Property Inspection Report

Apartment Building - San Jose, CA 95128

Inspection Date:
sample

Prepared for:
Sample

Report Number:
I0630306-315

Inspector:
Martin Morgan

All Bay
Home Inspection Inc.
408.873.2600

ASHI
AMERICAN SOCIETY OF HOME INSPECTORS
MEMBER

Sample

Inspection Address: Sample

Report Number: I0630306-315

Dear Sample:

At your request, an inspection of the above property was performed on Sample Date. All Bay Home Inspection, Inc. is pleased to submit the enclosed report. This report is a professional opinion based on a visual inspection of the accessible components of the property. This report is not an exhaustive technical evaluation.

Please understand that there are limitations to this inspection. Many components of the property are not visible during the inspection and very little historical information is provided in advance of the inspection. While we can reduce your risk of purchasing a property, we cannot eliminate it, nor can we assume it. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to ownership.

Your attention is directed to your copy of the Inspection Agreement. It more specifically explains the scope of the inspection and the limit of our liability in performing this inspection. The Standards of Practice and Code of Ethics of the American Society of Home Inspectors (ASHI®) prohibit us from making any repairs or referring any contractors. We are not associated with any party to the transaction of this property, except as may be disclosed to you.

The information provided in this report is solely for your use.

Thank you for selecting our company.

Sincerely,

Martin Morgan

Martin Morgan

All Bay Home Inspection, Inc.

Table of Contents

Overview

THE PROPERTY IN PERSPECTIVE

This is a well built and maintained forty-five year old two-story, ten unit apartment building.

As with all properties, ongoing maintenance is required and improvements to the systems of every property will be needed over time.

The improvements recommended in this report are not considered unusual for an apartment building of this age.

Please also take into consideration that there is no such thing as a perfect property.

CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report.

Major Concern: denotes a system or component that is considered significantly deficient. Significant deficiencies need to be corrected and are likely to involve significant expense.

Safety Issue: denotes a condition that is unsafe and in need of prompt attention.

Repair: denotes a system or component that needs corrective action to assure proper and reliable function.

Improve: denotes improvements or upgrading that are recommended but not required.

Monitor: denotes a system or component that will require further investigation and/or monitoring in order to determine if repairs are necessary.

THE SCOPE OF INSPECTION

This report has been prepared based upon the Standards of Practice established by The State of California and The American Society of Home Inspectors - ASHI®.

All components designated for inspection in the ASHI® Standards of Practice, adopted January 1, 2000, are inspected, except as may be noted within this report.

Representative samples of building components are viewed in areas that are readily accessible at the time of the inspection. No destructive testing or dismantling of building components is performed. This inspection is visual only.

The purpose of this inspection is to identify and disclose visually observable major deficiencies of the inspected systems and items at the time of the inspection. Detached structures or buildings are not included.

This inspection is not intended to be technically exhaustive nor is it considered a guarantee or warranty, expressed or implied, regarding the conditions of the property, items and systems inspected. The inspection and report should not be relied on as such.

The Inspector shall not be held responsible or liable for any repairs or replacements with regard to this property, systems, components, or the contents therein. All Bay Home Inspection, Inc. is neither a guarantor nor insurer. Not all improvements will be identified during this inspection.

The inspection and related report do not address and are not intended to address code and/or regulation compliance, mold, mildew, indoor air quality, asbestos, radon gas, lead paint, urea formaldehyde, soils contamination and any other indoor or outdoor substances. The client is urged to contact a competent specialist if information, identification or testing of the above is desired.

The acceptance of this report by the client acknowledges the client's agreement to all of the terms and conditions of the inspection contract. Please refer to the inspection contract for a full explanation of the scope of the inspection.

This inspection report shall not be transferred or relied upon by any other person or company without the written consent of All Bay Home Inspection, Inc.

Corporate Office: 1020 Harlan Court, Suite A - San Jose, CA 95129

COST OF REPAIRS AND MAINTENANCE GUIDE

Home inspectors in the State of California are not allowed to perform repairs. We do not include price estimates in our property inspection reports, as it is considered a conflict of interest.

All Bay Home Inspection, Inc. has developed a list to serve as a guideline and to provide estimates for some common repair items. The list is available at http://allbay.com/cost.htm .

A guide to residential maintenance can be downloaded at http://www.allbay.com/newbuyer.htm .

Foundation / Structural

DESCRIPTION OF STRUCTURAL COMPONENTS

Foundation:	•Concrete Perimeter w/Piers •Crawlspace Configuration
Floor Structure:	•Wood Framing: Columns, Floor Joists, Beams & Plywood Subflooring
Bottom Plates:	•Bolted to the Foundation
Crawlspace Access:	•Exterior •Method of Inspection: Entered •Moisture Barrier: None
Wall Structure:	•Wood Framing
Roof, Ceiling:	•Wood Framing & Plywood over Spaced Plank Sheeting
Attic Access:	•Unit 1, Unit 8 & Unit 9 •Method of Inspection: Viewed from Access

STRUCTURAL COMPONENT OBSERVATIONS

The construction of the apartment building is good quality.

