floor: Linoleum - **Damaged floor. Asbestos presence possibility.**





## Work Area (Continued)

- 125. Acceptable
- 126. Acceptable
- 127. Serviceable

Doors: Wood  
Windows: Aluminum slider  
Electrical: 110 VAC - **Missing or loose outlet/switch cover plates**



- 128. Acceptable
  - 129. Emergency lighting present? Yes
- HVAC Source: Heating system register



### Room 17 Work Area

---

- 130. Acceptable
- 131. Acceptable
- 132. Acceptable
- 133. Serviceable

Closet: Shelves  
Ceiling: Suspended ceiling  
Walls: Paint and paneling  
Floor: Linoleum - **Damaged floor with exposed mastic. See notations regarding asbestos in other areas.**



## Work Area (Continued)

Floor: (continued)



- 134. Acceptable
  - 135. Acceptable
  - 136. Acceptable
  - 137. Acceptable
  - 138. Emergency lighting present? Yes
- Doors: Wood  
Windows: Aluminum slider  
Electrical: 110 VAC  
HVAC Source: Heating system register



### Room 12 Work Area

- 139. Acceptable
  - 140. Serviceable
- Closet: Shelves  
Ceiling: Suspended ceiling - **Cracked panel noted**





## Work Area (Continued)

141. Serviceable

Walls: Paint and paneling - Damaged cabinets here in other rooms noted.



142. Serviceable

Floor: Vinyl - Damaged floor. See notations regarding asbestos in other areas.



143. Acceptable

Doors: Wood

144. Acceptable

Windows: Aluminum slider



## Work Area (Continued)

145. Serviceable

Electrical: 110 VAC - **Faulty outlet with loose, disconnected or crossed wires.**



146. Acceptable

HVAC Source: Heating system register

147. Emergency lighting present? Yes



### Maintenance Room Work Area

148. Acceptable

Closet: Large for laundry and water heater

149. Needs Attention Ceiling: Paint and Paneling - **(1) Paint damage due water seepage noted (2) Evidence of past repair**







## Work Area (Continued)

150. Serviceable

Walls: Paint and paneling - **Surface mold noted.**



151. Acceptable

Floor: Concrete

152. Acceptable

Doors: Wood

153. Acceptable

Windows: Aluminum slider

154. Serviceable

Electrical: 110 VAC - **Missing or loose outlet/switch cover plates**



155. Acceptable

HVAC Source: Heating system register

156. Emergency lighting present? Yes





# City Property Inspections

Sample Report Ave..inspx

## Work Area (Continued)

157. Needs Attention Fire Emergency Alarms All and any fire alarm and emergency apparatus should be checked by a retrofit company or electrician to verify functionality on yearly basis. Inquire with owner regarding records of last inspections and any available documentation in this regard.



## Employee Lounge

Building 1 Zone 2 Employee Lounge

- 1. Not Inspected    Cooking Appliances: Not applicable
- 2. Not Inspected    Ventilator: Not applicable
- 3. Serviceable        Disposal: In-Sinkerator - Loud



- 4. Not Inspected    Dishwasher: Not applicable
- 5. Air Gap Present? No
- 6. Acceptable        Refrigerator: Kitchenaid
- 7. Acceptable        Microwave:
- 8. Acceptable        Sink: Porcelain



## Employee Lounge (Continued)

9. Serviceable

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



10. Acceptable  
11. Serviceable

Plumbing/Fixtures: Metal / Metal  
Counter Tops: Formica - **Water damage present under the counter. Dry at inspection time.**



12. Serviceable

Cabinets: Wood - **Cabinet door needs adjustment**





## Employee Lounge (Continued)

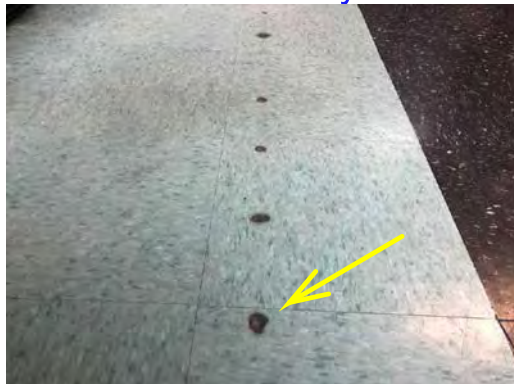
13. Needs Attention Ceiling: Suspended ceiling - Damaged panel noted. Repair will prevent insect traffic.



