

Uniform Building Inspection Report

27184 Ortega Hiway, San Juan Capistrano, CA 92675



Prepared for: Terry Jones

Report #1710

Prepared by: Michael Maseline



National Association of
Certified Home Inspectors
Certification # 03021201



National Association of Commercial
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A+ Inspections

Professional Building Inspection & Analysis

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Friday, March 17, 2017

RE: 27184 Ortega Hiway
San Juan Capistrano CA 92675



Dear Terry:

At your request, a visual inspection of the above referenced property was conducted on Friday, March 17, 2017. 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, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

SUMMARY OF AREAS REQUIRING FURTHER EVALUATION

IMPORTANT: The Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions.

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

FOUNDATION - STRUCTURE - EXTERIOR

EXTERIOR WALLS:

Overall Condition:

Two separate pipes coming out of the stucco wall need sealant around them and one spot needs repair.

Weep Screed:

Rust is noted at the 2nd level.

Evidence of Cracking:

Minor hairline cracks are noted at exterior walls, Structural cracking is found at corner columns and at retaining walls - Movement is noted. Recommend further evaluation and necessary repairs by a soil engineer/structural engineer.

Other Inspector Comments:

Perimeter walls have active leaks - Repairs needed..

GROUNDS & PARKING:

Other Paved Areas:

Sub terrain garage has major cracks. efflorescence and ACTIVE water leaks with moldy odors noted. Cinder block walls leak and need waterproofing

Condition:

Major cracks and efflorescence noted - Repairs needed.

Additional Garage Photos:

Water damage and ACTIVE LEAKS noted.

Sidewalks:

Concrete, one damaged spot noted.

TERMITE DAMAGE:

None observed during the course of the inspection. Call a licensed Pest Control Operator for further evaluation

FENCING/STAIRS:

Stairs:

A loose light grill and damage tile need to be repaired.

STORAGE AREAS:

Water intrusion and mold are noted - Repairs and remediation needed.

ROOFING SYSTEM

BLDG. 1

Additional Photo:

Ponding is noted on the flat roof.

Overall Condition:

Poor - Recommend further evaluation and necessary repair/replacement by a licensed roofing contractor. The following was observed at the tile roof covering: Cracked and broken roof tiles should be repaired/replaced to protect underlying roofing materials and prevent further water intrusion.

Drains:

Debris needs to be cleaned off the roof and out of the drains.

ATTIC & CHASES:

Ceiling Chase Areas:

Evidence of Leakage: In lieu of viewing attic areas, ceiling tiles throughout the complex were viewed for the presence of any visible or ongoing areas of leakage (**See individual units**)

PLUMBING SYSTEM

FIRE SPRINKLER SYSTEM: Not part of this inspection - Call a licensed fire sprinkler contractor for evaluation.

ELECTRICAL

COMMON AREA BRANCH CIRCUIT WIRING:

Areas of Concern:

One exterior electrical junction box is open and not weather tight, and one garage junction box has no cover -

SAFETY HAZARDS! Emergency lighting was not operative unless it is tied into the alarm system.

ELECTRICAL ROOM DOOR:

Damage is noted.

AIR CONDITIONING & HEATING SYSTEMS

GENERAL COMMENTS:

GENERAL COMMENTS:

All air conditioning and heating units are package types, mounted on the roof of the building. Several units did not operate (locked units?) Recommend further evaluation by a licensed HVAC contractor.

UNIT INTERIORS

Unit 1

INTERIOR SPACES:

Fair with damaged parquet floor.

TOILETS:

Poor.

Water Supply:

No water.

Grounding:

Unable to check without electricity.

Outlets:

Unable to check without electricity.

Switches:

Unable to check without electricity.

Fixtures:

Unable to check without electricity.

A/C OPERATION:

Unable to check without electricity.

Heating System:

Unable to check without electricity.

A/C Controls:

Unable to check without electricity.

Unit 4

INTERIOR SPACES:

Water leaks at toilet, acoustic tile has water stains.

Water stains on other side of bath wall noted.

Water Supply:

Faucet has minor leakage. Renew seals as needed.

