



INSPECTOR IAN

NACHI Certified Residential & Commercial Property Inspectors

COMMERCIAL PROPERTY INSPECTION REPORT # xxxx

Date of Inspection: June 13 , 2009



For the Property located at:

*For the Exclusive Use of:
Sample Report*

Important, please read:

Your reliance upon the information contained in this report in the purchase of property is **your acknowledgement** that you have read the entire report, including our contract and Standards of Practice, and that **you agree to and accept** all of the terms, conditions and limitations contained in those documents.

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Terms & Conditions

The primary purpose of the inspection is to enhance the Client's information and knowledge about the residential building. This inspection is not a substitute for any property disclosure statements required by law or lending institution; nor does it substitute for or replace any disclosure obligation of the seller. The Inspector has no present or contemplated future interest in the property to be inspected.

The inspection will not commence until the Inspector receives this agreement, signed by the Client. Prior to the inspection, the Client will notify the buying/listing or building's agent, or owner of the property, of the date and time of the inspection. Client will ensure that all utilities are turned on prior to the inspection. Client hereby represents and warrants that all approvals necessary have been secured for the Inspector's entrance onto the property. The inspection and report is only for the subject building listed above. Any other structures will be subject to further negotiation and additional fees.

Fees & Cancellation Policy: The Client, for the completion and delivery of the inspection report described herein, agrees to pay to the Inspector the sum listed above. Payment is due at the time of the inspection. Checks should be made payable to "Ian Westmoreland". If Client defers payment until a later date, the Inspector may withhold the report until payment is received. If a second visit to the property is required in order to complete the inspection, for any reason beyond the inspector's control, a revisit fee of \$150.00 will be charged. Re-inspections of the subject property as requested by the Client for any reason shall be bound by this agreement. If the inspection appointment is canceled or rescheduled with less than twenty four (24) hours notice a revisit fee of \$150.00 will be charged. The Client agrees to pay all legal and time expenses incurred in collecting due payments, including attorney's fees, if any. If Client is a corporation, LLC, or similar entity, the person signing this Agreement on behalf of such entity does personally guarantee payment of the fee by the entity.

The written report to be prepared by the Inspector shall be considered the final and exclusive findings of The Inspector of the structure. As it may relate to this residential building inspection, Inspector may offer comments as a courtesy, but these comments will not comprise the bargained-for report. Client understands and agrees they will not rely on any oral statements made by the Inspector prior to the assurance of the written report. The report will be hand delivered, faxed, emailed or posted by mail to the Client no later than forty eight (48) hours from the end of the inspection. Client understands and agrees that Inspector reserves the right to modify the inspection report for a period of time that shall not exceed forty eight (48) hours after the inspection report has first been delivered to Client.

Scope and Limitations: Inspector agrees to perform a visual inspection of the residential building and to provide Client with a written inspection report identifying the defects that Inspector both observed and deemed material. Where accessible, Inspector will view a representative sample of the building components covered under this inspection to be used in the preparation of the written inspection report. Areas that are not readily accessible or visible to the Inspector are not included in this inspection or report. Conditions that can only be discovered by invasive methods, removal of materials or dismantling of systems are not included. The Inspector is not required to move debris, furniture, equipment, carpeting or other items, which may impede access or limit visibility, or enter any area where the opening is less than 24 inches high and wide or as the Inspector deems unsafe.

As noted above, this residential building inspection is visual only. In certain instances, Inspector may engage or deploy certain mechanical or other systems in the residential building for purposes of preparing the written inspection report. However, it is not possible to engage or deploy many systems in a residential building, including fire suppression systems, and thus determination of whether such systems are properly functioning or otherwise in need of repair, replacement or maintenance is beyond the scope of this basic residential building inspection. The Inspector will not turn on circuit breakers or valves or plug in or otherwise make connections in order to operate any device, appliance or system.

The Inspector will not report on or inspect cosmetic/aesthetic defects which include but are not limited to the following: foggy window panes; scratches; small holes; defective carpet; typical minor cracks found in concrete, stucco, asphalt; painting requirements when structural damage is not imminent and other minor defects which have no bearing on the structural integrity of the property.