The structure exhibits no evidence of substantial movement.

No major defects were observed in the accessible structural components of the building.

RECOMMENDATIONS / OBSERVATIONS

Foundation Cracks

- **Monitor:** Common minor hairline cracks were observed in the foundation walls of the building. No displacement was noted. This type of cracking implies that some minor structural movement of the home has occurred, as is typical of most concrete perimeter apartment foundations.

Floors

- **Repair:** The wood framed floor structure squeaks in various locations.

Dry Rot

- **Repair:** Evidence of wood dry rot was observed at the wood fascia at the balcony. Any damaged wood should be replaced. Recommendation: Please refer to the termite inspector's report.

Crawlspace Water Intrusion

- **Monitor:** The crawlspace shows evidence of seasonal moisture penetration (water stains and efflorescence). *It should be understood that it is impossible to predict the severity or frequency of moisture penetration on a one-time visit to a home.* Virtually all crawlspaces exhibit signs of moisture penetration and most will have water intrusion at some point in time. The visible evidence is not considered unusual for a home of this age, construction and location. Further monitoring of the foundations will be required to determine what improvements, if any, will be required. Water intrusion in the crawlspace rarely affects the structural integrity of a home.

  The vast majority of crawlspace leakage problems are the result of insufficient control of storm water at the surface. The ground around the home should be sloped to encourage water to flow away

from the foundations. Gutters and downspouts should act to collect roof water and drain the water at least five feet from the foundation, or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation, are the most common source of crawlspace leakage. Please refer to the Roofing and Exterior sections of the report for more information.

LIMITATIONS OF FOUNDATION & STRUCTURAL COMPONENT INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sampling of visible structural components was inspected. Concealed or inaccessible structural components are not inspected (including items that are within the crawlspace, underground or contained inside walls, concrete slabs, or other closed portions of the building, or otherwise concealed by fixtures, appliances, furnishings, personal property, and/or vegetation).
- Termites, wood boring insects, dry rot, fungus, rodents, or other pests are outside the scope of this inspection (only a state licensed pest control inspector can legally inspect for these conditions).
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

Please also refer to the inspection contract for a detailed explanation of the scope of this inspection.

Roof System

DESCRIPTION OF ROOFING SYSTEM

Roof Covering: •Composition Shingle •Metal Flashings

Roof Drainage System: •Metal Gutters •Downspouts discharge above grade

Method of Inspection: •Walked on Roof

ROOFING OBSERVATIONS

The composition roof is in good condition.

Roof flashing details appear to be in good order.

The roof coverings are reported to be twelve years old.

In all, the roof coverings show evidence of normal wear and tear for an installation of this age.

RECOMMENDATIONS / OBSERVATIONS

Sloped Roofing

- **Repair:** Minor repairs to the roofing are recommended. Any damaged or missing roofing material should be replaced. All roof penetrations should be examined and sealed as necessary. Further guidance and a one-year watertight warranty should be obtained by a licensed roofing contractor.
- **Repair:** Exposed fasteners should be sealed.

Flashings

- **Repair:** The plumbing jack flashings are loose and should be re-secured to avoid leakage.

Gutters & Downspouts

- **Repair:** Leaks in the gutters should be repaired.
- **Repair:** The downspouts should discharge water at least five feet from the foundation or drain into a functioning subsurface drainage system. Storm water should be encouraged to flow away from the building at the point of discharge (a potential source of water entry into the crawlspace).
- **Repair:** The damaged gutter and downspout at the rear slope should be replaced.

LIMITATIONS OF ROOFING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The entire underside of the roof sheathing is not inspected for evidence of leakage.
- Evidence of prior leakage may be disguised by interior finishes.
- Leakage can develop at any time and may depend on rain intensity and/or wind direction.
- Roof inspection may be limited by the type of roof coverings, access, roof condition, weather, etc.

Please also refer to the inspection contract for a detailed explanation of the scope of this inspection.

Exterior Components

DESCRIPTION OF EXTERIOR

Wall Coverings:	•Stucco •Brick
Soffit, Fascia:	•Wood •Open Rafters
Exterior Doors:	•Wood
Window, Door Frames, Trim:	•Wood •Metal
Window Glazing:	•Single Pane
Walkways:	•Concrete
Patio, Steps, Decking:	•Concrete •Wood
Fencing:	•Wood
Laundry:	•Gas Line for Dryer •Dryer Vented to Building Exterior •120Volt Circuit for Washer •Hot and Cold Water & Waste Standpipe for Washer

EXTERIOR OBSERVATIONS

The driveway and walkways are in good condition.

The landscaping is considered good quality.

The exterior of the building shows evidence of normal wear.

Window frames are low maintenance materials.

There is no significant wood/soil contact around the perimeter of the structure, thereby reducing the risk of insect infestation or rot.