TOILETS:

Leaks are active.

GFI Circuitry:

None installed. Installation of these protective devices is recommended.

Smoke Alarms:

None installed- Installation of smoke alarms is recommended.

Unit 5

INTERIOR SPACES:

Water leaks noted at ceiling.

Water Supply: No water.

TOILETS:

Bad fluid master and flapper need replacement..

GFI Circuitry:

None installed. Installation of these protective devices is recommended.

Unit 6

INTERIOR SPACES:

Previous water leaks noted.

Water stains noted.

GFI Circuitry:

None installed. Installation of these protective devices is recommended.

Unit 7

INTERIOR SPACES:

No ceiling installed.

GFI Circuitry:

None installed. Installation of these protective devices is recommended.

Unit 8

GFI Circuitry:

None installed. Installation of these protective devices is recommended.

Unit 9

GFI Circuitry:

None installed. Installation of these protective devices is recommended.

Unit 10

GFI Circuitry:

None installed. Installation of these protective devices is recommended.

A/C OPERATION:

"Crack noted by a/c contractor", as per the tenant.

Unit 11

INTERIOR SPACES:

Tenant improvements?

Water stains on ceiling noted.

Unit 13

OBSERVED ELECTRICAL HAZARDS:

Double lugged breaker noted - Further evaluation by a licensed electrician needed.

Other minor items are also noted in the entire inspection report and should receive eventual attention, but do not affect the habitability of the building and the majority are the result of normal wear and tear.

Thank you for selecting our firm to do your pre-purchase inspection. If you have any questions regarding the inspection report or the building, please feel free to call us during regular business hours.

Sincerely,

Mike Maseline
A+ Inspections

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. Grading and drainage are probably the most significant aspects of a property, simply because of the direct and indirect damage that moisture can have on structures. More damage has probably resulted from moisture and expansive soils than from most natural disasters, and for this reason we are particularly diligent when we evaluate site conditions. In fact, we compare all sites to an ideal. In short, the ideal property will have soils that slope away from the building and foundation, and the interior floors will be at least several inches higher than the exterior grade. Also, the building will have gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. If a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we will not endorse it, even though there may be no evidence of moisture intrusion, and recommend that you consult with a grading and drainage contractor. We have discovered evidence of moisture intrusion inside buildings when it was raining that would not have been apparent otherwise.

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.

FOUNDATIONS:

TYPE:

Multi-story poured concrete structure built on spread footings.

Evidence of Settlement:

Minor hairline cracks are noted at exterior walls, Structural cracking is found at corner columns and at retaining walls - Movement is noted. Recommend further evaluation and necessary repairs by a soil engineer/structural engineer.

Crawl Space:

Grading:

Fair.

EXTERIOR WALLS:

Predominant materials:

Stucco over wood framing.

Overall Condition:

Fair. Two separate pipes coming out of the stucco wall need sealant around them and one spot needs repair.



Weep Screed:

Rust is noted at the 2nd level.



Evidence of Cracking:

Minor hairline cracks are noted at exterior walls, Structural cracking is found at corner columns and at retaining walls - Movement is noted. Recommend further evaluation and necessary repairs by a soil engineer/structural engineer.



Additional Photos:

Cracks noted at columns.



Other Inspector Comments:

Perimeter walls have active leaks - Repairs needed..



WINDOWS:

Predominant Type:

Fixed glass.



Overall Condition:

Good.

Type and Condition of Sills/Lintels:

Windows are flush with exterior walls. Fair.

DOORS:

Front Entry Doors:

Good condition.

Rear Entry Doors:

Good condition.

TRIM:

CONDITION:

Good overall condition.



GROUNDS & PARKING:

Parking Areas:

Concrete. Parking lot appears serviceable. Handicapped parking labeled and accessible route provided.



Other Paved Areas:

Sub terrain garage has major cracks. efflorescence and ACTIVE water leaks with moldy odors noted. Cinder block walls leak and need water proofing.

Condition:

Major cracks and efflorescence noted - Repairs needed.



