

# The Uniform Building Inspection Report

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**Apartment Building:**  
2642 5<sup>th</sup> St., San Diego, Ca.

**Prepared Exclusively for:**  
Blokhaus Development

**Inspection Date:**  
4/5/12, 12:50 PM

**Report Number:**  
040512-b000645



National Association of Commercial  
Building Inspectors & Thermographers  
***Certified Member***

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# SUMMARY

This Summary Report is intended to provide a convenient and cursory preview of the conditions and components that we have identified within the report as needing service. It is obviously not comprehensive, and should not be used as a substitute for reading the entire report, nor is it a tacit endorsement of the condition of components or features that may not appear in this summary. An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, expressed as a result of the inspection. Please take time to review limitations contained in the inspection agreement.

This report is not a warranty and this firm does not warrant that this report will be accepted as written by all parties to the transaction. Clients are cautioned that trade professionals will not always agree with these assessments. Some may see an issue as more serious than described here, while others may consider an issue less serious or even non-existent. That is because these conventions are the writer's subjective assessment only, and are based on his or her own training and experiences. For that reason, this firm recommends that clients always obtain estimates for repairs from their own contractor, not those chosen by a seller or a real estate agent, and be sure to obtain a second opinion concerning all costs and proposed repairs. Each of these items will likely require further evaluation and repair by licensed trades people. Obtain competitive estimates for these items. Also, ***the service recommendations that we make in this summary and throughout the report should be completed well before the final payment and further evaluation by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.***

Here is a list of defects that need further evaluation or repair by appropriately Licensed Contractors.

## FOUNDATION - STRUCTURE - EXTERIOR

### 3. FENCING AND STAIRS:

#### *Condition:*

Exterior Staircase: Poor. Major cracks and deterioration are noted. **DANGEROUS!**

#### Bldg 1

#### *Foundation:*

Cracks and damage are noted - Recommend further evaluation and necessary repairs by a structural engineer and foundation contractor.

#### *Grading:*

Anticipate flooding at the rear porches during times of heavy rains. No drains are present, Correct the drainage to move water away from the building.

#### *Exterior Walls:*

Poor. Blistering and popping off of stucco; damaged, splitting and rot are noted at wood siding - Repairs needed.

#### *Windows and Doors:*

Wood windows have missing screens, broken counter weights and balances, peeling paint - Repairs/replacements needed.

#### *Trim:*

Poor - Wood rot and termites noted; Repair/replacement, preparation, caulking, priming and painting needed.

#### *Deck:*

Wood with deterioration noted.

#### *Termite Damage or Wood Rot:*

Major wood rot is noted, Prior termite damage is noted - Call a licensed Termite Co. for further evaluation and necessary repairs.

#### *Retaining Wall:*

Damage noted.

#### *Chimney:*

Damage noted - **DANGEROUS - Potential falling objects!**

## ROOF - ATTIC AREAS

### Building 1

#### *Main Roof:*

Asphalt Shingles, Overall condition is only Fair - Uneven surface indicates water damage, Recommend further evaluation and repair/replacement by a licensed roofing contractor.

#### *Ventilation:*

Poor condition- Improvements are needed.

## PLUMBING SYSTEMS

### Unit 3

#### *Bath Fixtures:*

Shower head leaks.

### Unit 6

#### *Bath Fixtures:*

Fair. Missing mechanical stopper is noted.

### Unit 7

#### *Water Heater:*

Gas, 30 gal., in exterior damaged metal cabinet; Not strapped to Ca. Earth quake requirements, vent pipe is to close to the roof surface - **CODE VIOLATIONS!**

### Unit 11

#### *Bath Fixtures:*

Fair. Caulking needed around tub to prevent water intrusion.

## ELECTRICAL SYSTEMS

### 1. GENERAL COMMENTS:

Open junction box with exposed wiring and a fan (not tested) in the crawl space.

### Unit 3

#### *Grounding and Ground Fault Circuitry:*

No Ground Fault Circuits installed- Installation is recommended.

### Unit 5

#### *Outlets/ Switches/ Fixtures:*

Hot & neutral are reversed on outlet outside of bathroom.