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



15. Needs Attention Floor: Vinyl - (1) Damaged floor (2) Asbestos Presence Possibility Here or in other rooms: The adhesion mastic under vinyl tiles may contain asbestos. Any change or modification here should be done cautiously and properly. Consult with an asbestos expert to verify if removal is necessary.





## Employee Lounge (Continued)

- 16. Acceptable
  - 17. Acceptable
  - 18. Serviceable
- Doors: Wood  
Windows: Aluminum slider  
HVAC Source: Wall Unit - **The left wall unit not functional/semi-functional. Consult an HVAC expert.**



- 19. Emergency lighting present? No

## Janitor's Room

- |                                    |                             |
|------------------------------------|-----------------------------|
| Z2 Storage Room                    | Janitor's Room              |
| 1. Acceptable                      | Ceiling: Suspended ceiling  |
| 2. Acceptable                      | Walls: Paint and paneling   |
| 3. Acceptable                      | Floors: Concrete            |
| 4. Acceptable                      | Doors: Wood                 |
| 5. Not Inspected                   | Windows: Not applicable     |
| 6. Acceptable                      | Electrical: 110 VAC         |
| 7. Not Inspected                   | HVAC Source: Not applicable |
| 8. Not Inspected                   | Deep Sink:                  |
| 9. Not Inspected                   | Deep Sink Drain:            |
| 10. Not Inspected                  | Hose Bib:                   |
| 11. Not Inspected                  | Floor Drain:                |
| 12. Emergency lighting present? No |                             |



# City Property Inspections

Sample Report Ave..inspx

## Miscellaneous Costs

1.



## Cost Estimate Summary

### Items Recommended for Rplace

Materials      Labor

#### Exterior Surface and Components

Cost Exterior Electric Repair To repair or replace fixtures and outlets.      \$ 150      \$ 850

Miscellaneous Cost- Exterior Includes spot patch and paint, electrical repairs      \$ 500      \$ 12000

#### Roof

3 Buildings Roof Surface Roof Access Ladder Securing the fixed ladders.      \$ 850

3 Buildings Roof Surface Roof Repairs Repairs to include:      \$ 45000      \$ 115000

(1) Removal and proper discard of all gravel and tar if roof deck correction is desired or suggested by a roofer and framing expert (2) Deck framing revitalization for proper sheathing slopes to prevent water ponding and spongy surface : \$ 125,000 (3) Re application of sufficient tar and gravel and flashing on the newly constructed roof framing and deck : \$ 55,000 . Total of \$ 160, 000 (Cost for roof at left side of property) Roof at right side building may need less repairs, as it is not as spongy.

#### Structure

Cost of Repair / Paint To secure, plumb and paint.      \$ 500      \$ 1200

#### Air Conditioning

Cost of HVAC System Repair / Maintenance To pressure wash the fins and coils : \$ 1200      \$ 500      \$ 2100

Cost of electric disconnect conduits: \$ 1400

#### Heating System

Cost of Heating Repairs To replace flex tubes with rigid      \$ 1200      \$ 2300

#### Office Space

Z2 next to Kitchen Office Space Cost of Window Repairs Repair and lubrication of all windows in 3 buildings for ease of operation.      \$ 2750



# City Property Inspections

Sample Report Ave..inspx

## Cost Estimate Summary (Continued)

### Work Area

Room 1 / Z3 , Northeast Work Area Cost Asbestos

Removal / All Rooms To remove and discard the tiles \$ 16000  
with asbestos adhesive material. Does not include  
reinstallation of the vinyl tiles.

### Miscellaneous Costs

Miscellaneous Costs Small items, door handles, Screens, \$ 10500  
sticking doors, minor appearance issues, etc.