RECOMMENDATIONS / OBSERVATIONS

Lot Grading

- **Repair:** The surface water drainage adjacent to the foundation at the left side of the building is insufficient. Low points also exist at the downspouts that discharge above grade. These low points could allow surface water to collect for extended periods, possibly resulting in building settlement and/or water intrusion into the crawlspace. Recommendation: Regrade the low areas. The soil adjacent to the downspouts and foundation should be maintained with a slope of one-half-inch per foot for five feet. Extend the gutters away from the home and do not over water the landscaping.

Exterior Walls

- **Repair:** All pipe and wire penetrations through the exterior walls should be sealed. Water leaking though non-sealed areas can cause structural damage.
- **Repair:** Minor stucco cracking was visible in various locations. This cracking does not appear to be the result of a structural failure. Repair of damaged stucco is usually done on an as needed basis

while painting of the exterior occurs. It is up to the property owner to maintain watertightness of the exterior. It is recommended that all cracking be repaired before painting.

Exterior Doors

- **Repair:** The damaged (split) front entry doors of Unit 10 & Unit 8 should be replaced.

Double Keyed Deadbolt

- **Safety Issue:** The front entry door of Unit 10 has a double-keyed lock. Because the lock requires a key to open from the interior when locked, it is considered a fire safety egress issue. Replacement of the lock is recommended.

Stairway Railing Openings

- **Improve:** Although the construction of the apartment building predates the current code, the openings in the stairway railing(s) are large enough to allow a child to fall through. It is recommended that this condition be altered for improved safety.

Wood Deck

- **Repair:** The wood deck shows evidence of dry rot. Replacement may eventually be desired. In the interim, localized repairs could be undertaken.

Wood Fencing

- **Repair:** Replacement of the deteriorated sections of the wood fencing should be anticipated.
- **Improve:** The wood fencing has been installed without the proper termite flashing where the wood fence abuts the structure. Installation of the metal flashing is recommended.

LIMITATIONS OF EXTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The inspection does not include an assessment of geological, geotechnical, hydrological conditions, or environmental hazards.
- Recreational facilities, outbuildings, erosion control, planters, and retaining walls and/or other earth stabilization measures are not inspected.

Please also refer to the inspection contract for a detailed explanation of the scope of this inspection.

Electrical

DESCRIPTION OF ELECTRICAL SYSTEM

Service:	•Overhead •Conductors Not Visible
Service Conductor Rating:	•400Amp - 120/240Volt
Service Grounding:	•Copper •Water Pipe Connection
Service Disconnect:	•400Amp •Location: Exterior (rear meter cabinet)
Main Distribution Panel:	•Breakers •Location: Exterior (common to service)
Sub-Panels:	•Breakers •Location: Interior of each Unit
Distribution Wiring:	•Conduit
Switches & Receptacles:	•Grounded & Ungrounded (two prong)

ELECTRICAL OBSERVATIONS

The size of the electrical service is sufficient for typical single family needs.

The electrical panels are well arranged and all breakers are properly sized.

The electrical system is in good order. The distribution of electricity is good.

Dedicated 220-volt circuits have been provided for all 220-volt appliances.

The inspection of the electrical system revealed the need for repairs. These repairs should be considered a high priority for safety reasons. ***Unsafe electrical conditions represent a shock hazard***. A licensed electrician should be consulted to undertake the recommended repairs.

RECOMMENDATIONS / OBSERVATIONS

Circuit Labeling

- **Repair:** All of the circuits in the interior electrical distribution panels are required to be labeled.

Electrical Service Grounding

- **Repair:** The grounding of the electrical service is ineffective. The metal water service has been replaced with PVC plastic, thereby compromising the electrical service grounding. The electrical service should be grounded to a copper ground rod as required. The ground wire should be sized according to the NEC table 250.94.

Bonding Wires - Water Heater Location

- **Repair:** The water lines at the water heater do not have the electrical bonding wires attached (bonding connection between the cold water feed, the hot water line and the gas supply line). Installation is recommended.

Interior Outlets

- **Repair:** Ungrounded 3-prong outlets should be repaired (every 3 prong outlet location within the Units). In some cases, a ground wire may be present in the electrical box and simply needs to be connected. Since having a ground increases safety, a grounded circuit could be strung to these outlets, or a separate ground wire could be connected.
- **Repair:** Missing outlet/switch cover plates should be replaced to avoid a shock hazard.

Ground Fault Circuit Interrupters

- **Safety Issue:** The ground fault circuit interrupter (GFCI) outlets in the kitchen of Unit 8 and the bathroom of Unit 5 are not properly functioning as the intended safety devices (no ground). It is legal to install a GFCI in an existing circuit in this manner to provide a three prong receptacle. In such a case each such receptacle should be marked "No equipment ground". The outlets should be properly grounded or the ground opening in the outlet should be filled with epoxy. However, all new construction or a remodeling should have properly grounded circuits.
- **Improve:** The installation of ground fault circuit interrupter (GFCI) devices is advisable on any outlet within six feet of a water source and all exterior and garage outlets. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution. A GFCI constantly monitors the flow of electricity out of the "hot" wire and flowing back through the "neutral" wire to sense any loss of power to the fixture. It will also switch off the power when the current is escaping out of the circuit and not returning to the neutral wire, thus protecting against what could be a lethal dose of electricity.

