

Confidential Inspection Report
1234 NE Might Buy This Property
Unknown, OR

Prepared for: Potential Buyer



Prepared by: Inspectek West, Inc.
13703 NW Mill Creek Dr.
Portland, OR 97229
503.799.7761 tincup363@hotmail.com

This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.

Report Table of Contents

INSPECTION CONDITIONS	4
FOUNDATION - STRUCTURE - EXTERIOR	6
ROOFING SYSTEM	15
PLUMBING SYSTEM	20
ELECTRICAL	23
HEATING SYSTEMS	25
INTERIOR AREAS	25

INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:

FILE #:

13041.

DATE OF INSPECTION:

N/A.

TIME OF INSPECTION:

N/A.

CLIENT NAME:

Potential Buyer.

INSPECTION SITE:

1234 NE I might buy this property dr.

INSPECTION SITE CITY/
STATE/ZIP:

Unknown, OR.

INSPECTORS:

Larry Hay, OCHI #060; Cory Hay, OCHI #120; Brian Hay, OCHI #1131.

CLIMATIC CONDITIONS:

WEATHER:

Clear.

SOIL CONDITIONS:

Damp.

APPROXIMATE OUTSIDE
TEMPERATURE in F:

70-80.

BUILDING CHARACTERISTICS:

MAIN ENTRY FACES:

East.

ESTIMATED AGE OF
HOUSE:

13 +/- years old.

BUILDING TYPE:

Apartment complex (126 units)

STORIES:

2.

SPACE BELOW GRADE:

Crawl space.

UTILITY SERVICES:

WATER SOURCE:

Public.

SEWAGE DISPOSAL:

Public.

UTILITIES STATUS:

All utilities on.

OTHER INFORMATION:

AREA:

City.

HOUSE OCCUPIED?

Yes.

CLIENT PRESENT:

Yes.

PEOPLE PRESENT:

Selling agent, Purchaser.

PAYMENT INFORMATION:

TOTAL FEE:

Negotiated at time of inspection.

PAID BY:

Invoice.

REPORT LIMITATIONS with ARBITRATION CLAUSE

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the

building, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

FOUNDATION - STRUCTURE - EXTERIOR

CONDITION DEFINITIONS: **CONFIDENTIAL - FOR CLIENT USE ONLY**

- GOOD** - *Satisfactory with normal wear and tear*
FAIR - *Satisfactory but declining in usefulness*
POOR - *Unsatisfactory in need of immediate repair*

The following opinion is based on an inspection of the visible portion of the foundation and exterior. This report is not intended as a termite clearance. We recommend you obtain the services of a licensed pest control operator to determine the presence of any termite infestation.

GENERAL COMMENTS:

The following costs are guidelines only and should not be used without a full range of quotes by licensed professionals. Hidden and undiscovered damage/problems can only be determined after repairs are commenced. We attempt only to generalize the scope of the defects and the cost associated with repairs and replacement.
Bulk water remediation and sump pump placement: \$ 16,500.
Structural repairs for #4153 & 4145 not determined. Obtain quotes.
Siding replacement: Due to the significant visible siding damage we suspect additional damage to stud walls at numerous areas identified in the report. It is our understanding that current contractor bids range from mid \$400,000 to \$850,000. In our opinion the

high end of the range is more likely; \$820,000 to \$900,000.

Roof repairs; includes pipe flashings: \$12,000.

Post and beam replacement in crawl spaces: \$13,000.

Attic sheathing repairs independent of roof repairs: \$6000.

Interior conditions are subjective when it comes to repairs and we encourage the buyer to obtain quotes for carpets, sheet goods, utilities, appliances, etc. Given the overall condition of the interiors (in our opinion good to fair) we would consider these repairs to be minor. Most of the sheet goods in the bathrooms and at the entry doors should be re-caulked to keep moisture intrusion to a minimum; these would be done on a hourly rate and as such we would quote as minor repairs. The same would be true for the leaky sinks and faucets in the kitchens and baths.

FOUNDATIONS:

Stick built, concrete pier pads with 4x4 posts for support. 2x6 Exterior walls.

Subfloor Materials:

2 x 6 Tongue and Groove cardecking over girders. Lumber subfloor. Good overall condition. **Unit #76- Poor**. Floor on inside is bad at entry door area. Extensive problems noted around door and to floor at entry. Expect to find extensive damage to the subfloor on the interior as well as to the exterior wall. Further evaluation is recommended.