Additional Photos:

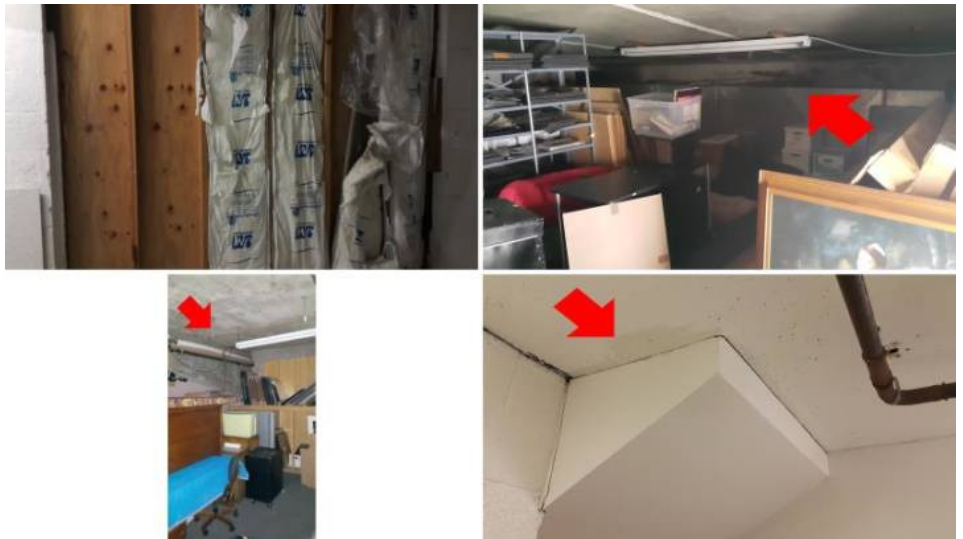


Additional Garage Photos:

Water damage and ACTIVE LEAKS noted.



Additional Photos:



Landscaping:

Good.

Sidewalks:

Concrete, one damaged spot noted.



Retaining Walls:

Appear serviceable.



Signage:

Primary signage for center is Good.

TERMITE DAMAGE:

None observed during the course of the inspection. Call a licensed Pest Control Operator for further evaluation .

FENCING/STAIRS:

Stairs:

Good condition, except for a loose light grill and damage tile need to be repaired.



FRONT ENTRY:

Good.



RESTROOMS:

Good overall. Handicapped bars installed.

Men's Restroom:

Good.



Women's Restroom:

Good.



TRASH ENCLOSURE:

Appears serviceable.



STORAGE AREAS:

Water intrusion and mold are noted - Repairs and remediation needed.



ROOFING SYSTEM

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

GOOD - *Satisfactory with normal wear and tear*

FAIR - *Satisfactory but declining in usefulness*

POOR - *Unsatisfactory in need of immediate repair*

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

BLDG. 1

Roof Structure:

Shallow sloped flat roof.



Support:

2X12@24.



Sheathing:

Chip board, Good.



Roof Covering:

Clay tiles and Single ply roofing material.



Additional Photo:

Ponding is noted on the flat roof.



Overall Condition:

Poor - Recommend further evaluation and necessary repair/replacement by a licensed roofing contractor. The following was observed at the tile roof covering: Cracked and broken roof tiles should be repaired/replaced to protect underlying roofing materials and prevent further water intrusion.



Drains:

Debris needs to be cleaned off the roof and out of the drains.



FLASHINGS:

Parapet Wall Flashings:

Good condition.

Other Flashings:

Good condition.

ROOF PERIMETER:

Overhang Type & Condition:

Wood/Wood, Good overall condition.

Storefront Facade Roof:

Good overall condition.

ATTIC & CHASES:

Accessible for inspection?

Viewing at the underside of the roof was done by lifting ceiling panels in various areas. Not every area under the roof could be observed.

Ceiling Chase Areas:

Evidence of Leakage: In lieu of viewing attic areas, ceiling tiles throughout the complex were viewed for the presence of any visible or ongoing areas of leakage (**See individual units**)

INSULATION:

Predominant Type and Estimated R-Value:

Not determined.