Rplace Total \$ 47850 \$ 163550

Repair Total

Cost Estimate Total \$ 211400





# City Property Inspections

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Sample Report Ave..inspx

## 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. Walks: Concrete, Paver, Earth, Asphalt, Pebble top - Safety Notation: Any area or spot with level or grade differential, projected objects from ground 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. Driveway: Asphalt - Missing or inconspicuous signage.
3. Parking Lot: Concrete, Asphalt - (1) Needs to be resurfaced, (2) Lines need to be re-stripped  
(3) Trip hazards & Cracks noted.

### Common Spaces

4. Stairs/Handrails: Metal stairs with metal handrails - See steps and stoops in Lots and Grounds.

### Exterior Surface and Components

5. Window Screens: Vinyl mesh - One or more are damaged.
6. Hose Bibs: Rotary - Recommend installation of anti siphon, one way valve, to prevent contamination of water.

### Electrical

7. 120 VAC Branch Circuits: Copper - Exposed wiring in storage rooms, behind maintenance room noted. Cap or utilize as need.

### Air Conditioning

8. Roof: Package cold and heat units AC System Condensate Removal: PVC - One or moer are broken.

### Plumbing

9. #2, Maintenance Room, Utility Closet, Left Side Buildings Water Heater TPRV and Drain Tube: Copper - Past Leaking Noted



## Needs Attention Summary (Continued)

### Office Space

10. Z2 Left Front Office Space Floor: Carpet - **Damaged carpet**
11. Z2 Left Center Office Space Ceiling: Suspended ceiling - **Water stains present**
12. Z2 Left Rear Office Space Ceiling: Suspended ceiling - **Water stains present**
13. Z2 next to Kitchen Office Space Walls: Paint and paneling - **Broken base board tile**

### Rest Room

14. Z2 Women / Left Side Building, Front Rest Room Ceiling: Paint and Paneling - **Evidence of past repair or damage. Inquire with owner regarding any past repair for back ground and history.**
15. Z2 Women / Left Side Building, Front Rest Room Walls: Paint and paneling - **Evidence of past repair**
16. Z3 East (Z3 Means Zone 3) Right side Building) Rest Room Ceiling: Paint and Paneling - **Evidence of past repair**
17. Z3 East (Z3 Means Zone 3) Right side Building) Rest Room Floor: Tile - **Cracked tiles**
18. Z3(Classrooms at left and adjacent to offices) Southeast Rest Room Floor: Tile - **Cracked tiles and filled drain intake.**

### Work Area

19. Room 1 / Z3 , Northeast Work Area Ceiling: Suspended ceiling - **Water stains present**
20. Room 1 / Z3 , Northeast Work Area Floor: Linoleum - **(1) Damaged floor (2) Asbestos Presence Possibility Here or in other rooms: The adhesion mastic under vinyl tiles may contain asbestos. Any change or modification here should be done cautiously and properly. Consult with an asbestos expert to verify if removal is necessary.**
21. Room 5 / Z3, Northwest Work Area Ceiling: Suspended ceiling - **Water stains present**
22. Room 5 / Z3, Northwest Work Area Walls: Paint and paneling - **Evidence of past repair or damage**
23. Room 6 / Z3 West Work Area Ceiling: Suspended ceiling - **Water stains present: Source and cause could relate to A/C condensation, plumbing leakage or leakage from roof.**
24. Room 3 / Z3 East up Work Area Ceiling: Suspended ceiling - **Water stains present**
25. Room 4 / Z3 Southeast Work Area Ceiling: Suspended ceiling - **Stains due to A/C condensation , plumbing or roof leakage noted.**



## Needs Attention Summary (Continued)

26. Room 4 / Z3 Southeast Work Area Walls: Paint and paneling - (1) Water damage and signs of mold activity evident: Base boards show rot and mold and they all may have to be removed for mold abatement treatment. Consult with a mold expert for further evaluation and possible need of abatement (2) Underside tile mastic may contain asbestos. See notations for asbestos presence possibility, in other areas, in this report.
27. Room 8 / Z3 Southwest Work Area Ceiling: Suspended ceiling - Water stains present
28. Room 14 Work Area Ceiling: Suspended ceiling - Water stains present
29. Room 9 Work Area Doors: Wood - Strip damaged.
30. Room 11 Work Area Ceiling: Suspended ceiling - Water stains present
31. Room 16 Work Area Ceiling: Suspended ceiling - Water stains present
32. Maintenance Room Work Area Ceiling: Paint and Paneling - (1) Paint damage due water seepage noted (2) Evidence of past repair
33. Maintenance Room Work Area Fire Emergency Alarms All and any fire alarm and emergency apparatus should be checked by a retrofit company or electrician to verify functionality on yearly basis. Inquire with owner regarding records of last inspections and any available documentation in this regard.