Cable TV Wiring

- **Repair:** The cable TV wiring does not have a proper drip loop at the rear exterior wall. The drip loop helps prevent water intrusion into the structure.

LIMITATIONS OF ELECTRICAL INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sampling of outlets and light fixtures were tested. Concealed electrical components could not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring systems, antennae, computer wiring, satellite or cable TV systems and/or other components that are not part of the primary electrical power distribution system.
- Fire sprinklers, smoke alarms/detectors and carbon monoxide detectors are not inspected or tested.

Please also refer to the inspection contract for a detailed explanation of the scope of this inspection.

Heating

DESCRIPTION OF HEATING SYSTEMS

Unit 1 Heating System Type: •Gas •Forced Air Furnace •Manufacturer: Payne

Furnace Location: •Interior Closet

Exhaust Flue: •Metal, Single Wall to Transite

Heat Distribution Method: •Ductwork

--

Units 2-10 Heating System Type: •Gas •Wall Furnace (1 per unit)

Exhaust Flue: •Metal, Double Wall

Heat Distribution Method: •Convection

HEATING OBSERVATIONS

The furnace of Unit 1 is estimated to be ten years old. The typical life cycle is 20-25 years. Some units will last longer, others can fail prematurely.

The heating system is in good condition.

The system does not require a pilot light, thereby increasing its efficiency.

No major defects were observed in the visible portions of the heating system located in Unit 1.

The wall furnaces located within Units 2-10 are older. The typical life cycle is 20-25 years.

No major defects were observed in the visible portions of the heating systems.

RECOMMENDATIONS / OBSERVATIONS

Wall Furnaces

- **Monitor:** Given the age of the furnaces, they may be nearing the end of their useful lives.
- **Repair:** There was a noticeable quantity of debris visible inside the gas wall furnaces. These deposits are an indication of lack of periodic cleaning and maintenance. Recommendation: The furnaces should be cleaned and serviced.

LIMITATIONS OF HEATING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection only. The scope of the furnace inspection does not include a detailed evaluation of the heat exchanger. The furnace inspection was limited in scope by (but not restricted to) the following conditions:

- The adequacy of heat supply or distribution balance was not inspected.
- The furnace heat exchangers and the interior of the flues were not inspected.

Please also refer to the inspection contract for a detailed explanation of the scope of this inspection.

Air Conditioning

DESCRIPTION OF COOLING SYSTEMS

System Type: •Through Wall Air Conditioning (1 per unit)

SYSTEM OBSERVATIONS

The systems show no visible evidence of major defects.

The systems responded properly to operating controls.

RECOMMENDATIONS / OBSERVATIONS

No improvements to the air conditioning systems are considered necessary at this time.

LIMITATIONS OF COOLING SYSTEM INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Pressure testing of the coolant systems is beyond the scope of this inspection.
- The amount cooling supply adequacy or distribution balance was not inspected.

Please also refer to the inspection contract for a detailed explanation of the scope of this inspection.

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Crawlspace Ventilation:	•Exterior Wall Vents
Floor Insulation:	•None Present in the Floor above the Crawlspace
Exterior Wall Insulation:	•Unknown
Attic Insulation:	•R13 Cellulose
Roof Ventilation:	•Roof & Soffit Vents
Exhaust Fan/Vent Locations:	•Kitchens

INSULATION / VENTILATION OBSERVATIONS

Insulation levels are typical for a apartment building of this age and construction.

RECOMMENDATIONS / OBSERVATIONS

Water Heater Pipe Insulation

- **Repair:** The hot water lines should be insulated within five feet of the water heater. This is a requirement of the California Title 24 Energy code.

Bathrooms

- **Improve:** The installation of bathroom exhaust fans that discharge to the building exterior is recommended.

Laundry Room

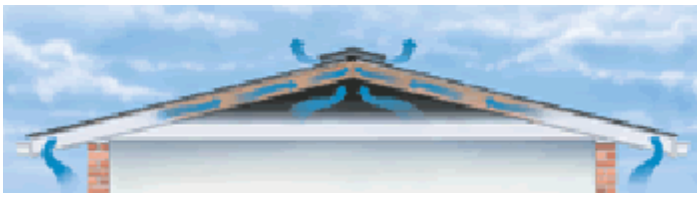
- **Improve:** The installation of an exhaust fan that discharges to the building exterior is recommended in the laundry room.

Crawlspace

- **Repair:** Damaged/missing crawlspace vent screens should be repaired. This will help prevent vermin activity in the crawlspace.