Evidence of Settlement:



Major structural cracks were noted at the following areas; North elevation of building #4153. Large fishers in the earth are also noted at this same area and could be leading to movement of the building. These fishers show signs of obvious geological movement. We advise further evaluation by **a structural engineer** to ensure the integrity of the structure for building #4153. Additionally building #4145 has several posts and piers where the angle of repose for the grade puts the posts at risk during seismic movement; these should also be evaluated by a structural engineer.

Crawl Spaces:

Every crawlspace was inspected. Each crawlspace has two different accesses, with a concrete foundation wall separating the two sides. Each crawlspace had insulation up under all the floors, in the rims and sills, which only allows for spot checks for wood destroying organisms. Our comments are based on the conditions at the time of the inspection. Any issues or repairs noted in this report should be evaluated and repaired by a licensed professional. Every crawlspace showed signs of **dead carpenter ants**, located in the corners in cobwebs as well as other locations. Some live ants were also found in the crawl spaces. We recommend that buyer budget for a pest application on all the buildings prior to purchase. The other issues found in each crawlspace are as follows; **Building 4131**: Bulk water noted in crawlspace. Current standing water. Needs to have a drainage contractor evaluate and provide a positive drain system to keep the crawl space dry at all times. The subfloor condition is not known and would require removal of all insulation to fully inspect for mold and mildew issues. Remove water and have re-inspected. **Building 4133**: Remove wood debris, re-stretch vapor barrier and re-hang fallen insulation. **Building 4135**: Remove wood debris, re-stretch vapor barrier and re-hang fallen insulation. **Building 4137**: Remove wood debris, re-stretch vapor barrier and re-hang fallen insulation. **Building 4139**: Remove nested animal in crawlspace. re-screen all open foundation vents. Dryer ducts have become disconnected. Remove all lint and reconnect the ducts. Remove all wood debris and re-hang fallen insulation. **Building 4141**: Re-stretch vapor barrier. Remove dead carcass and wood debris left in the crawlspace. Re-screen all open foundation vents. North access has a nested animal that needs to be removed. Nested animal makes the North elevation inaccessible, safety is an issue. Remove animal and have re-inspected. Re-hang insulation; and wiring that lays on ground needs to be re-secured up off the floor. **Building 4143**: 100 percent Bulk water is noted throughout the crawlspace. 5-6" deep of water. Non-working sump pump is noted, recommend replacement of the sump pump to insure that bulk water is removed from the crawl space at all times.. Approx. 30-40

percent of the 4x4 support posts have sustained rot damage and are in need of immediate replacement. Insulation was pulled back at a few different areas and mold/mildew was noted to the underside of the subfloor. We recommend that all the insulation be yarded out under this crawlspace and be checked thoroughly for additional damage from mold, mildew, and pests. In the South half of the crawlspace bulk water is also noted. The posts appear to be satisfactory. The SW corner of this crawlspace is the wall that has significant signs of pest damage from the outside. I was unable to determine the extent of damage from the crawlspace. This area will be discussed further under the exterior walls portion. A new 6 mil black plastic vapor barrier needs to be added. Both of these crawlspaces need to have sump pumps added to keep water out. **Building 4145:** 5-6 posts along the West elevation set on grade that does not have an angle of repose that meets the minimum standards of 45 degrees. This means that the concrete pier posts are at risk for movement and failure. There is some evidence already that the piers have moved. A structural engineer should also evaluate this area prior to purchase or repairs. There is bulk water in North half of crawlspace at the SE corner. Footings in this crawlspace will not allow water to access low point drain, some trenching will be needed to void water properly. Approx 6" of water noted. The South portion of crawl space has 100 percent bulk water. A Sump pump will be needed to address situation and possibly some trenching. Approx. 40 percent of the 4x4 support posts have sustained damage and need to be replaced. Vapor barrier needs to be replaced. **Building 4147:** Sump pump is needed in both areas. Bulk water noted approx. 3-4" deep all through crawlspace. South is dryer than North, but both need addressed. **Building 4151:** Bulk water noted in crawlspace at the North elevation. Consider adding a sump pump. **Building 4153:** Bulk water noted at the NE corner of South access. Rot damage noted to SE corner stud wall. Siding needs to be removed and checked for how extensive the damage is. Unable to tell from crawlspace, I would expect significant damage given the visible signs of pest damage. Remove all wood debris from crawlspace. Remove dead cat that is in crawlspace. **Building 4155:** Leak at copper water line stub (hose bib) out noted at the NW access. Currently leaking. repairs recommended. **Building 4159:** Water noted at north access hatch, but dry underneath the units. In the SW access 1 4x4 post is leaning and needs to be re-set and shimmed. This post is at the North elevation of the SW access right along the foundation wall. Monitor crawlspace during periods of heavy rainfall and check for bulk water in crawlspace. It is dry now. **Building 4161:** Standing bulk water noted throughout the crawlspace. Moisture stains noted on posts. Unable to inspect crawlspace due to bulk water. Water was too deep to inspect the crawl space. As is the case with all bulk water have a drainage contractor evaluate and provide a positive drain system to keep crawl space dry at all times. **Building 4163:** Signs of past moisture in the crawlspace. Monitor during periods of heavy rainfall to ensure crawlspace stays dry during the winter. Re-hang fallen insulation. **Building 4165:** Re-hang insulation under the West access. Limited access at the East due to dead carcass at access entry. Paw prints noted on vapor barrier. Remove dead carcass and nested animal.