The inspection does not include appliances or equipment that are present such as, but not limited to, swimming pools, saunas, spas, the structures relating to those items, docks, water softeners, freezers, refrigeration units, water treatment systems, playground equipment, fences, awnings, central vacuum systems, wood stoves, gas logs, space heaters, solar heating systems, wells, well pumps, septic systems or other water storage devices.

This is not a code inspection. The Inspector does not report on compliance or noncompliance with any applicable building, electrical, mechanical or plumbing codes in effect at the time of construction or this report. The Inspector does not conduct testing for the presence of potential dangers arising from water quality or quantity, asbestos, lead paint, formaldehyde, molds, radon gas, soil contamination, insect infestation, or any other tests. The Inspector does not test or determine the presence of toxins or environmental hazards or violations.

If any structure or portion of any structure that is to be inspected pursuant to this Agreement is a log home, log structure or similar log construction, Client understands that such structures have unique characteristics that make it impossible for an Inspector to inspect and evaluate them by an exterior visual inspection. Therefore, the scope of the inspection to be performed pursuant to this Agreement does not include decay of the interior of logs in log walls, log foundations or roofs or similar defects that are not visible by an exterior visual inspection.

Do not consider this inspection to be an implied warranty that any or all systems and material conditions are or will be problem free. Deficiencies and defects, which are latent or concealed, are excluded from the inspection.

Inspection Standards: Unless otherwise inconsistent with this Agreement or not possible, Inspector agrees to perform the inspection in accordance with InterNACHI's International Standards of Practice for Inspecting Residential Properties, a copy of which will be furnished on request, or can be viewed on the internet at www.nachi.org. Although Inspector agrees to follow these standards, Client understands that these standards contain certain limitations, exceptions, and exclusions. Client also understands that InterNACHI is not a party to this Agreement and that InterNACHI has no control over Inspector or representations made by Inspector and does not supervise Inspector.

Inspector does not perform engineering, construction, architectural, plumbing, electrical or any other job function requiring an occupational license in the State of California. Where noted in the written inspection report, Inspector may recommend, and Client acknowledges that such may be necessary, that Client hire a professional engineer, or other qualified and licensed professional, to provide an independent inspection and analysis of certain elements that may be beyond the scope of this basic residential building inspection.

Use by Others: The inspection report to be prepared for Client is solely and exclusively for Client's own information and may not be relied upon by any other person. Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any third party not involved in the transaction. Client may distribute copies of the inspection report to any other party directly involved in this transaction, but Client and Inspector do not in any way intend to benefit said parties directly or indirectly through this Agreement or the inspection report. Client agrees to indemnify, defend and hold Inspector harmless from any third party claims arising out of client's unauthorized distribution of the inspection report.

Limitation of Liability: Inspector's inspection of the property and the accompanying report are in no way intended to be a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the residential building or its components. Any and all warranties, express or implied, including warranties of merchantability and fitness for a particular purpose, are expressly excluded by this Agreement to the fullest extent allowed by law.

Inspector assumes no liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future. Client acknowledges that the liability of Inspector, its agents, employees, for claims or damages, costs of defense or suit, attorney's fees and expenses and payments arising out of or related to the Inspector's negligence or breach of any obligation under this Agreement, including errors and omissions in the inspection or the report, shall be limited to liquidated damages in an amount equal to the fee paid to the Inspector, and this liability shall be exclusive. Client waives any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the residential building even if the Client has been advised of the possibility of such damages. The parties acknowledge that the liquidated damages are not intended as a penalty but are intended (i) to reflect the fact that actual damages may be difficult and impractical to ascertain; (ii) to allocate risk among the Inspector and Client; and (iii) to enable the Inspector to perform the inspection at the stated fee.

Arbitration Clause: Any dispute, controversy, interpretation of claim including claims for, but not limited to, breach of contract, fraud, or misrepresentation or any other theory of liability arising out of, from or related to, this Agreement or arising out of, from or related to the inspection or inspection report shall be submitted to final and binding arbitration under the rules and procedures of the Expedited Arbitration of Home Inspection Disputes of Construction Arbitration Services, Inc. The decision of the Arbitrator appointed there under shall be final and binding and judgment on the Award may be entered in any Court of competent jurisdiction.