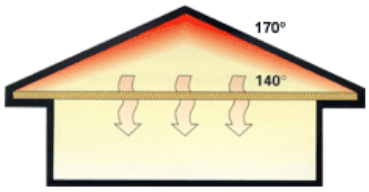
Attic Ventilation

- **Repair:** The soffit vents should be properly screened to prevent insect and vermin entry. The damaged soffit vent screens at the front of the properly should be replaced.
- **Repair:** The level of ventilation throughout the attic cavity should be improved. It is generally required that one square foot of free vent area be provided for every one hundred and fifty square feet of ceiling area. Proper ventilation will help to keep the home and garage cooler during warm weather and extend the life of the roofing materials. Proper ventilation will also help reduce the potential for heat build-up and condensation within the attic.



One of the critical aspects of a roof system's durability is the *ventilation* of the attic or space below the roof. Attic ventilation means exchanging the existing air in an attic for fresh air and allowing the fresh air to circulate throughout the attic. The two basic benefits of this air exchange are a cooler attic in the summer and a dryer attic in the winter.

These combined benefits provide greater occupant comfort; savings in the energy used for cooling, and help in maintaining the structural integrity of the roof system. Without adequate venting of the under roof or attic area, heat and moisture can build up and possibly lead to premature roof aging and/or structural concerns. Two natural forces help provide ventilation, convection and wind. Convection is the natural tendency for warm air to rise. As the warm air rises in an attic, cooler air is pulled in to replace it. Wind flow over a roof system also creates air movement in the attic as areas of positive and negative pressure are created. The positive wind pressure on the upwind side of a home forces in fresh air, while negative pressures on the downwind side draw out warm moist air. However, for any movement of air to take place, there must be adequate *intake* and *outlet* vents. For the airflow to be effective, the vents must be sized properly and positioned at the correct locations in the roof.



The principal source of attic heat is solar heat gain from direct sunlight on the roof. Even on a cloudy day there is an appreciable amount of heat transmitted to the roof. This solar heat is transmitted through the roof material and, in turn, is radiated to the attic floor -- or to the top surface of the ceiling insulation. This surface becomes heated, and the attic air in contact with the underside of the roof and the top of the insulating material also becomes heated.

Gradually, the temperature increases until the entire attic, including the roof framing, sheathing, floor, insulation, and air are extremely hot. On a hot summer day with outside temperatures around 95° F the roof sheathing in a poorly vented attic may reach a temperature in excess of 170° F. The attic floor or insulation surfaces may reach 140° F or more.

As the sun lowers in the sky and eventually sets, the roof begins to radiate the heat from the attic to the outside air thus allowing the attic to cool. Sometimes the heat absorbed by the structural materials, however, is not entirely removed during the overnight period. Consequently, in certain situations the heat can build up sooner and stay longer the next day, exacerbating heat related effects on the roof system. High attic temperatures can promote deterioration of roof sheathings and cause wood framing members to split and deform.

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed. No destructive tests are performed.
- The attic was viewed from the access hatch (we do not want to risk damage to the ceiling finishes).
- No access was gained to the wall cavities.

Please also refer to the inspection contract for a detailed explanation of the scope of this inspection.

Plumbing Systems

DESCRIPTION OF PLUMBING SYSTEMS

Water Service Entrance: •Plastic •Valve Location: Exterior (right side)

Water Supply Piping: •Galvanized Steel •Copper

Anti-siphon Valves: •Sprinkler System

Waste, Drain & Vent Piping: •Metal •ABS Plastic •Exterior Cleanouts

Main Gas Shut-Off Valve: •Gas Valve at Exterior (right side)

Water Heater: •One-Hundred Gallon, Gas •Brand: AO Smith •Age: 3 Years
•Location: Closet (laundry Room •Circulating Pump
•Exhaust Flue: Metal, Single Wall to Double Wall

PLUMBING OBSERVATIONS

The galvanized water piping system is showing signs of age. Replacing the remaining galvanized water piping with copper piping should be anticipated.

The water pressure supplied to the fixtures is reasonably good. A typical drop in flow was experienced when two fixtures were operated simultaneously.

The water heater is a newer unit. As the typical life expectancy of water heaters is 9 to 15 years, this unit should have many years of remaining life.

The water heater temperature should be set such that accidental scalding is minimized. Families with small children should be especially aware of this.

RECOMMENDATIONS / OBSERVATIONS

Water Supply Piping

- **Repair:** To reduce the risk of contamination of supply water, the installation of backflow preventors on exterior hose bibs would be wise.
- **Monitor:** The older galvanized steel water supply piping is subject to corrosion on the interior and exterior of the piping. As corrosion builds up on the interior of the piping, the inside diameter of the pipe becomes constricted, resulting in a loss of water volume and pressure. Galvanized water piping is typically replaced when leakage or the loss of water volume and pressure can no longer be tolerated.