### Employee Lounge

34. Building 1 Zone 2 Employee Lounge Ceiling: Suspended ceiling - Damaged panel noted. Repair will prevent insect traffic.
35. Building 1 Zone 2 Employee Lounge Walls: Paint and paneling - Evidence of past repair or damage.
36. Building 1 Zone 2 Employee Lounge Floor: Vinyl - (1) Damaged floor (2) Asbestos Presence Possibility Here or in other rooms: The adhesion mastic under vinyl tiles may contain asbestos. Any change or modification here should be done cautiously and properly. Consult with an asbestos expert to verify if removal is 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.

### Lots and Grounds

1. Steps/Stoops: Metal - Recommend installation of safety barriers at stairs and steps to prevent injury and liability.
2. Vegetation: Trees, Grass, Schrub - Vegetation routs have caused asphalt heaving and block fence cracks. Monitor to take corrective action if progression is observed.
3. Swale: Adequate slope and depth for drainage - Recommend improvements be made to the grade, swale slope and depth to improve water control. Cracks should be filled/patched and any trip hazards should be corrected.
4. Fences: Chain link, Block - Fences need attention or repair due to: Cracks, sharp edges, corrosion, wobbling or erosion.
5. Parking Lot Lighting: Pole light - Exposed wiring, water pregnable junction boxes / fittings and corrosion noted.

### Exterior Surface and Components

6. Windows: Alumimum, Slider - One function of a window is escape route for fire or earthquake. Security bars should swing open and be operable from inside in case of an emergency.
7. Exterior Lighting: Surface mount - Many are missing lens cover. Some are loose.
8. Exterior Electric Outlets: (1) One or more are not GFCI or GFCI labeled outlets. Consult a qualified electrician for remedy and cost. Faulty outlet with unconnected, loose or crossed wires (2) One or more are exposed and should have cover (3) One or more are faulty.

### Roof

9. 3 Buildings Roof Surface Roof Access Ladder Safety and Liability Notation: Both of the attached metal roof ladders wobble slightly: The bolts are loose due to unattached lower bar extensions and applied force by weight of the user. Recommend installing filler of some sort, between the lower section and the roof parapet walls to prevent wobbling and looseness progression. Timely sanding and painting of these components prevent corrosion and decay.
10. 3 Buildings Roof Surface Material: Tar and gravel and Roll Asphalet sheathing - (1) Missing cap tiles noted. Install to prevent water migration to underside (2) Roof tiles show past moss build up stains. If excessive moss activity is noted in the future, pressure washing is recommended. Roof should be checked for routine maintenance



## Serviceable Summary (Continued)

Material: (continued)

and repairs on yearly basis, before rain season (3) Parapet wall asphalt sheathing show creases that could break and become water pregnable. Monitor to take corrective action as necessary (4) Damage and water pregnable spots on asphalt sheathing material noted. Repair and seal to prevent water intrusion into the interior (5) Exposed tar material on roof deck is evident at many areas. Recommend repair by a professional roofer (6) Recent improper repairs that pond water noted (7) Roof is spongy when walked on. Reinforcement of the roof framing or deck may be required. Consult with a professional roofer or a framing expert.

11. Flashing: Aluminum - (1) Some need patching (2) Some are worn out and due for replacement
12. Other Electrical (1) The freezer and HVAC unit conduits are old, brittle and worn out and show exposed wiring. Recommend replacement of the conduit tubing, as necessary (2) Some of the disconnect boxes show holes that can admit water and insects into the box. Recommend sealing.
13. Roof Drains: Slope Drain, Scupper - Some of the roof drains are stuffed and some covers are displaced. Repair as necessary.