Disputes: Client understands and agrees that any claim for failure to accurately report the visually discernible conditions at the Subject Property, as limited herein above, shall be made in writing and reported to the Inspector within ten business days of discovery. Client further agrees that, with the exception of emergency conditions, Client or Client's agents, employees or independent contractors, will make no alterations, modifications or repairs to the claimed discrepancy prior to a re-inspection by the Inspector. Client understands and agrees that any failure to notify the Inspector as stated above shall constitute a waiver of any and all claims for said failure to accurately report the condition in question.

The parties agree that any litigation arising out of this Agreement shall be filed only in the Court having jurisdiction in the County in which the Inspector has its principal place of business. In the event that Client fails to prove any adverse claims against Inspector in a court of law, Client agrees to pay all legal costs, expenses and fees of Inspector in defending said claims. Client further understands that any legal action against InterNACHI itself allegedly arising out of this Agreement or Inspector's relationship with InterNACHI must be brought only in the District Court of Boulder County, Colorado.

Attorney's Fees: In the event legal proceedings are instituted against the Client by Inspector Ian/Inspector for payment of inspection fee or any dispute arising out of this agreement, the inspection, or report(s), including proceedings instituted by the Client against Inspector Ian/Inspector, then the Client agrees to pay all Court costs attorney's fees, arbitrator fees and other related costs incident to such proceedings, if judgment is in favor of Inspector Ian/Inspector.

Severability: Client and Inspector agree that should a Court of Competent Jurisdiction determine and declare that any portion of this Agreement is void, or unenforceable, the remaining provisions and portions shall remain in full force and effect. This Agreement represents the entire agreement between the parties. All prior communications are merged into this Agreement, and there are no terms or conditions other than those set forth herein. No statement or promise of Inspector or its agents shall be binding unless reduced to writing and signed by Inspector. No change or modification shall be enforceable against any party unless such change or modification is in writing and signed by the parties. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. Client shall have no cause of action against Inspector after one year from the date of the inspection.

General Information

Client & Site Information

Date of Inspection: 06-13-2012
Time of Inspection: 10:30 pm until 2:30 pm
Client Name: Adam Sapir
Mailing Address:
Client Phone:
Client Email:

Site Characteristics

Climatic Conditions: Clear, sunny, dry
Soil Conditions: Dry
Approximate Outside Temperature (F): 75-80

Building Characteristics

Main Entry Faces: Approximately south west
Estimated Age: Built 1948
Building Type: Multi-unit commercial
Stories: 2
Space Below Grade: No
Size (square feet): 6,500 (not verified)

Utility Services

Water Source: Public
Sewage Disposal: Public
Utilities Status: All on

Location of Emergency Controls

Electric Meter & Main Service Panel:

Utility room (below left).

Water Shut-Off:

At Street (below center).

Gas Shut off:

At Street (below right).



Other Information

Area:

commercial

Units Occupied:

More than half

Units Furnished:

More than half

Client Present:

Yes

Additional People Present:

Client's partner, building owner and/or agents

Payment Information

Total Fee:

\$600.00

Summary of Recommendations

This section of our report summarizes items needing attention or repairs. Cosmetic defects or blemishes are not part of our Inspection, except as noted. General maintenance items and suggestions will not be shown on this page, but will be mentioned throughout the report as relevant.

This list is not an attempt by Inspector Ian to determine which items are to be repaired, if any, or who should be responsible for said repairs or alterations. Before making such decisions, the entire report should be carefully considered.

Failures can, and do, develop between the time of inspection and the close of Escrow. A pre-close walk through would be advisable.

Windows & Exterior Doors: It would be advisable to make repairs to the fire escape door jamb. It would be advisable to monitor the condition of attic windows in wet conditions; any leaks at attic windows should be repaired.

Roof: It would be advisable to replace the upper and lower roof covering. Rotten wood in the trim area should be replaced and covered with roofing material to prevent water penetration of the building.

HVAC: Inspection of the HVAC system by a specialist familiar with this type of equipment would be advisable.

Plumbing Systems: It would be advisable to upgrade supply piping to copper throughout the building.

Smoke Detectors: It would be advisable to fully test all smoke detectors with “fake smoke” after transfer of property.

Minor deficiencies relating to individual units ARE NOT listed on this page but are noted throughout the report.