### Unit 10

#### *Grounding and Ground Fault Circuitry:*

GFCI is inoperative - Repairs needed.

#### *Outlets/ Switches/ Fixtures:*

Fair overall condition - All 3 prong outlets are without a ground.

### Unit 12

#### *Smoke Alarms:*

Inoperative.

### Unit 14

#### *Grounding and Ground Fault Circuitry:*

No Ground Fault Circuits installed- Installation is recommended.

## APPLIANCES

### Unit 7

#### *Range/Oven:*

Burners did not light electronically - Repair needed.

### Unit 10

#### *Range Ventilator:*

Light and fan are inoperative.

## INTERIOR AREAS

### 1. GENERAL COMMENTS:

Damaged smoke detector and damaged fire door are noted.  
Fire extinguishers are present and with current charge.

### Unit 1

Uneven and sloping floors are noted.

### Unit 3

Floors are uneven and slops toward the front of the building - Further evaluation and repairs needed.

### Unit 5

Interior is Good. Floor is uneven and slopes to the far right corner - Recommend further evaluation and repairs.

### Unit 7

Ceiling is sagging, Floors are uneven and mushy, Moisture damage to wall outside of shower is noted - Repairs needed.

### Unit 9

Major damage noted - Repairs needed.

### Unit 10

Counter balance and weights are broken in windows - Repairs needed.

### Unit 11

Counter balance and weights are broken in windows - Repairs needed.

If you have any questions about your report, please call our office at (888)239-6969 during regular business hours.

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of the subject property, to binding, non-appealable mediation/arbitration to the National Association of Certified Home Inspectors Alternate Dispute Resolution Service ([www.nachiads.com](http://www.nachiads.com)) 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*

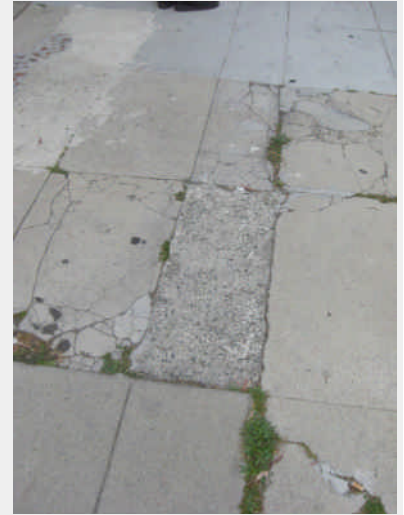
**POOR** - *Unsatisfactory in need of immediate repair*

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.

## 2. DRIVEWAYS AND WALKS:

**Type and Condition:**

Concrete/Concrete, Fair.



### 3. FENCING AND STAIRS:

Condition:



**SAFETY HAZARD!**

Interior: Good; Exterior: Poor. Major cracks and deterioration are noted.



## Bldg 1

### Foundation:



#### Cracks, Efflorescence & Damage noted

Cracks and damage are noted - Recommend further evaluation and necessary repairs by a structural engineer and foundation contractor.

### Crawl space:



#### Black Mold is noted.

Multiple access points noted. Damaged floor boards and black mold like substance is noted, Recommend further evaluation and necessary repairs.

**Grading:**

Anticipate flooding at the rear porches during times of heavy rains. No drains are present, Correct the drainage to move water away from the building.

**Exterior Walls:**

Poor. Blistering and popping off of stucco; damaged, splitting and rot are noted at wood siding - Repairs needed.

**Windows and Doors:**

Doors, Fair. Wood windows have missing screens, broken counter weights and balances, peeling paint - Repairs/replacements needed.

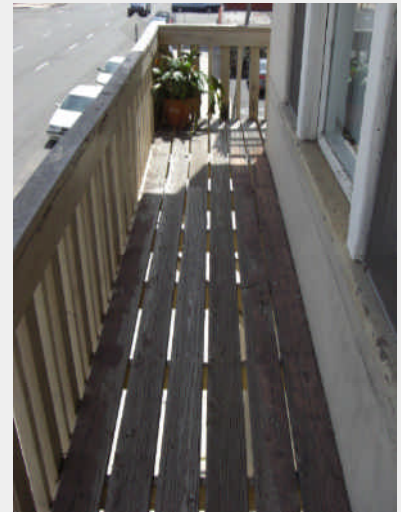
**Trim:**



Poor - Wood rot and termites noted; Repair/replacement, preparation, caulking, priming and painting needed.