Washing Machine Waste Piping

- **Improve:** The waste standpipe serving the washing machine is 1½ inches in diameter. The size of the drain standpipe is too small for today's washing machines. The waste standpipe should be enlarged to 2 inches in diameter and extend above the tub of the washing machine.

Gas Piping

- **Safety Issue:** The flexible uncoated brass gas connector at the furnace location of Unit 9 should be replaced (Consumer Product Safety Commission 12/98). These uncoated brass flexible connectors have a known safety defect. They oxidize, split and leak. Replacement with a stainless steel or a coated brass flexible connector is recommended.

100-Gallon Water Heater Strapping

- **Safety Issue:** The water heater strapping should be improved. Water heaters in seismic zones should be strapped to resist movement during earthquake conditions. One-hundred gallon water heaters are required to have four straps. The strapping is also required to wrap completely around the water heater and then return to the walls. At the lower strap location, a minimum distance of four inches shall be maintained above the controls with the strapping. Please refer to the California Health & Safety Code Sections: #19210 - 19217.

Water Heater Water Supply Lines

- **Repair:** The water lines at the water heater connections do not have flexible connectors installed as is required. Installation is recommended.

LIMITATIONS OF PLUMBING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following condition:

- Concealed portions of the plumbing system could not be inspected.

Please also refer to the inspection contract for a detailed explanation of the scope of this inspection.

Interiors

DESCRIPTION OF INTERIORS

Wall & Ceilings: •Sheetrock •Paneling(Unit 9 only)

Interior Doors: •Wood Hollow Core •By-Pass Closet

Floor Finishes: •Carpet •Vinyl/Resilient

Smoke Detectors: •One Present

Kitchens: •Refrigerator •Built-in Electric Oven •Electric Cooktop •Exhaust Hood •Dishwasher (Units 1 & 10 •Disposal (Units 5 & 9) •Microwave (Unit 1)

INTERIOR OBSERVATIONS

Overall, the interior finishes of the apartments are considered to be in average condition. Typical flaws were observed in some areas.

The windows are modest quality units. While there is no rush to substantially improve these windows, replacement windows would be a logical long-term improvement.

The doors are good quality.

The floors of the apartment building are relatively level and walls are relatively plumb.

RECOMMENDATIONS / OBSERVATIONS

Smoke Alarms

- **Safety Issue:** Properly functioning smoke alarms are required inside and outside of all sleeping areas within the apartments.

Wall / Ceiling Finishes

- **Monitor:** Minor flaws and cracks were noted in various locations of the interiors. The cracking does not appear to be the result of a structural failure. When redecorating, repairs will be necessary in some areas before painting or wallpapering.

Windows

- **Monitor:** The single pane windows show evidence of condensation. Controlling indoor humidity levels and/or improving window efficiency would help to control this condition.
- **Monitor:** The original single pane metal-framed windows are in disrepair. The windows are not energy efficient. Replacement window installation would be the best long-term solution. The most important factor is that the existing windows remain operable and the exteriors are well maintained to avoid rot or water infiltration.

UNIT 1

Kitchen Unit 1

- **Safety Issue:** The dishwasher in Unit 1 lacks an airgap device. Airgaps are now standard equipment to assure a separation between supply and waste water. It is advised that either an airgap or a high loop be installed between the dishwasher and the waste connection.
- **Monitor:** The appliances are middle aged. As such, they will become slightly more prone to breakdowns; however, several years of serviceable life should remain.
- **Repair:** Cracked, deteriorated and/or missing caulk at the sink and/or backsplash should be replaced.

Bathroom

- **Repair:** The basin stopper was missing at the time of inspection.
- **Repair:** The shower caulking of Unit 1 shows evidence of mildew. Recommendation: Remove and replace the caulking.

Interior Doors

- **Repair:** The bi-pass closet doors are off of their track in the rear bedroom locations.

UNIT 2

Wall / Ceiling Finishes

- **Monitor:** Heavy smoking residue was present within the unit.

Kitchen

- **Monitor:** The appliances are older. As such, they will become more prone to breakdowns.
- **Repair:** Cracked, deteriorated and/or missing caulk at the sink and/or backsplash should be replaced.
- **Repair:** The waste connection is leaking in the kitchen.

Bathroom

- **Repair:** The toilet is loose.
- **Repair:** The basin stopper was missing at the time of inspection.
- **Monitor:** The floor adjacent to the tub & toilet shows evidence of water damage. The extent of damage is difficult to predict without removing floor coverings.
- **Repair:** Cracked, deteriorated and/or missing bathtub enclosure caulking should be replaced. Water leaking through non-sealed areas can cause structural damage. Damage caused by water seepage cannot be determined by this visual inspection.

UNIT 3

Kitchen

- **Monitor:** The appliances are newer. Many years of serviceable life should remain.

Bathroom

- **Repair:** The toilet is loose.
- **Monitor:** The floor adjacent to the tub shows evidence of water damage. The extent of damage is difficult to predict without removing floor coverings.