Side-Wall Insulation

3.5 inch Fiberglass batts, some are out of place.



VENTILATION:

Power vent fans.



GUTTERS & DOWNSPOUTS:

Type and Condition:

Aluminum. Good overall condition.

ROOF MOUNTED EQUIPMENT:

Make-up air intakes, exhaust vents.



RECENT WEATHER CONDITIONS HAVE BEEN:

Dry.

PLUMBING SYSTEM

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

GOOD - Satisfactory with normal wear and tear

FAIR - Satisfactory but declining in usefulness

POOR - Unsatisfactory in need of immediate repair

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

WATER SOURCE:

Source:

Municipal service.

Supply Pressure in PSI:

78 psi.



Overall Condition:

Good.

Main Cutoff Valve Locations:

Location was not determined. Inquire with the seller.

INTERIOR SUPPLY LINES:

Predominant Type:

Combination of piping.



Flow:

Good.

Evidence of past or present leaks? None.

WASTE/VENTING PROVISIONS:

Type:

Sewer.

Interior Waste Lines: Predominant Type:

PVC.

Drainage:

Good.

Evidence of past or present leaks? None.

Venting:

Adequate.

HOT WATER SOURCE:

Most units have cold water service only. Public restrooms water heater is electric and operative, but with damage to the fire wall and needs repair - **FIRE HAZARD!**



FIRE SPRINKLER SYSTEM: Not part of this inspection - Call a licensed fire sprinkler contractor for evaluation.

Not part

Emergency lighting was not operative unless it is tied into the alarm system.



FIRE EXTINGUISHERS:

Present with current charge.



ELECTRICAL

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

GOOD - *Satisfactory with normal wear and tear*

FAIR - *Satisfactory but declining in usefulness*

POOR - *Unsatisfactory in need of immediate repair*

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

GENERAL COMMENTS:

100,000 amp service/240 volt.



MAIN SERVICES:

Service Entrances:

Underground. Good.



MAIN DISCONNECTS:

Incoming Wiring:

Copper.

Location of Service Disconnects:

Electrical room or individual breaker panel of each unit.

SUBPANELS:

Locations & Condition:

See individual units. Electrical Room Panels, Appear serviceable. 208Y/120, 200 amps, 3 phase, 4 wire, 60 hz.



COMMON AREA CIRCUIT PANELS:

Location: Electrical room.

COMMON AREA BRANCH CIRCUIT WIRING:

Wire Size vs Indicated Use: Good.

Predominant Wire Type: 100% copper.

Areas of Concern: One exterior electrical junction box is open and not weather tight, and one garage junction box has no cover - **SAFETY HAZARDS!**



SYSTEM GROUNDING:

Condition: Good.

EXTERIOR OUTLETS, SWITCHES, FIXTURES:

Fixtures: Overall Condition: On a timer.

ELECTRICAL ROOM DOOR:

Damage is noted.



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.

GENERAL COMMENTS:

GENERAL COMMENTS:

All air conditioning and heating units are package types, mounted on the roof of the building. Several units did not operate (locked units?) Recommend further evaluation by a licensed HVAC contractor.

Ductwork Type and Condition:

Flexround, metal and insulated metal. Appear serviceable.



Unit 1

CONDITION:

Fair- Primarily due to the age of the unit.



Unit 2

CONDITION:

Fair- Primarily due to the age of the unit. Wires sticking out of the top.



Unit 3

CONDITION:

Fair- Primarily due to the age of the unit.



Unit 4

CONDITION:

See note above under general comments..



Unit 5

CONDITION:

See note above under general comments..



Unit 6

CONDITION:

See note above under general comments..



Unit 7

CONDITION:

See note above under general comments..



Unit 8

CONDITION:

See note above under general comments..



Unit 9

CONDITION:

See note above under general comments..



Unit 10

CONDITION:

See note above under general comments..



Unit 11

CONDITION:

See note above under general comments..



Unit 12

CONDITION:

Good.



Unit 13

CONDITION:

Fair- Primarily due to the age of the unit.



Unit 14

CONDITION:

Fair- Primarily due to the age of the unit.