Exterior

Our review of the exterior includes the following items if applicable: Exterior walls/siding, trim, masonry veneer, stucco, exterior doors, paint, vents, porches, railings, and windows.

Entranceway

Location: Center of building to right of the garage.

Type: Concrete slab pathway leading double doors at the front and rear of the building.

Comments: The overall condition of the front and rear entranceway was noted to be serviceable.

Recommendations: None.



Exterior Walls

Type: Stucco-type coating over timber frame.

Comments: The walls were found to be in generally serviceable condition. There were some minor cracks in the stucco.

Recommendations: None.



Windows & Exterior Doors

Comments: Windows are aluminum-framed fixed-panel units. The overall condition of the windows was noted to be serviceable with some deterioration of the rubber material around window panes. The fire escape door jamb at the right was loose.



There were signs of water intrusion at windows in the attic area. These areas were dry at the time of the inspection.

Recommendations: It would be advisable to make repairs to the fire escape door jamb. It would be advisable to monitor the condition of attic windows in wet conditions; any leaks at attic windows should be repaired.



Foundation & Crawl Space

Our review of the foundation includes the following items if applicable: Foundation, cripple walls, retaining walls. Please note this is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted.

Foundation

Type: slab-on-grade foundation.

Anchor Bolted: not applicable.

Cripple Wall Bracing: not applicable

Comments: The overall condition of the foundation was assessed from the exterior and interior of the house. No defects were observed in these areas.

Recommendations: None.

Crawl Space

Comments: No crawl space is present with this type of foundation.

Recommendations: Not applicable.

Drainage

Our review of the drainage systems includes the following items if applicable: Site grading, site drainage, rain gutters and downspouts

Grading & Drainage

Comments: The building lies on an approximately level lot. Drainage of the site appears adequate.

Recommendations: None

Roof & Attic

Lower Roof

Type: Flat roof; sealed sheeting covering

Layers: one or more.

Approximate Age: Due for replacement.

Comments: The lower roof covering was found to be in adequate to poor condition. This type of roof covering consists of several layers of waterproof membrane material which are stuck or nailed over sheets of plywood. Sheets are usually overlapped and sealed with hot bitumen (tar) so that no nail heads or edges of sheets are exposed.



The covering is sloped so that water falling onto the roof is directed to drains in the front and rear corners for the roof (right). Some sediment was noted close to the roof drains: this is indicative of water pooling in these areas. Cracks in the covering were noted throughout the roof (examples below). In addition, there were sever examples of lifted and/or poorly sealed seams at sheet edges.

Recommendations: It would be advisable to replace the roof covering.



Upper Roof

Type: Flat roof; sealed sheeting covering

Layers: one or more.

Approximate Age: Due for replacement.

Comments: The upper roof covering was a similar style to the lower roof with a slightly steeper slope directly leading to drainage areas.



The condition was also similar with cracks in the covering and lifted and/or poorly sealed seams evident throughout the upper roof.



Trim at the NW edge of the upper roof was rotten (right).

Recommendations: It would be advisable to replace the roof covering. Rotten wood in the trim area should be replaced and covered with roofing material to prevent water penetration of the building.



Attic

Comments: Rafters, other framing members and roof sheeting were noted to be in serviceable condition.



There were signs of water staining in several areas of the under-side of the roof (right). The attic stairs/fire escape was found to be in serviceable condition.

Recommendations: None.



Electrical System

Our review of the electrical system includes the following items if applicable: main service amperage, system grounding, handyman connections, presence of ground fault circuit interrupter breakers (GFCI's), breaker to wire size (where readily visible), unsafe extension cords, open or damaged junction boxes or receptacles. No opinion is rendered as to the adequacy or performance of system or compatibility of breakers. We do not trip GFCI or other breakers in order to avoid service interruptions.

Service

Type: Lateral.

Comments: The service wires are not available for inspection with this type of supply.

Recommendations: None.

Electric Meters & Main Panels

Location: The main shutoff and supply panels are located in the janitors closet.

Comments: The panels and housings for the main electricity supply breakers were not opened or inspected beyond what is readily visible. Should a full evaluation of breaker sizes, load requirements and labeling for various circuits be desired, a State of California licensed electrical contractor should be consulted.