**Deck:**

Wood with deterioration noted.



**Termite Damage or Wood Rot:**

Major wood rot is noted, Prior termite damage is noted - Call a licensed Termite Co. for further evaluation and necessary repairs.



**Fences:**

Block wall, Damage is noted.



**Retaining Wall:**

Damage noted.



**Chimney:**



Damage noted - **DANGEROUS** - Potential falling objects!

# ROOF - ATTIC 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*

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.

## 1. GENERAL COMMENTS:



Roof ladder is **DANGEROUS!** No attic access noted.

## Building 1

### Main Roof:



Asphalt Shingles, Overall condition is only Fair - Uneven surface indicates water damage, Recommend further evaluation and repair/replacement by a licensed roofing contractor.

**Valleys and Flashings:**



Unable to properly view due to height and pitch.

**Overhangs:**

Wood/wood, Overall condition is Poor.

**Attic Area:**

No access.

**Ceiling Insulation:**

None.

**Ventilation:**

Poor condition- Improvements are needed.

**Gutters and**

**Downspouts:**



None.

# PLUMBING 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*

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!

## 1. GENERAL COMMENTS:



Laundry room: Water heater is NEW, properly strapped and shut off valve is Good. Gas meters - Appear serviceable. Combination of pipes noted, with damage also noted.

## 2. WATER SOURCE:

Municipal service.

## 3. MAIN WASTE DISPOSAL MEANS:

Sewer.

## Unit 1

**Interior Water Supply  
Lines:**

Copper.

**Interior Waste and Vent  
Lines:**

Cast Iron and PVC.

**Water Heater:**

Gas, 40 gal., in sealed cabinet unable to view,  
Manager says, "It's NEW".



**Bath Fixtures:**

Good.

**Kitchen Fixtures:**

Good.

**Laundry Fixtures:**

Unit 1 and Laundry are on same meter for utilities.

## Unit 2

**Interior Water Supply  
Lines:**

Copper.

**Interior Waste and Vent  
Lines:**

Cast Iron and PVC.

## Unit 3

**Interior Water Supply  
Lines:**

Copper.

**Interior Waste and Vent  
Lines:**

Cast Iron and PVC.

**Water Heater:**

Gas, 30 gal., in sealed cabinet unable to view.

**Bath Fixtures:**

Shower head leaks.

**Kitchen Fixtures:**

Good.

## Unit 4

**Interior Water Supply  
Lines:**

Copper.



**Interior Waste and Vent  
Lines:**

Cast Iron and PVC.

## Unit 5

**Interior Water Supply  
Lines:**

Copper.

**Interior Waste and Vent  
Lines:**

Cast Iron and PVC.

**Water Heater:**

Gas, 30 gal., in sealed cabinet unable to view.

**Bath Fixtures:**

Good.

**Kitchen Fixtures:**

Good.

## Unit 6

**Interior Water Supply  
Lines:**

Copper.

**Interior Waste and Vent  
Lines:**

Cast Iron and PVC.

**Water Heater:**

Gas, 30 gal., in sealed cabinet unable to view.

**Bath Fixtures:**



Fair. Missing mechanical stopper is noted.

**Kitchen Fixtures:**

Good.



## **Unit 7**

**Interior Water Supply**

**Lines:**

Copper.

**Interior Waste and Vent**

**Lines:**

Cast Iron and PVC.

**Water Heater:**



Gas, 30 gal., in exterior damaged metal cabinet; Not strapped to Ca. Earth quake requirements, vent pipe is too close to the roof surface - **CODE VIOLATIONS!**

**Bath Fixtures:**

Good.



**Kitchen Fixtures:**

Good.



**Unit 8**

**Interior Water Supply  
Lines:**

Copper.

**Interior Waste and Vent  
Lines:**

Cast Iron and PVC.

**Unit 9**

**Interior Water Supply  
Lines:**

Copper.