### Air Conditioning

14. Roof: Package cold and heat units AC System Visible Coil: Copper coil with aluminum fins - Coils should be damage, calcium, dust or debris free for proper functioning. Recommend pressure washing during yearly tune up.
15. Roof: Package cold and heat units AC System Refrigerant Lines: High pressure, Low pressure - For the split unit, insulation is due for replacement.

### Heating System

16. Roof Package Inies Heating System Heat Exchanger: 3 Burner - Flex gas tubes inside the heat exchange, are not compliant with today's safety standards. Recommend replacement with rigid steel pipe. 18 out of 19 package units have flex tubes adjacent to burners, and one is newer unit with rigid pipe connection.

### Plumbing

17. Drain Pipes: ABS and Cast Iron - Separation noted. Repair as necessary.
18. #1, Building 1/2, Janitor Closet, Left Side Water Heater Water Heater Operation: Functional at time of inspection - Water heater is at or nearing the end of it's design life. Consider service or replacing.



## Serviceable Summary (Continued)

19. #2, Maintenance Room, Utility Closet, Left Side Buildings Water Heater Water Heater Operation: Functional at time of inspection - (1) Evidence of past or present water leakage in drain tube from pressure relief valve. (2) Earthquake support straps missing or not properly installed (3) Water heater is due for replacement as it is aged and shows signs of malfunction and leakage.

20. #2, Maintenance Room, Utility Closet, Left Side Buildings Water Heater Flue Pipe: Double wall - Loose. Install screws at exhaust vent piping fittings

### Office Space

21. Z2 Right Front Office Space Windows: Aluminum slider - Hard operation. Lubricate, repair or replace as necessary.

22. Z2 Left Front Office Space Doors: aluminum, Also entry - The door sticks

23. Z2 Left Center Office Space Doors: Wood - The door sticks

24. Z2 Left Center Office Space Electrical: 110 VAC, 110 VAC GFCI - Faulty outlet with loose, disconnected or crossed wires.

25. Z2 Left Rear Office Space Walls: Paint and paneling - Installation of door stopper will prevent wall damage.

26. Electrical Room Office Space Ceiling: Suspended ceiling - (1) Water stains present (2) Damaged panel

27. Electrical Room Office Space Walls: Paint and paneling - (1) Evidence of past repair or damage (2) Damaged wall due to lack of door stopper.

28. Z2 next to Kitchen Office Space Doors: Wood - Loose or missing hardware

29. Z2 next to Kitchen Office Space Windows: Aluminum slider - Hard operation. Lubricate, repair or replace as necessary.

### Rest Room

30. In the Health Office Rest Room Doors: Wood - Door sticks

31. Z2 Women / Left Side Building, Front Rest Room Counter/Cabinet: Composite and wood - (1) Needs caulking (2) Water staining under the counter noted.

32. Z2 Women / Left Side Building, Front Rest Room Ventilation: Electric ventilation fan - Fan inoperative

33. Z2 / Left Side Building Front Offices / Men's(Z2 Means Zone 2) Rest Room Walls: Paint and paneling - Damaged by door handle. Installing door stopper will prevent such damage, here and in other rooms.

34. Z2 / Left Side Building Front Offices / Men's(Z2 Means Zone 2) Rest Room Counter/Cabinet: Composite and wood - (1) Needs caulking (2) Water stains / damage, present under the counter.