Recommendations: None.



Sub-Panels

Comments: Sub panels are located in or close to each individual unit (see below).

Heating, Ventilation and Air Conditioning Systems

Our review of the heating and air conditioning systems includes the following items if applicable: Flue pipe connections, ventilation, heat exchangers, filters, shut-off valves, gas lines, thermostatic controls, heating and cooling system operation, fireplace damper, hearth, facing and box. Typically the fireplace flue is not visible; therefore no representation is made as to the actual condition of the flue. No opinion is offered as to the adequacy and performance/balance of any of these systems. If a complete evaluation of furnace heat exchangers is desired, a licensed HVAC Contractor or PG&E should be consulted.

HVAC System

Type: Forced air

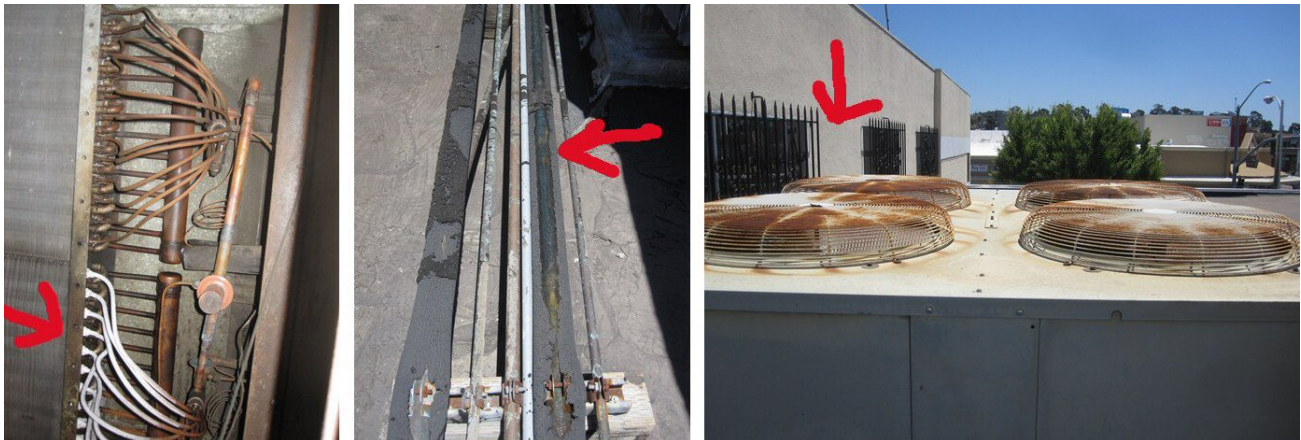
Location: Attic at room area

Air Filter Location: Inside unit intake.

Comments: The HVAC system was visually inspected from the roof and from the attic area. The filters were in serviceable condition.



The air conditioning section of the system was operating at half of capacity, as evidenced in several ways. Only one of the two refrigerant lines was accumulating condensation and/or frost as applicable. In addition only two of the fans at the four-fan evaporator station were giving off warm air.



The furnace section of the system was visually inspected and noted to be in adequate condition. The furnace was not operated.

Recommendations: Inspection of the HVAC system by a specialist familiar with this type of equipment would be advisable.



Plumbing System

Our review of the plumbing system includes the following items if applicable: main supply line, shut-off valves, supply and distribution piping, waste system, water heater capacity and operation, seismic strapping, pressure relief valve, overflow and condensation lines, location and clearances of equipment. No opinion is offered as to the adequacy of the plumbing system.