GRADING & LANDSCAPE:

Grading:

Negative grade noted next to the foundations of almost all of the buildings. Have a drainage contractor improve grade at all the buildings to provide a **positive slope away** from buildings. This will help with the bulk water issues noted in the crawl space section of the report.

Landscape:

Trees are contacting the building - Consider trimming or tree removal to improve

appearance.

EXTERIOR WALLS:

Predominant materials:

OSB (Oriented Strand Board)

Overall Condition:

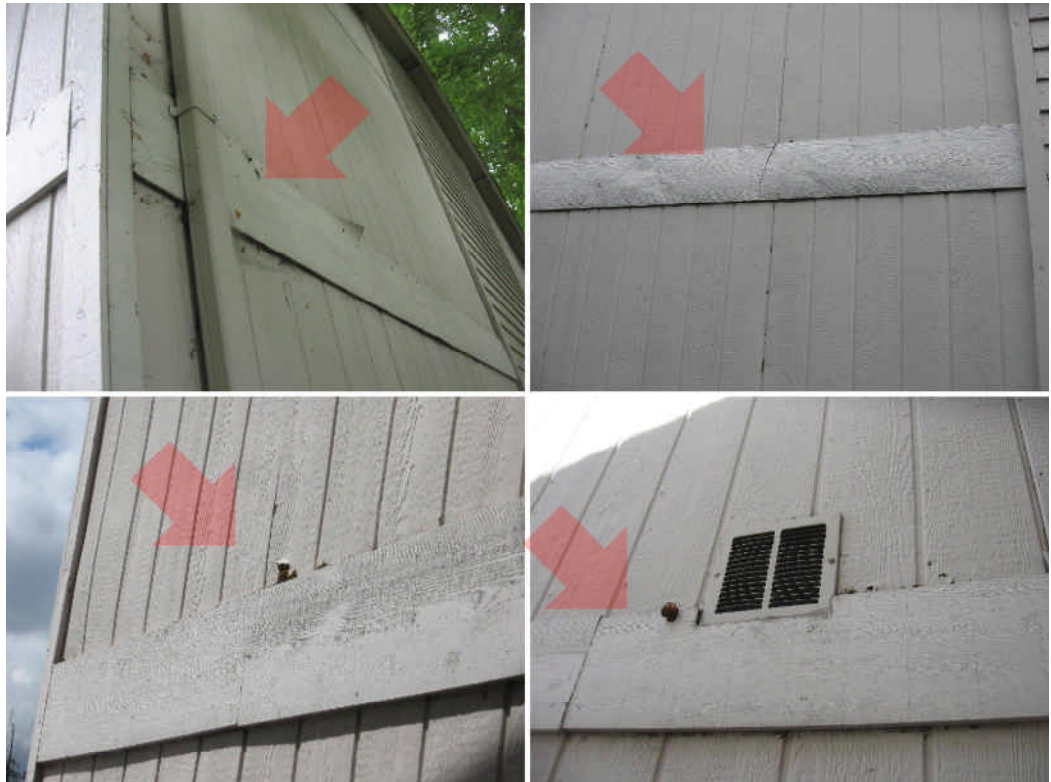


Extremely Poor condition. Siding was put on without the benefit of a vapor barrier. This has increased the potential for hidden damage; siding application without the proper vapor barrier is a recipe for moisture intrusion. Buyer has negotiated to have all 16 buildings re-sided by a licensed siding contractor. In our opinion, all of the siding has failed, and should be replaced. The digital camera work should give you an understanding of **extensive damage due to rot or pests**. We recommend that a representative amount of siding removed, and further evaluation to be done to determine if additional rot or pest damage exists to stud walls and/or deck framing. Each building was inspected individually. After careful evaluation of all the exterior siding, we found that approximately 90 percent of the siding shows signs of rot damage, improper repairs, and improper flashings. **Extensive rot and/or pest damage exists to approximately 70 percent of this siding.** We strongly recommend that **all the siding be removed** and interior stud walls be checked for hidden damage. Based on our visual findings, we have reason to believe that extensive hidden rot and/or pest damage exists. It is impossible to tell how extensive the rot and/or pest damage is the siding has been removed and the stud walls are exposed. Areas are noted where extreme rot and pest damage to exterior stud walls can be seen from the outside, but the amount of rot and total cost for repairs will be difficult to calculate until all the siding has been removed. Termite wings and damage were found at a few different areas, we

will not know how extensive this damage is until the siding has been removed. Areas noted like unit #60, and building #4143 where significant termite damage is visible would suggest extensive interior wall and stud damage. The visible evidence under all the decks (water stains and bowed siding) suggest that there will be significant rot and pest damage in these areas; the full extent of the damage can not be determined unless the siding is removed around these decks.

Decks:

Significant rot and/or pest damage is noted to exterior joists, beams, and siding of decks. We anticipate that with the amount of rot damage and moisture intrusion visible from the exterior that extensive repairs will be needed. Each of the decks substructure and stud walls located behind ledger boards are at high risk for extensive hidden rot damage due to the excessive amount of moisture intrusion which can be seen from the exterior. We recommend that all areas around the decks have the siding removed and checked thoroughly for hidden rot and pest damage. The only way to be sure how much hidden damage exists is to completely open up areas around decks. Expect significant damage and repairs to almost all decks. Remove carpet from deck #99, unable to inspect.



WINDOWS:

Predominant Type:

Vinyl Windows.

Overall Condition:

Good.

DOORS:

Front Entry Doors:

Good condition. Split **door jamb** noted to the following units: #52, 39, 26; 38, 72.

Overhead/Glass Sliding Doors:

Good condition. The carpets in front of all glass slider doors should be peeled back to expose the condition of the underlayment; given the extensive rot around the decks I would expect floor damage in front of almost all of the glass slider doors.

TRIM:

Poor. See siding remarks.

PARKING AREAS:

Surfacing Material:

Asphalt.

Condition:

Fair. Some expansion cracking is present. Normal for aged materials. Some **repairs** will be needed around storm drain between building 4139-4141.



TERMITE DAMAGE:

Evidence of termite activity was noted and some extensive damage exists. Recommend siding be removed and all areas checked for hidden damage. A pest application will be required after repairs are completed.

FENCING/STAIRS:

Fencing:

Chain link fencing. Fair overall condition.

Stairs:

Fair condition.

CARPORTS:

Good. Metal posts with galvanized metal roofing. Viewing was restricted on some of the roofs due to trees. **Significant damage** noted to metal pole for the carport between parking spots #43-44. This needs to be replaced in the near future.

**Approximate Year of Construction:**

1994, 13+/- years old.

ROOFING SYSTEM**CONDITION DEFINITIONS: CONFIDENTIAL - FOR CLIENT USE ONLY**

- GOOD** - Satisfactory with normal wear and tear
FAIR - Satisfactory but declining in usefulness
POOR - Unsatisfactory in need of immediate repair

This inspection is made on the basis of what is visible and accessible on the day of the inspection and is not a warranty of the roof system or how long it will be watertight in the future. For an accurate cost on what repairs or replacement cost will be, a licensed and insured roofing contractor should be called. All roof coverings require periodic maintenance and should be visually inspected once a year. Buyers are encouraged to ask sellers about the presence of any roof leaks.

ROOF TYPE & CONDITION:

Type:

Gable. 1 layer of roofing.

Roof Covering:

Composition shingles.

Overall Condition:



Fair, Approx. 14 +/- years old. Overall roof coverings show normal weathering commensurate with its age. Roof shows signs of granulation loss to its surface, with some areas exposed to accelerated weathering. None of the roofs were flashed properly at the eaves, the felt paper was cut back approx 5" with no starter course. We recommend that the eaves be properly flashed when the roofs are re-done. De-Moss all the roofs. Tree limbs are contacting the roof surfaces in quite a few different areas and should be trimmed off. All the roofs showed signs of past patching and we recommend that these all be maintained and monitored each year to keep roofs from leaking. With roofs this age, regular maintenance each year will be important and necessary. All issues discussed in this report should be evaluated and repaired by a **licensed roofing contractor**. Each building was inspected independently and the issues for each are as follows: **Building 4131**: Missing shingles, areas of past patching noted. Monitor. Roof has 3-5 years of remaining life left. **Building 4133**: Laundry room floor is missing entire ridge cap. This needs to be repaired ASAP. Missing shingles noted. Past patching noted and need to monitor. Roof appears to have 3-5 years left. **Building 4135**: Missing shingles, past patching needs to be monitored. 3-5 years left. **Building 4137**: Softness and deflection noted to roof between units 30-32 at the entry walk way. It appears that some sheathing has sustained damage and will need to be replaced when the roof is re-done. This roof appears to have 3-5 years of remaining life left. Some repairs will be needed each year. **Building 4139**: Past patching noted that needs to be monitored. Wasp nest noted under metal pipe vent flashing around unit #36. Roof appears to have 3-5 left. **Building 4141**: Laundry room roof needs to be de-mossed at the NW elevation. Wall to roof transition for the laundry room roof needs to be re-done, signs of moisture intrusion behind siding. Individual roof tabs at the West elevation have started to lift up and some additional flashing may be needed at this area to keep moisture intrusion out. Roof appears to have 3-5 years of remaining life left. **Building 4143**: Prior patching noted and needs to be monitored. Exposed fasteners noted at the

ridge cap, these need to be caulked. Damaged shingles noted that are in need of replacement at the ridge cap and in the field. Roof appears to have 3-5 years of remaining life left. **Building 4145:** Previous patching noted next to eaves, it appears from wind damage. Monitor. Roof has 3-5 years of remaining life left. **Building 4147:** Patched shingles noted. Missing shingles noted at the NE corner that need to be replaced. Roof appears to have 3-5 left. **Building 4151:** Roof has 3-5 years left. **Building 4153:** Past patching noted. missing shingles noted that need replacement. Roof has 3-5 left. **Building 4155:** Missing shingles noted and need to be replaced. Roof has 3-5 years remaining. **Building 4159:** Horizontal stress cracks noted to the individual roof tabs. Significant signs of patching noted at the SW corner. Damaged shingles noted at the SE corner. Repairs are needed. Roof appears to only have 1-2 years of life left. **Building 4161:** Missing shingles, and prior patching noted. Monitor. (This roof has more like 2-3 years left of remaining life.) **Building 4163:** Black jack patching noted above both entry walkways. These areas need to be monitored frequently and kept patched. (This roof has 2-3 years left of serviceable life.) **Building 4165:** Uplifted flashings, soft spots, potential damaged roof sheathing, damaged shingles, and missing shingles all noted above unit #122. Past patching and caulk is noted and needs to be monitored. Roof appears to have 3-5 years left. **Issues discussed in this report should be repaired immediately to keep roofs from potential leaks.**



VALLEYS/FLASHING:**Flashing:**

Rubber flashings at plumbing vent stacks are older showsigns of deterioration to approx. 70 percent of the pipe vent flashings; rainwater leakage potential is present. We recommend that buyer budget to replace all rubber flashings ASAP. There appears to be about 10 to 12 pipe vents per roof. Re-paint all gable end flashings. Missing kick-out flashings are noted at all the wall to gutter transitions. These flashings help direct and void all rainwater into the gutters. Not having the proper kick-out flashings present at all the transitions is allowing water to get behind the siding and run down the exterior walls. A licensed roofing contractor should evaluate and add kick-out flashings to all transitions when the buildings are re-sided to prevent this from happening in the future.

OVERHANGS/ROOF EDGE:**Type:**

Open rafter ends.

Condition:

Good.

ATTIC:**Accessible for inspection?**

Yes. Viewing was limited due to insulation and framing. All units that had attics were inspected per request of the buyer. Our comments are based on our findings.

Evidence of Leaks/Mold & Mildew:



The following units showed signs of leaks and/or mold and mildew at the following areas: #32, 40- minor signs of mold/mildew noted, #36- significant signs of moisture stains noted at the wall to roof transition, #75- mold/mildew noted around kitchen vent, #7- leak and mold around pipe vents, significant amount of sheathing damage noted. #63- leak around pipe vent, 57 & 60- mold/mildew noted, #56- leaks noted at the wall to roof transitions. Flashings have failed. 113 & 114- minor mold/mildew noted, #43 & 44- minor mold and mildew, #96- attic shows signs of leaking at vent for kitchen range, #47 & 48- moisture stains noted at wall to roof transitions, flashings have appeared to fail. #51 & 52- mold and mildew noted. #31- roof leaks around vent for range, and it appears that some roof sheathing has sustained some damage at this area. Mold and mildew also noted. ,



ROOF SUPPORT:

Construction Type

2x4 trusses at 24 inch centers.