## Serviceable Summary (Continued)

35. Z2 / Left Side Building Front Offices / Men's(Z2 Means Zone 2) Rest Room Grab Bars: **Missing, ADA non-compliance**
36. Z2 / Left Side Building Front Offices / Men's(Z2 Means Zone 2) Rest Room Ventilation: Electric ventilation fan - **Fan inoperative**
37. Z3 East (Z3 Means Zone 3) Right side Building) Rest Room Ventilation: Electric ventilation fan - **Fan inoperative**
38. B2 Z3 West Rest Room Grab Bars: **Not installed to comply with ADA: To facilitate handicap usage.**
39. B2 Z3 West Rest Room Ventilation: Electric ventilation fan - **Fan inoperative**
40. B2 Z3 Southwest Rest Room Toilets: American Standard - **Not flushing. Repair / Replace as necessary**
41. B2 Z3 Southwest Rest Room Grab Bars: **Missing. ADA non-compliance**
42. B2 Z3 Southwest Rest Room Partitions: Stall with door - **Non ADA compliance.**
43. B2 Z3 Southwest Rest Room Ventilation: Electric ventilation fan - **Fan inoperative**
44. Z3(Classrooms at left and adjacent to offices) Southeast Rest Room Sink/Basin: Porcelain - **(1)Chipped (2) Low water pressure and leaking faucet: One or more**
45. Z3(Classrooms at left and adjacent to offices) Southeast Rest Room Toilets: American Standard - **The toilet is loose.**
46. Z3(Classrooms at left and adjacent to offices) Southeast Rest Room Grab Bars: **Missing. ADA non-compliance.**
47. Z3(Classrooms at left and adjacent to offices) Southeast Rest Room Ventilation: Electric ventilation fan - **Fan inoperative**
48. Z4 (Class rooms at right side of the property) for room 14 and 15 boys Room Rest Room Sink/Basin: Porcelain - **Chipped / Corroded. Prone to leakage at any time.**
49. Z4 (Class rooms at right side of the property) for room 14 and 15 boys Room Rest Room Toilets: American Standard - **Water continues to run after flushing**
50. Z4 (Class rooms at right side of the property) for room 14 and 15 boys Room Rest Room Grab Bars: **Missing. ADA non-compliance.**
51. Z4 (Class rooms at right side of the property) for room 14 and 15 boys Room Rest Room Partitions: Stall with door - **ADA Non-Compliance.**
52. Z4 (Class rooms at right side of the property) for room 14 and 15 boys Room Rest Room Ventilation: Electric ventilation fan - **Fan inoperative**
53. Z4 for room 14 and 15 Girls Room Rest Room Toilets: American Standard - **Missing top**
54. Z4 for room 14 and 15 Girls Room Rest Room Grab Bars: **Missing. ADA non-compliance.**



## Serviceable Summary (Continued)

- 55. Z4 for room 14 and 15 Girls Room Rest Room Partitions: Stall with door - **Missing. ADA non-compliance.**
- 56. Z4 for room 14 and 15 Girls Room Rest Room Ventilation: Electric ventilation fan - **Fan inoperative**
- 57. Men for room 16 and 17 Rest Room Sink/Basin: Porcelain - **Missing fixture.**
- 58. Men for room 16 and 17 Rest Room Partitions: Stall with door - **Loose or missing hardware**
- 59. Men for room 16 and 17 Rest Room Ventilation: **Fan inoperative**
- 60. Girls for room 16 and 17 Rest Room Doors: Wood - **Repair needed**
- 61. Girls for room 16 and 17 Rest Room Sink/Basin: Porcelain - **Chipped. Prone to leakage.**
- 62. Girls for room 16 and 17 Rest Room Grab Bars: Plastic - **ADA non-compliance**
- 63. Girls for room 16 and 17 Rest Room Ventilation: **Fan inoperative**

## Work Area

- 64. Room 1 / Z3 , Northeast Work Area Windows: Aluminum slider - **Hard operation. Lubricate, repair or replace as necessary.**
- 65. Room 5 / Z3, Northwest Work Area Closet: Shelves - **Door off hinge.**
- 66. Room 5 / Z3, Northwest Work Area Floor: Linoleum - **(1) Damaged floor (2) Asbestos Presence Possibility Here or in other rooms: The adhesion mastic under vinyl tiles may contain asbestos. Any change or modification here should be done cautiously and properly. Consult with an asbestos expert to verify if removal is necessary.**
- 67. Room 5 / Z3, Northwest Work Area Windows: Aluminum slider - **Hard operation. Lubricate, repair or replace as necessary.**
- 68. Room 2 / Z3 East Work Area Windows: Aluminum slider - **Lubricate, repair or replace as necessary.**
- 69. Room 6 / Z3 West Work Area Windows: Aluminum slider - **Missing screen**
- 70. Room 6 / Z3 West Work Area Electrical: 110 VAC - **Faulty outlet with loose, disconnected or crossed wires.**
- 71. Room 3 / Z3 East up Work Area Windows: Aluminum slider - **(1) Missing screen (2) Hard operation. Lubricate, repair or replace as necessary.**
- 72. Room 7 / Z3 West up Work Area Doors: Wood - **Damaged frame or edge molding.**
- 73. Room 7 / Z3 West up Work Area Windows: Aluminum slider - **Missing screen**
- 74. Room 4 / Z3 Southeast Work Area Doors: Wood - **Door sticks**
- 75. Room 4 / Z3 Southeast Work Area Electrical: 110 VAC - **Missing or loose outlet/switch cover plates**