UNIT 4

Kitchen

- **Monitor:** The oven is older. As such, it will become more prone to breakdowns. The cooktop, hood and refrigerator are middle aged. As such, they will become slightly more prone to breakdowns; however, several years of serviceable life should remain.
- **Repair:** The waste connection is leaking in the kitchen (left strainer).

Bathroom

- **Monitor:** The floor adjacent to the tub shows evidence of water damage. The extent of damage is difficult to predict without removing floor coverings.
- **Repair:** The basin stopper was missing at the time of inspection.

UNIT 5

Kitchen

- **Monitor:** The appliances are middle aged. As such, they will become slightly more prone to breakdowns; however, several years of serviceable life should remain.

Bathroom

- **Repair:** The basin shows evidence of corrosion. It maybe desirable to replace of refinish it.

UNIT 6

Kitchen

- **Monitor:** The appliances are middle aged. As such, they will become slightly more prone to breakdowns; however, several years of serviceable life should remain.

UNIT 7

Kitchen

- **Monitor:** The oven is older. As such, it will become more prone to breakdowns. The cooktop, hood and refrigerator are middle aged. As such, they will become slightly more prone to breakdowns; however, several years of serviceable life should remain.

UNIT 8

Kitchen

- **Monitor:** The oven is older. As such, it will become more prone to breakdowns. The cooktop, hood and refrigerator are middle aged. As such, they will become slightly more prone to breakdowns; however, several years of serviceable life should remain.
- **Repair:** Cracked, deteriorated and/or missing caulk at the sink and/or backsplash should be replaced.

Bathroom

- **Repair:** The basin shows evidence of corrosion. It maybe desirable to replace of refinish it.
- **Repair:** Cracked, deteriorated and/or missing caulk at the sink and/or backsplash should be replaced.
- **Repair:** The tub/shower caulking shows evidence of mildew. Recommendation: Remove and replace the caulking.
- **Repair:** The tub/shower door is leaking and should be repaired or replaced as necessary.
- **Repair:** The bathroom ceiling shows evidence of mildew or mold growth. This should be removed.

UNIT 9

Kitchen

- **Monitor:** The appliances are middle aged. As such, they will become slightly more prone to breakdowns; however, several years of serviceable life should remain.

Interior Doors

- **Repair:** The damaged bottom guide at the bedroom closet door should be replaced.

UNIT 10

Kitchen Unit 10

- **Safety Issue:** The dishwasher in Unit 10 lacks an airgap device. Airgaps are now standard equipment to assure a separation between supply and waste water. It is advised that either an airgap or a high loop be installed between the dishwasher and the waste connection.

- **Monitor:** The oven is older. As such, it will become more prone to breakdowns. The cooktop, hood and refrigerator are middle aged. As such, they will become slightly more prone to breakdowns; however, several years of serviceable life should remain.

Bathroom

- **Repair:** The window and sill in the bathtub enclosure should be protected from moisture. A waterproof curtain is usually sufficient. Windows in bathtub enclosures have a reputation for allowing leakage behind the enclosure, causing damage to the wall. Damage caused by water seepage cannot be determined by this visual inspection.

LIMITATIONS OF INTERIOR INSPECTION

As prescribed in the inspection contract, this is a visual inspection only. The appliances are inspected only to determine the presence of connected fuel supplies, water and drainage piping, where applicable. Appliances are not moved and may conceal defects. All Bay Home Inspection, Inc. makes no representation as to the effectiveness of appliances or guarantee of their continued operation.

It is strongly recommended that a Homeowner's Warranty or service contract be purchased to cover the operation of appliances. It is further recommended that appliances be tested during any scheduled pre-closing walk through. Like any mechanical device, an appliance could malfunction at any time (including the day after taking possession of the home). The inspection of the appliances was limited by (but not restricted to) the following conditions:

- The inspection of appliances does not include confirmation of thermostat calibration or the operation/function of clocks, timers, or indicator lights.
- The inspection of the dishwasher is limited to testing of the unit's response to the washing control command. It is not run a full cycle.
- Washing machines and clothes dryers are considered personal property and are not inspected.
- Furniture, storage and/or wall hangings are not moved to permit inspection and may conceal defects.
- Carpeting, window treatments, paint, wallpaper, and other finish treatments are not inspected.

Please also refer to the inspection contract for a detailed explanation of the scope of this inspection.

Recommended Action Items

RECOMMENDATIONS / OBSERVATIONS

The following is a synopsis of the concerns that should be addressed over the short term. Other potentially significant repairs and improvements may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

Electrical

1. **Safety Issue:** The inspection of the electrical system revealed the need for improvement. These repairs should be considered a high priority for safety reasons. ***Every unsafe electrical condition represents a shock hazard***. A licensed electrician should be consulted to undertake the improvements recommended within the electrical section of this report.