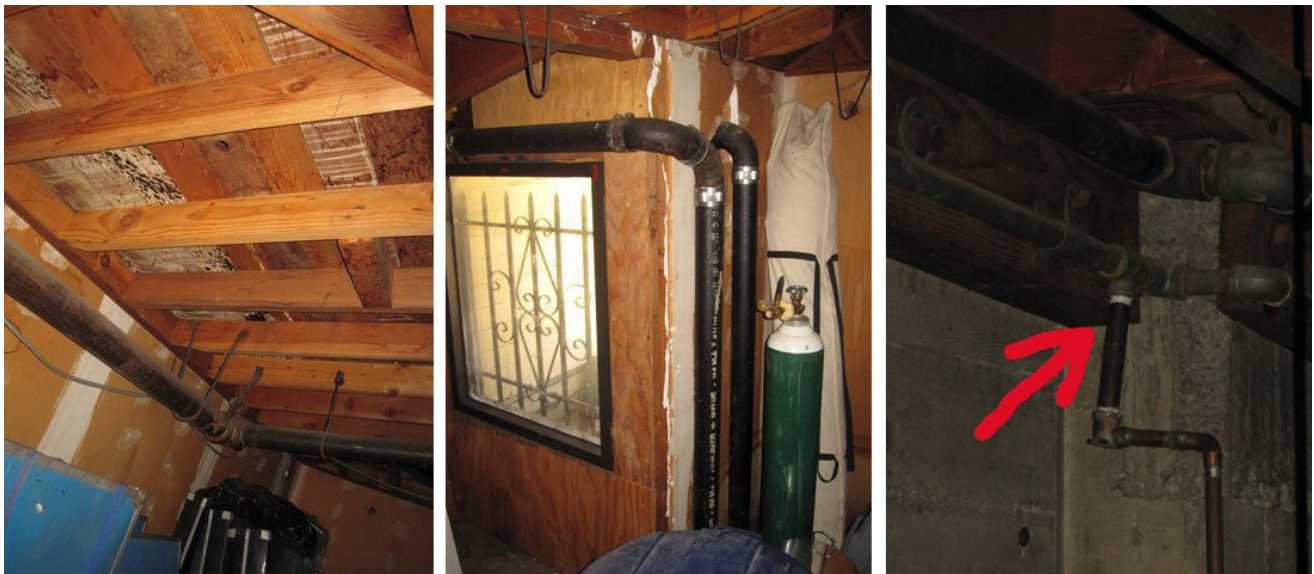
Plumbing Lines

Supply Lines: Mixture of copper & galvanized.

Waste Lines: Mixture of cast iron and ABS plastic.

Comments: Pipes were examined where visible, which was restricted to portions below sinks inside the building and in the attic areas. No evidence of any defect was noted in the areas observed. Roof drainage lines are mainly cast iron with some replacement pipe also present. Supply piping was a mixture of copper and galvanized with several direct connections.

Recommendations: It would be advisable to upgrade supply piping to copper throughout the building.



Water Heater

Type: Electric powered unit, approximately 50 gallon capacity

Location: Ladies bathroom on upper level.

Comments: The water heater was found to be in dangerous condition. The water heater is loose inside the seismic restraining straps. The heater is equipped with a temperature/pressure (T/P) relief valve (below center). This is an important safety device and should not be tampered with. Extension piping is missing from the T/P release valve. The heater has been directly wired to the electricity supply, bypassing the fuse box. The ground connection has been removed. This is extremely dangerous.

Recommendations: None.



Smoke Detectors, Sprinkler Systems & Alarm Systems

Comments: The testing of smoke detectors and/or sprinkler systems is not part of this inspection. It is important to note that the “self-test” button present on a smoke detector can only verify the presence of a power source, and not the ability to actually detect smoke. Sprinkler systems cannot be operated for obvious reasons. Alarm Systems are not tested.

Recommendations: It would be advisable to fully test all smoke detectors with “fake smoke” after transfer of property.

Commercial Units

Our review of the interior includes the following items if applicable: walls, floors, ceilings, doors, windows, stairs, railings and handrails, ceiling/exhaust fans and venting of clothes dryer.

Communal Areas

Comments: Five commercial units are present within the building. Communal areas include the corridor linking the rear parking lot to the main unit, 22470 Foothill Blvd (Copymat). These areas were noted to be in serviceable condition.

Recommendations: None.

Break Room

Comments: The break room and janitors closet were noted to be in adequate condition.



The sink in the break room kitchenette was slow to drain (below right).

Recommendations: It would be advisable to unblock the sink in the kitchenette.



Unit #1

Central Areas

Comments: The central areas were found to be in generally adequate to serviceable condition. Walls were generally in serviceable condition, with some examples of cosmetic damage - chips, marks, minor holes, small cracks etc. Floor coverings were found to be in serviceable condition.