Unit 15

CONDITION:

See note above under general comments..



Unit 16

CONDITION:

Fair- Primarily due to the age of the unit.



Unit 17

CONDITION:

Fair- Primarily due to the age of the unit.



Unit 18

CONDITION:

See note above under general comments..



Unit 19

CONDITION:

Fair- Primarily due to the age of the unit.



Unit 20

CONDITION:

Fair- Primarily due to the age of the unit.



Unit 21

CONDITION:

Fair- Primarily due to the age of the unit.



Unit 22

CONDITION:

Poor.



Unit Interiors

CONFIDENTIAL - FOR CLIENT USE ONLY

CONDITION DEFINITIONS:

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. Where practical, your inspector will use a moisture meter to determine the status of visible stained areas. No effort is made to move furniture or other stored items which are sometimes present and restrict viewing at interior areas. Carpeting, wall coverings, curtains, drapes and other tenant supplied items are not inspected.

GENERAL COMMENTS:

Elevators, Appear serviceable.



Unit 1

INTERIOR SPACES:

101.

Fair with damaged parquet floor.



BATH:

Good.



TOILETS:

Poor.



Water Supply:

No water.

Drainage:

Unable to test.

ELECTRICAL PANEL:

Good overall.



Circuit Breaker Sizing:

Good overall.

Wire Type:

100% copper.

Wire Sizing:

Good overall.

Grounding:

Unable to check without electricity.

Outlets:

Unable to check without electricity.

Switches:

Unable to check without electricity.

Fixtures:

Unable to check without electricity.

A/C OPERATION:

Unable to check without electricity.

Heating System:

Unable to check without electricity.

Ductwork:

Flex round, Appears serviceable.

A/C Controls:

Unable to check without electricity.

Unit 2

INTERIOR SPACES:

No access was available at this unit, due to vacancy, tenant absence, or lack of a key.



Unit 3

INTERIOR SPACES:

No access was available at this unit, due to vacancy, tenant absence, or lack of a key.



Unit 4

INTERIOR SPACES:

105.

Water leaks at toilet, acoustic tile has water stains.

Water stains on other side of bath wall noted.





<i>BATH:</i>	Good overall condition.
<i>Water Supply:</i>	Faucet has minor leakage. Renew seals as needed.
<i>Drainage:</i>	Fair.
<i>TOILETS:</i>	Leaks are active.
<i>ELECTRICAL PANEL:</i>	Good overall.



<i>Circuit Breaker Sizing:</i>	Fair.
<i>Wire Type:</i>	100% copper.
<i>Wire Sizing:</i>	Fair.
<i>Grounding:</i>	Good overall.
<i>Outlets:</i>	Good overall.
<i>Switches:</i>	Good overall.
<i>Fixtures:</i>	Good overall.
<i>GFI Circuitry:</i>	None installed. Installation of these protective devices is recommended.

Smoke Alarms:
A/C OPERATION:

None installed- Installation of smoke alarms is recommended.
Good cooling reported. No tenant complaints.



Heating System:
Ductwork:
Air Flow:
A/C Controls:

Not tested.
Fiberglass/Flexible Duct, Good overall condition.
Good overall.
Good.

Unit 5

INTERIOR SPACES:

106.
Water leaks noted at ceiling.



BATH:

Fair overall condition. Handicap bars installed.



Water Supply:
TOILETS:

No water.
Bad fluid master and flapper need replacement..



ELECTRICAL PANEL:

Good overall.



Circuit Breaker Sizing:

Good overall.

Wire Type:

100% copper.

Wire Sizing:

Good overall.

Grounding:

Good overall.

Outlets:

Good overall.

Switches:

Good overall.

Fixtures:

Fair.

GFI Circuitry:

None installed. Installation of these protective devices is recommended.

A/C OPERATION:

Good cooling reported. No tenant complaints.

Condensate Stains:

No significant staining was seen.

Heating System:

Not tested.

Ductwork:

Fiberglass/Flexible Duct.

Air Flow:

Good overall.

A/C Controls:

Fair-Older.