Double Keyed Deadbolt

2. **Safety Issue:** The front entry door of Unit 10 has a double-keyed lock. Because the lock requires a key to open from the interior when locked, it is considered a fire safety egress issue. Replacement of the lock is recommended.

Gas Piping

3. **Safety Issue:** The flexible uncoated brass gas connector at the furnace location of Unit 9 should be replaced (Consumer Product Safety Commission 12/98). These uncoated brass flexible connectors have a known safety defect. They oxidize, split and leak. Replacement with a stainless steel or a coated brass flexible connector is recommended.

100-Gallon Water Heater Strapping

4. **Safety Issue:** The water heater strapping should be improved. Water heaters in seismic zones should be strapped to resist movement during earthquake conditions. One-hundred gallon water heaters are required to have four straps. The strapping is also required to wrap completely around the water heater and then return to the walls. At the lower strap location, a minimum distance of four inches shall be maintained above the controls with the strapping. Please refer to the California Health & Safety Code Sections: #19210 - 19217.

Smoke Alarms

5. **Safety Issue:** Properly functioning smoke alarms are required inside and outside of all sleeping areas within the apartments.

Dishwashers Unit 1 & Unit 10

6. **Safety Issue:** The dishwashers in Units 1 and 10 lack an airgap device. Airgaps are now standard equipment to assure a separation between supply and waste water. It is advised that either an airgap or a high loop be installed between the dishwasher and the waste connection.

Energy & Environmental Concerns

Reduce Your Energy Bills

When colder temperatures approach, so does the increase in electricity and natural gas usage. Energy efficiency is the smartest approach to hold down costs while still remaining comfortable. Here are some ways to cut your energy bills:

- Home energy tools are available at: http://www.pge.com/003_save_energy/003a_res/index.shtml
- To see what energy upgrades would have the greatest payoff, log on to the interactive Home Energy Checkup on the Alliance to Save Energy's http://ase.org/checkup/home.
- Heating typically accounts for the largest amount of winter energy bills. Your furnace should be professionally "tuned-up" each year. Air filters should be cleaned or replaced at regular intervals.
- You can cut related annual energy expenditures by 30 percent. As heating and cooling equipment, appliances, computers and office equipment, windows, lighting fixtures, and consumer electronics break down or no longer meet your needs, replace them with products bearing the Energy Star label http://www.energystar.com
- Your attic and/or roof cavity should be well-insulated. Seal joints in attic air ducts, and make sure they're well insulated, too. See the North America Insulation Manufactures Association http://www.naima.org/ for insulation details.
- Plug other energy "leaks." Seal leaks between moving parts (between a door and its frame) with weather-stripping. Fill leaks between nonmoving parts (between window frames and walls) with caulking, and install low-e or spectrally selective windows, glass doors, and skylights.

Mold

The Toxic Mold Protection Act of 2001, signed by Gov. Gray Davis in October of 2001, requires the State Department of Health Services to create a task force to develop permissible exposure limits to mold. The greatest concern is currently centered on strachybotrys chartarum mold, which is thought to cause lung disease. The new standards would not take effect for several years. An update of The Toxic Mold Protection Act of 2001 is available at: http://www.cal-iaq.org/SB732update.htm.

For more information on mold, visit the Centers for Disease Control Web site at: http://www.cdc.gov/nceh/asthma_old/factsheets/molds/default.htm or

The State of California http://allbay.com/pdf/Mold-California_Department_of_Health_Services.pdf

Carbon Monoxide

Carbon monoxide is a colorless, odorless gas that can result from a faulty fuel burning furnace, range, water heater, space heater or wood stove. Proper maintenance of these appliances is the best way to reduce the risk of carbon monoxide poisoning. For more information, consult the Consumer Product Safety Commission at 1-800-638-2772 (C.P.S.C.) for further guidance. It would be wise to consider the installation of carbon monoxide detectors within the home.

Smoke Alarms/Detectors

Operational smoke alarms are required inside and outside all sleeping areas within the home. Smoke detectors are also required on every level of a home. The installation of these alarms is tied to any building permit issued after 1991 within the State of California. The National Fire Protection Agency (NFPA) recommends that existing smoke detectors be replaced every ten years.

Lead Paint

Lead based paint was in use until approximately 1978. According to the Federal Department of Housing and Urban Development, a lead hazard can be present in a home of this age. This can only be confirmed by laboratory analysis. An evaluation of lead in paint is beyond the scope of this inspection. For more information, consult the National Lead Information Center http://www.epa.gov/lead/nlic.htm 1(800) 424-LEAD [5323] or visit the EPA web site at: www.EPA.gov.

Asbestos

Due to the age of the home's construction, there may be materials within the structure that contain asbestos but are not identified by this inspection report. This can only be verified by laboratory analysis and a State Certified Inspector, which is beyond the scope of this inspection.

For more information on this important subject, please contact Cal/OSHA at (916) 574-2993 or visit online at www.dir.ca.gov/DOSH or allbay.com.