Roof Sheathing:

Oriented strand board, Good overall condition.

INSULATION:**Predominant Type and
Estimated R-Value:**

12 inches blown Fiberglass: R-30.

Side-Wall Insulation

Not determined.

VENTILATION:

Soffit vents, Roof vent(s). Good. The following units need the bathroom fans re-routed to a roof jack in the attic: #36, 44, 28.

GUTTERS & DOWNSPOUTS:**Type and Condition:**

Aluminum. Good overall condition. Gutters are restricted and full of debris in quite a few different areas and all are in need cleaning.

RECENT WEATHER CONDITIONS HAVE BEEN:

Dry.

PLUMBING SYSTEM**CONDITION DEFINITIONS: CONFIDENTIAL - FOR CLIENT USE ONLY**

- GOOD** - *Satisfactory with normal wear and tear*
FAIR - *Satisfactory but declining in usefulness*
POOR - *Unsatisfactory in need of immediate repair*

It is not within the scope of this report to determine the degree of salinity, quality, or volume of any well water or the operational effectiveness of any water treatment equipment. Contact your local Health Department for these tests. Determination of pinhole leakage at water supply lines in an attic or structure is limited to areas where pipes are visible and accessible. Operation of time clock motors is not verified. From time to time, you will have to replace such items as toilet flappers, faucet washers or cartridges, and P-traps, as these items wear out every few years. Hot water can scald. Be careful!

GENERAL COMMENTS:

Generally good to fair condition.

WATER SOURCE:

Municipal service.

Supply Pressure in PSI:

60 lbs at the bibs; good PSI.

Overall Condition:

Good.

INTERIOR SUPPLY LINES:

Predominant Type:

Copper.

Flow:

Good.

WASTE/VENTING PROVISIONS:

Sewer.

Interior Waste Lines:
Predominant Type:

ABS plastic.

Drainage:

Good.

Evidence of past or present
leaks?

None.

Venting:

Adequate.

HOT WATER SOURCE:

Primary Water Heater Type:

Electric.

Unit # and Size in Gallons:

All approx. 50-52 gallons.

Year of Manufacture:

Units not represented here were not accessible at the time of inspection: Unit #
Years old +/-; 2-5; 3-7;4-8; 5-NA; 6-5; 7-1; 8-2; 9-3; 10-8; 11-12; 12-12; 13-12; 14-7; 15-
12; 16-5; 17-7; 18-5; 19-6; 20-6;21-6; 22-7; 22-7; 23-12; 24-12; 25-6; 26-12; 27-8; 28-
12; 29-12; 30-2; 31-12; 32-4; 33-4; 34-12; 35-4; 36-8;37-6; 38-7;39-7; 40-12; 42-NA;
41-4; 43-7;44-12; 45-7; 46-NA; 47-4; 48-12; 49-8;50-12; 51-12; 52-12; 53-12; 54-12;
55-4; 56-12; 57-12; 58-12; 59-12; 60-12; 61-12;62-12; 63-12; 64-12; 65-12; 66-12; 67-
12; 68-12; 69-12; 70-12; 71-12; 72-12; 73-NA; 74-12; 75-12; 76-NA; 77-12;78-NA; 79-
12; 80-12;81-12; 82-12;83-12; 84-12; 85-NA; 86-12; 87-12; 88-12; 89-12; 90-12; 91-

12; 92-12; 93-12; 94-12; 95-12; 96-12; 97-6; 98-12; 99-12; 100-12; 101-12; 102-12; 103-12; 104-3; 105-2; 106-3; 107-NA; 108-2; 109-2; 110-7; 111-6; 112-4; 113-12; 114-12; 115-10; 116-6; 117-8; 118-5; 119-12; 120-NA; 121-1; 122-3; 123-2; 124-4; 125-5;

Equipment Condition:

Water heaters are sold with a 5-10 year warranty. Water heaters that are older than this are consider to be at or near the end of their serviceable life. Buyer needs to budget to replace all water heaters that are older than this in the near future. The following units showed some signs of problems and they are as follows; All units over 5 years old showed signs of rust/corrosion to the supply stubs and are in need of cleaning with a wire brush. 99- Signs of past leaks around the base and moisture stains noted on the floor. Unit needs to be removed and floor checked for possible hidden damage. 36- significant rust/corrosion noted at supply stubs, 100- significant rust and signs of leaks. Near end of life. 62- check floor for hidden damage, signs of past leak noted. 106- remove unit and check floor for hidden damage, signs of past leaks noted. 30- no seismic strapping, 2- mold/mildew noted around unit from previous leak, 5- current leak, standing water, and rot noted to floor. Remove unit and check for damage.