## Serviceable Summary (Continued)

76. Room 8 / Z3 Southwest Work Area Doors: Wood - Door sticks
77. Room 8 / Z3 Southwest Work Area Electrical: 110 VAC - Faulty outlet with loose, disconnected or crossed wires.
78. Room 14 Work Area Walls: Paint and paneling - Water damage with mold presence possibility. Consult a mold expert for further evaluation.
79. Room 14 Work Area Floor: Linoleum - (1) Damaged floor (2) Asbestos Presence Possibility Here or in other rooms: The adhesion mastic under vinyl tiles may contain asbestos. Any change or modification here should be done cautiously and properly. Consult with an asbestos expert to verify if removal is necessary.
80. Room 14 Work Area Doors: Wood - (1) Loose or missing hardware (2) Door sticks and partially damaged (3) Wall edge damaged.
81. Room 14 Work Area Windows: Aluminum slider - (1) Hard operation. Lubricate, repair or replace as necessary (2) Missing screen here and in the other classrooms
82. Room 9 Work Area Closet: Shelves - Cabinet door needs repair
83. Room 9 Work Area Floor: Linoleum - (1) Damaged floor (2) Asbestos Presence Possibility Here or in other rooms: The adhesion mastic under vinyl tiles may contain asbestos. Any change or modification here should be done cautiously and properly. Consult with an asbestos expert to verify if removal is necessary.
84. Room 15 Work Area Floor: Linoleum - (1) Damaged floor (2) Asbestos Presence Possibility Here or in other rooms: The adhesion mastic under vinyl tiles may contain asbestos. Any change or modification here should be done cautiously and properly. Consult with an asbestos expert to verify if removal is necessary.
85. Room 10 Work Area Floor: Linoleum - Damaged floor. See other notes regarding asbestos in this report.
86. Room 11 Work Area Floor: Linoleum - Damaged floor. See notes regarding asbestos in other areas.
87. Room 16 Work Area Floor: Linoleum - Damaged floor. Asbestos presence possibility.
88. Room 16 Work Area Electrical: 110 VAC - Missing or loose outlet/switch cover plates
89. Room 17 Work Area Floor: Linoleum - Damaged floor with exposed mastic. See notations regarding asbestos in other areas.
90. Room 12 Work Area Ceiling: Suspended ceiling - Cracked panel noted
91. Room 12 Work Area Walls: Paint and paneling - Damaged cabinets here in other rooms noted.



## Serviceable Summary (Continued)

- 92. Room 12 Work Area Floor: Vinyl - **Damaged floor. See notations regarding asbestos in other areas.**
- 93. Room 12 Work Area Electrical: 110 VAC - **Faulty outlet with loose, disconnected or crossed wires.**
- 94. Maintenance Room Work Area Walls: Paint and paneling - **Surface mold noted.**
- 95. Maintenance Room Work Area Electrical: 110 VAC - **Missing or loose outlet/switch cover plates**

## Employee Lounge

- 96. Building 1 Zone 2 Employee Lounge Disposal: In-Sinkerator - **Loud**
- 97. Building 1 Zone 2 Employee Lounge Electrical: **Non-GFCI or GFCI labeled outlet. Consult a qualified Electrician.**
- 98. Building 1 Zone 2 Employee Lounge Counter Tops: Formica - **Water damage present under the counter. Dry at inspection time.**
- 99. Building 1 Zone 2 Employee Lounge Cabinets: Wood - **Cabinet door needs adjustment**
- 100. Building 1 Zone 2 Employee Lounge HVAC Source: Wall Unit - **The left wall unit not functional/semi-functional. Consult an HVAC expert.**