**Interior Waste and Vent  
Lines:**

Cast Iron and PVC.

**Past or Present Leaks?**



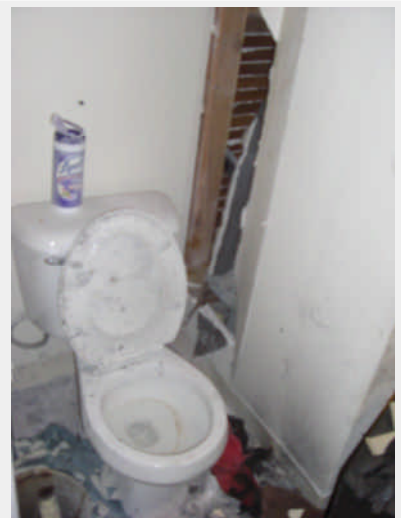
Yes.

**Water Heater:**

Gas, 30 gal., in sealed cabinet unable to view.

**Bath Fixtures:**

Fair.



**Kitchen Fixtures:**

Not tested.

## Unit 10

**Interior Water Supply  
Lines:**

Copper.

**Interior Waste and Vent  
Lines:**

Cast Iron and PVC.

**Water Heater:**

Gas, 30 gal., in sealed cabinet unable to view.

**Bath Fixtures:**

Appear serviceable.



**Kitchen Fixtures:**

Good.



## Unit 11

**Interior Water Supply  
Lines:**

Copper.

**Interior Waste and Vent  
Lines:**

Cast Iron and PVC.

**Water Heater:**

Gas, 30 gal., in sealed cabinet unable to view.

**Bath Fixtures:**



Fair. Caulking needed around tub to prevent water intrusion.

**Kitchen Fixtures:**

Good.

## Unit 12

**Interior Water Supply  
Lines:**

Copper.

**Interior Waste and Vent  
Lines:**

Cast Iron and PVC.

**Water Heater:**

Gas, 30 gal., in sealed cabinet unable to view.

**Bath Fixtures:**



Fair. Missing mechanical stopper.

**Kitchen Fixtures:**

Good.



## Unit 14

**Interior Water Supply  
Lines:**

Copper.

**Interior Waste and Vent  
Lines:**

PVC.

**Water Heater:**

Gas, 30 gal., in sealed cabinet unable to view.

**Bath Fixtures:**

Good.



**Kitchen Fixtures:**

Good.





# ELECTRICAL 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*

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.

## 1. GENERAL COMMENTS:



Open junction box with exposed wiring and a fan (not tested) in the crawl space.

## 2. MAIN ELECTRICAL SERVICE:



All digital - Good. Main shut off is located within the exterior wood cabinet and a working timer for hallway and exterior lighting are present.

### Unit 1

**Grounding and Ground Fault Circuitry:**

No Ground Fault Circuits installed- Installation is recommended.

**Outlets/ Switches/ Fixtures:**

Good overall condition.

### Unit 2

**Incoming Wiring:**

LOCKED.

### Unit 3

**Grounding and Ground Fault Circuitry:**

No Ground Fault Circuits installed- Installation is recommended.



**Outlets/ Switches/  
Fixtures:**

Fair overall condition.

## Unit 4

**Incoming Wiring:**

LOCKED.

## Unit 5

**Grounding and Ground  
Fault Circuitry:**



No Ground Fault Circuits installed- Installation is recommended.

**Outlets/ Switches/  
Fixtures:**

Hot & neutral are reversed on outlet outside of bathroom.

## Unit 6

**Outlets/ Switches/  
Fixtures:**

Fair overall condition.

## Unit 7

**Outlets/ Switches/  
Fixtures:**

Fair overall condition.

## Unit 8

**Incoming Wiring:**

LOCKED.

## Unit 9

**Outlets/ Switches/  
Fixtures:**

Fair overall condition.

## Unit 10

**Grounding and Ground  
Fault Circuitry:**

GFCI is inoperative - Repairs needed.

**Outlets/ Switches/  
Fixtures:**

Fair overall condition - All 3 prong outlets are without a ground.

## Unit 11

**Outlets/ Switches/  
Fixtures:**

Fair overall condition.