PLUMBING FIXTURES & BATHS:**Baths- Sinks:**

The following sinks were in poor condition: #51, 25, 27, 83, 12, 5, 123, . The following units had poor plumbing under the sinks and/or faucet problems: #83, 75, 93, 6, 101, 6, 125, 120, .

Toilets & Flooring:

The following units have toilets that are loose. We advise that a licensed plumber remove the toilets, replace the wax seal, and evaluate the flooring for any hidden damage in the following areas: #62, 58, 60, 49, 47, 43, 33, 25, 83, 77, 101, 103, 105, 112, 116, 18, 6, 7, 126, . The following units showed elevated levels of moisture around the toilets and/or next to tub that should be evaluated further: #51, 31, 32, 100, . The following units had swollen underlayment and soft floors noted around toilets or next to tubs, and we advise further evaluation: #53, 49, 47, 43, 33, 35, 83, 90, 105, 111, 114, 32, 116, 117, 18, 21, 7, . The following units had rot to flooring: #41, 33, 18, 21, . Toilet in following units show signs of leaks: 74, 18, 6, 120, 115.

Showers:

Fair.

Tubs:

The following units had tubs in poor condition: #51, 30, . Re-caulk around tub spigot in the following units: 75, . Tub has slow drain at the following areas: 30, 3, 4, 5, 123, .

Bathroom Fans-Ventilation:

The following units had bathroom fans that are in need of replacement: #47, 87, 28.

FIRE SPRINKLER SYSTEM:

Not tested.

ELECTRICAL**CONDITION DEFINITIONS:CONFIDENTIAL - FOR CLIENT USE ONLY****GOOD** - *Satisfactory with normal wear and tear***FAIR** - *Satisfactory but declining in usefulness***POOR** - *Unsatisfactory in need of immediate repair*

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire building should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection.

MAIN SERVICE:**Service Entrance:**

Underground. Good.

MAIN DISCONNECTS:**Incoming Wiring:**

#2 Aluminum, Anti-oxidant paste has been applied.

Location of Service Disconnects:

Exterior of buildings.

BRANCH CIRCUIT PANELS:**Location:**

Bedrooms.

Main Circuit Rating:

100 amps.

With:

Circuit breakers.

Workmanship and Layout:Good. **Failed circuit breaker** noted to breaker in unit #14, an electrician should evaluate and repair ASAP.**Anti-Oxidant Paste on Aluminum Cable?**

Yes.

Circuit Breakers: Size vs Indicated Use:

Good.

BRANCH CIRCUIT WIRING:

Wire Size vs Indicated Use:

Good.

Predominant Wire Type:

Copper.

ELECTRICAL GROUNDING:

Condition:

Good.

OUTLETS/SWITCHES/FIXTURES:

Outlets: Overall Condition:

Good. Some outlets are loose and in need of tightening. Missing faceplates should all be replaced. **Overheated plug** noted in bedroom of unit #6, and should be removed and checked by an electrician.

Switches: Overall Condition:

Good.

Fixtures: Overall Condition:

Good. Some fixtures were **inoperative at time of inspection** probably due to **bad bulbs**. Change the bulbs and if they still are not operative further evaluation is recommended.

GROUND FAULT INTERRUPTER (GFI) CIRCUITRY:

Good overall condition. A Ground Fault Interrupter (GFI) provides accidental shock protection in potentially hazardous areas where grounding could occur easily. Their presence serves to insure the continued safety of occupants. Exterior outlets were not tested due to stored items on the inside of the units.

SMOKE ALARMS:

Missing smoke detectors noted at the following units: 4, . Smoke alarms were not tested at the time of inspection.

HEATING SYSTEMS

CONDITION DEFINITIONS: CONFIDENTIAL - FOR CLIENT USE ONLY**GOOD** - Satisfactory with normal wear and tear**FAIR** - Satisfactory but declining in usefulness**POOR** - Unsatisfactory in need of immediate repair

The best preventative maintenance for air conditioners and heaters is regular cleaning or changing of air filters, at least every 60 days. Evaporator cooling coils periodically need cleaning by an air conditioning contractor to insure optimum performance. Operation of time clock motors is not verified. Gas pilot lights are not lit during the inspection.