Ceilings in the store room were heavily water stained (below). There were signs of water damage on the underside of insulation in this area. The overall condition of the interior doors was noted to be adequate; one damaged door catch was noted. No sloping floors were noted; floor coverings and furniture items prevented a full inspection of floors.

Recommendations: It would be advisable to replace damaged door catch and make repairs to the ceiling.



Electric Meter & Sub-Panel

Comments: The sub panel and housing for the supply breakers were located in the janitors closet next to the main electrical shut off (panels A & B). Breakers were noted to be in serviceable condition. Wire to breaker size appears to be correct as readily visible, however, should a full evaluation of breaker sizes, load requirements and labeling for various circuits be desired, a licensed electrical contractor should be consulted.

Recommendations: None.



Fixtures, Switches & Outlets

Comments: All accessible electrical outlets were tested for open hot wires, open neutrals, correct polarity and, open grounds. No defects were found.

Recommendations: None.

HVAC Controls

Location: Behind main counter.

Comments: The controls were tested and the HVAC system responded to demand.

Recommendations: See HVAC section, above.

Unit #2

Central Areas

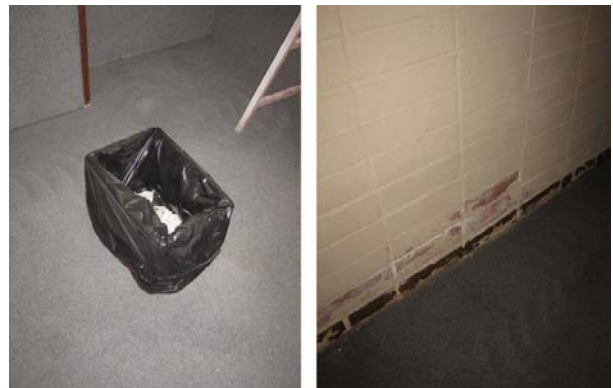
Comments: The central areas were found to be in generally adequate to serviceable condition. Walls were generally in serviceable condition, with some examples of cosmetic damage - chips, marks, minor holes, small cracks etc. Carpet floor coverings were found to be in serviceable condition.



Ceilings towards the center were heavily water stained. Examination revealed water damage on insulation below the roof (below).



A plastic-lined box was located between the suspended ceiling at the underside of the roof - this is excellent evidence that the roof leaks in under wet conditions. What may be additional water damage was noted at the base of the exterior wall in the rear of the unit (right).



A partial plumbing installation has commenced in the rear closet (below). Both the pvc drain line and copper supply piping were loose and poorly installed. It was not clear if this plumbing was actually connected to the main system. The central door in the unit was missing the door furniture.

Recommendations: It would be advisable to remove or complete the plumbing installation. It would be advisable to replace missing door furniture. Repairs to the ceiling would be advisable.



Electric Meter & Sub-Panel

Comments: The sub panel and housing for the supply breakers were located in the corridor outside the break room. Breakers were noted to be in serviceable condition. Wire to breaker size appears to be correct as readily visible, however, should a full evaluation of breaker sizes, load requirements and labeling for various circuits be desired, a licensed electrical contractor should be consulted.

Recommendations: None.



Fixtures, Switches & Outlets

Comments: All accessible electrical outlets were tested for open hot wires, open neutrals, correct polarity and, open grounds. No defects were found.

Recommendations: None.

HVAC Controls

Location: Rear of unit.

Comments: The thermostat cover was missing. There was no discernible response in the HVAC airflow when the controls were operated.

Recommendations: See HVAC section above.

Unit #3

Central Areas

Comments: The central areas were found to be in generally serviceable condition. Walls were generally in serviceable condition, with some examples of cosmetic damage - chips, marks, minor holes, small cracks etc. Ceilings in the large room were noted to be in serviceable condition with no serious water marks. Carpet floor coverings were found to be in serviceable condition. No sloping floors were noted; floor coverings and stored items prevented a full inspection of floors.



There was some minor damage to the wall in the smaller rooms at the rear of the unit. The door furniture was missing on one interior door.

Recommendations: It would be advisable to replace missing door furniture and repair damage to the walls.



Electric Meter & Sub-Panel

Comments: The sub panel and housing for the supply breakers were located to the right of the entrance to the unit. Breakers were noted to be in serviceable condition. Wire to breaker size appears to be correct as readily visible, however, should a full evaluation of breaker sizes, load requirements and labeling for various circuits be desired, a licensed electrical contractor should be consulted.