## Unit 12

**Outlets/ Switches/  
Fixtures:**

Fair overall condition.

**Smoke Alarms:**

Inoperative.



**Unit 14**

**Grounding and Ground  
Fault Circuitry:**



No Ground Fault Circuits installed- Installation is recommended.

**Outlets/ Switches/  
Fixtures:**

Fair overall condition.

# AIR CONDITIONING & 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.

## 1. GENERAL COMMENTS:

All ceiling fans thru out were operable.



### HVAC 1

Heating System Type  
and Condition:

Gas, Wall heater, NEW.

### HVAC 3

Heating System Type  
and Condition:

Gas, Wall heater, Appears serviceable.

### HVAC 5

Heating System Type  
and Condition:

Gas, Wall heater, Appears serviceable.

## HVAC 6

Heating System Type  
and Condition:

Gas, Wall heater, Appears serviceable.



## HVAC 7

Heating System Type  
and Condition:

Gas, Wall heater, Appears serviceable.

## HVAC 10

Heating System Type  
and Condition:

Gas, Wall heater, Appears serviceable.

## HVAC 11

Heating System Type  
and Condition:

Gas, Wall heater, Appears serviceable.

## HVAC 12

Heating System Type  
and Condition:

Gas, Wall heater, Appears serviceable.

## HVAC 14

Heating System Type  
and Condition:

Gas, Wall heater, Appears serviceable.

# APPLIANCES

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 continued operation of all motor driven appliances is dependent on many internal factors which cannot be measured by a visual inspection. Proper operation of oven timers is not verified.

## 1. GENERAL COMMENTS:

Laundry room water heater is NEW and strapped to Ca. Earthquake Standards, Shut off valve is operative.

## 2. BUILDING WASHER(S) AND DRYER(S):

Washer: Good.

Dryer: Good.

### Unit 1

Refrigerator Good.

Range/Oven: Good.

Range Ventilator: Good condition.

### Unit 2

Refrigerator LOCKED.

### Unit 3

Refrigerator Good.

Range/Oven: Good.

Range Ventilator: Good condition.

### Unit 4

Refrigerator LOCKED.

### Unit 5

Refrigerator Good.

Range/Oven: Good.

Range Ventilator: Good condition.

## Unit 6

Refrigerator

Good.



Range/Oven:

Good.

Range Ventilator:

Good.

## Unit 7

Refrigerator

Good.

Range/Oven:

Burners did not light electronically - Repair needed.

Range Ventilator:

Fair condition.

## Unit 8

Refrigerator

LOCKED.

## Unit 9

Refrigerator

Not inspected.

Range/Oven:

Not inspected.

Range Ventilator:

Not inspected.

## Unit 10

Refrigerator

Good.



Range/Oven:

Good.

Range Ventilator:

Light and fan are inoperative.



## Unit 11

Refrigerator

Good.

Range/Oven:

Good.

Range Ventilator:

Good condition.

## Unit 12

Refrigerator

Good.



Range/Oven:

Good.

Range Ventilator:

Good condition.

## Unit 14

Refrigerator

Good.



Range/Oven:

Good.

Range Ventilator:

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.

## 1. GENERAL COMMENTS:



Interior stairs and handrails are in Good condition, Emergency lighting is present, Damaged smoke detector and damaged fire door are noted. Fire extinguishers are present and with current charge.

## Unit 1

Uneven and sloping floors are noted.

## Unit 2

LOCKED.

## Unit 3

Floors are uneven and slops toward the front of the building - Further evaluation and repairs needed.

## Unit 4

LOCKED.

## Unit 5

Interior is Good. Floor is uneven and slopes to the far right corner - Recommend further evaluation and repairs.

## Unit 6

Appears serviceable.

## Unit 7

Ceiling is sagging, Floors are uneven and mushy, Moisture damage to wall outside of shower is noted - Repairs needed.



## Unit 8

LOCKED.

## Unit 9



Major damage noted - Repairs needed.

## Unit 10



Counter balance and weights are broken in windows - Repairs needed.

## Unit 11

Counter balance and weights are broken in windows - Repairs needed.



## Unit 12

Appears serviceable.

## Unit 14

Appears serviceable.