System Type:

Individual Room Units. Cadet forced air wall units.

Overall Condition:

Good.

Approx. Age:

14 +/- years old.

Type of Model:

Model X, these units are not under recall.

Heating System Overall Condition:Good. **Broken knobs** for cadet heater was noted at the following units: #66, **Rust/corrosion** noted to cadet heater in units #77(bathroom), .**Approx. Watts:**

750-1100. Good.

Controls:

Good.

INTERIOR AREAS

CONDITION DEFINITIONS: CONFIDENTIAL - FOR CLIENT USE ONLY**GOOD** - Satisfactory with normal wear and tear**FAIR** - Satisfactory but declining in usefulness**POOR** - Unsatisfactory in need of immediate repair

Most small cracks at interior walls & ceilings are minor and should be considered as cosmetic flaws. Repair includes patching and caulking, then painting. No effort is made to move furniture or other stored items which are sometimes present and restrict viewing at interior areas. Garage door openers should be checked monthly for proper operation of their auto reverse feature. Remote control mechanisms are not tested.

GENERAL COMMENTS:

The following areas were inaccessible due to stored items or locked doors: Bedroom in #39, Bedrooms and bath #86, bedroom 120, windows #123, and kitchen 120. Unit #13 was not inspected.

WALLS:

The following units showed excessive **moisture intrusion** on the inside of the walls around the windows.: #49, 103, 104, 83, 6 (tenant says that during heavy rains water is visible on the inside wall of the living room). Large truss heave noted in unit #103. Damage to walls noted in the following units: #86 (under cadet heater), 126, 123, **Mold and mildew** noted in the following units: 7, .

CEILINGS:

Fair overall condition.

FLOORS:

The following units had **poor** carpet: #64, 51, 47, 43, 86, 90, 112, 22, 33, 108, 5, 7, 115, 126, 123, 120, . The following units had **swollen flooring** noted and possible hidden damage at the entry ways, probably due to excessive moisture running down walls: #43, 35, 103, 75, 18, 93, 101, 108, 2, 123, **Sunken areas** noted in flooring in the following units: 5, .

DOORS:

Fair overall condition of the interior doors. Some units had missing doors and minor damage.

WINDOWS:

The following units showed signs of **moisture intrusion and water** on interior windows: #66, 58, 53, 47, 41, 25, 27, 106, 32, . The following units had faulty therma-seals noted to windows: #47 (2 windows), 43 (1), 39 (1), **Damaged** window frame noted in the following units, 4, . **Mold and mildew** noted on the following units: 5, 7, .

OTHER COMMENTS:

Light fixture (ceiling fan) for unit #32 is loose in the eating area.

CLOSETS:

Signs of **leaks** at the following unit closets: 3, Unable to source the leak, most likely from the bathroom above.

BATH AREAS:

The following units had **poor** flooring noted: #60, 51, 47, 43, 87, 74, 90, 105, 112, 12, 126, 125, .

KITCHEN AREA:

The following units had **poor** kitchen flooring noted: The condition would be old and worn sheet goods, no rot damage was viewed. #43, 87, 105, 112, 114, 116, 17 (soft in front of dishwasher), 18, 126, 123,

KITCHEN APPLIANCES**Dishwashers:**

The following units had dishwashers that were in **poor** condition: #66, 112, 17. Poor condition would suggest replacement as opposed to repair.

Range & Oven:

The following units had range and ovens that were in **poor** condition: 126, Older units that could be repaired.

Refrigerators:

The following units had **poor** refrigerators: 6, .

Disposals:

The following units had disposals that were in **poor** condition: #60, 55, 5, 6, 44, 70; Budget to replace these disposals.

Fan/Vent Hood:

The following units had fan/vent hoods that were in **poor** condition: #61, 41, 81, 75, These units would need repairs.

Plumbing Under Sinks:

The following units had **poor** plumbing: #61, 60, 103, 108, 123, 33, 44, 68. Budget for plumbing repairs in the near future.. The following units had **poor** sinks and/or faucet problems: #60, 86, 55, 6, 67.. Unit #25 has water in the light fixture above the sink. This is a bottom floor unit. It appears that the plumbing in unit #27 above it has failed. We recommend that the dishwasher in #27 be pulled out and checked for hidden damage and to also make sure the dishwasher does not leak. Unable to tell where the leak is coming from. Recent repairs to the sink and disposal plumbing in #27 may not have rectified the problem. Further evaluation is recommended.