Recommendations: None.



Fixtures, Switches & Outlets

Comments: All accessible electrical outlets were tested for open hot wires, open neutrals, correct polarity and, open grounds. No defects were found.

Recommendations: None.

HVAC Controls

Location: Rear of unit at right side.

Comments: There was no discernible response in the HVAC airflow when the controls were operated.

Recommendations: See HVAC section above.

Unit #4

Central Areas

Comments: The central areas were found to be in generally adequate to serviceable condition. Walls were generally in serviceable condition, with some examples of cosmetic damage - chips, marks, minor holes, small cracks etc. Carpet Floor coverings were found to be in serviceable condition. No sloping floors were noted; floor coverings and furniture items prevented a full inspection of floors. Ceilings were found to be in serviceable condition.

Recommendations: None.



The sink and cabinets in the kitchenette were examined and found to be in serviceable condition. There were no leaking in the sink plumbing.

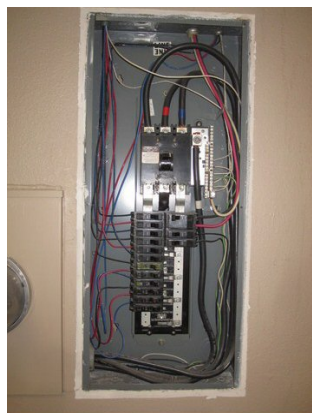
Recommendations: None.



Electric Meter & Sub-Panel

Comments: The sub panel and housing for the supply breakers were located close by the secondary entrance to the unit. Breakers were noted to be in serviceable condition. Wire to breaker size appears to be correct as readily visible, however, should a full evaluation of breaker sizes, load requirements and labeling for various circuits be desired, a licensed electrical contractor should be consulted.

Recommendations: None.



Fixtures, Switches & Outlets

Comments: All accessible electrical outlets were tested for open hot wires, open neutrals, correct polarity and, open grounds. No defects were found.

Recommendations: None.

HVAC Controls

Location: Towards rear of unit.

Comments: There was no discernible response in the HVAC airflow when the controls were operated.

Recommendations: See HVAC section above.

Unit #5

Central Areas

Comments: The central areas were found to be in generally adequate to serviceable condition. Walls were generally in serviceable condition, with some examples of cosmetic damage - chips, marks, minor holes, small cracks etc. Carpet floor coverings were found to be in serviceable condition. No sloping floors were noted; floor coverings and furniture items prevented a full inspection of floors.



Ceilings at the top of the entrance stairs were heavily water stained (below). There were signs of water damage on the underside of insulation in this area.

Recommendations: see Roof section, above



Electric Meter & Sub-Panel

Comments: The sub panel and housing for the supply breakers were located between the bathrooms. Breakers were noted to be in serviceable condition. Wire to breaker size appears to be correct as readily visible, however, should a full evaluation of breaker sizes, load requirements and labeling for various circuits be desired, a licensed electrical contractor should be consulted.

Recommendations: None.



Fixtures, Switches & Outlets

Comments: All accessible electrical outlets were tested for open hot wires, open neutrals, correct polarity and, open grounds. No defects were found.

Recommendations: None.

HVAC Controls

Location: Unable to determine.

Comments: Not applicable.

Recommendations: See HVAC section above.

Bathrooms

First Floor Bathrooms

Floor: Tile.

Comments: The first floor bathrooms were found to be in generally serviceable condition. Water supply was connected to all fixtures in the bathrooms. Toilets and sinks were securely fixed. Sinks were tested and found not to leak in under-sink areas. The exhaust fan was operated and found to run quietly.

Recommendations: None



Second Floor Bathrooms

Floor: Tile.

Comments: The first floor bathrooms were found to be in generally serviceable condition. Water supply was connected to all fixtures in the bathrooms. Toilets and sinks were securely fixed. One toilet has been replaced since the original construction. Sinks were tested and found not to leak in under-sink areas. The exhaust fan was operated and found to run quietly.

Recommendations: None



Inspector Ian sincerely appreciates your business.
We hope we will be able to serve your future property inspection needs