Unit 6

INTERIOR SPACES:

Previous water leaks noted.

Water stains noted.



BATH SINK:

Good overall condition.



Water Supply:

Good overall.

Drainage:

Good overall.

TOILETS:

Good overall. Handicap bar installed.



ELECTRICAL PANEL:

Good overall.



Circuit Breaker Sizing:

Good overall.

Wire Type:

100% copper.

Wire Sizing:

Good overall.

Grounding:

Good overall.

Outlets:

Good overall.

Switches:

Good overall.

<i>Fixtures:</i>	Good overall.
<i>GFI Circuitry:</i>	None installed. Installation of these protective devices is recommended.
<i>A/C OPERATION:</i>	Good cooling reported. No tenant complaints.
<i>Heating System:</i>	Not tested.
<i>Ductwork:</i>	Fiberglass/Flexible Duct.
<i>Air Flow:</i>	Good overall.
<i>A/C Controls:</i>	Good.
<i>OTHER:</i>	Cold box appears serviceable.



Unit 7

<i>INTERIOR SPACES:</i>	110. Vacant unit needs tenant improvement.
	No ceiling installed.



<i>Water Supply:</i>	Good overall. Water heater is strapped to California Earthquake Standards.
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<i>Drainage:</i>	Fair.
<i>ELECTRICAL PANEL:</i>	Good overall.



<i>Circuit Breaker Sizing:</i>	Good overall.
<i>Wire Type:</i>	100% copper.
<i>Wire Sizing:</i>	Good overall.
<i>Grounding:</i>	Good overall.
<i>Outlets:</i>	Good overall.
<i>Switches:</i>	Good overall.
<i>Fixtures:</i>	Good overall.
<i>GFI Circuitry:</i>	None installed. Installation of these protective devices is recommended.
<i>A/C OPERATION:</i>	Good cooling reported. No tenant complaints.
<i>Condensate Stains:</i>	No significant staining was seen.
<i>Heating System:</i>	Not tested.
<i>Ductwork:</i>	Fiberglass/Flexible Duct.
<i>Air Flow:</i>	Good overall.
<i>A/C Controls:</i>	Good.

Unit 8

<i>INTERIOR SPACES:</i>	Good overall condition.
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<i>ELECTRICAL PANEL:</i>	
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<i>Circuit Breaker Sizing:</i>	Good overall.
<i>Wire Type:</i>	100% copper.
<i>Wire Sizing:</i>	Good overall.
<i>Grounding:</i>	Good overall.
<i>Outlets:</i>	Good overall.
<i>Switches:</i>	Good overall.

<i>Fixtures:</i>	Good overall.
<i>GFI Circuitry:</i>	None installed. Installation of these protective devices is recommended.
<i>A/C OPERATION:</i>	Good cooling reported. No tenant complaints.
<i>Condensate Stains:</i>	No significant staining was seen.
<i>Heating System:</i>	Not tested.
<i>Ductwork:</i>	Fiberglass/Flexible Duct.
<i>Air Flow:</i>	Good overall.
<i>A/C Controls:</i>	Good.

Unit 9

<i>INTERIOR SPACES:</i>	Good overall condition.
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<i>WET BAR SINK:</i>	Good overall condition.
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<i>Water Supply:</i>	Good overall.
<i>Drainage:</i>	Good overall.
<i>ELECTRICAL PANEL:</i>	Good overall.
<i>Circuit Breaker Sizing:</i>	Good overall.
<i>Wire Type:</i>	100% copper.
<i>Wire Sizing:</i>	Good overall.
<i>Grounding:</i>	Good overall.
<i>Outlets:</i>	Good overall.
<i>Switches:</i>	Good overall.
<i>Fixtures:</i>	Good overall.
<i>GFI Circuitry:</i>	None installed. Installation of these protective devices is recommended.
<i>A/C OPERATION:</i>	Good cooling reported. No tenant complaints.
<i>Condensate Stains:</i>	No significant staining was seen.
<i>Heating System:</i>	Not tested.
<i>Ductwork:</i>	Fiberglass/Flexible Duct.
<i>Air Flow:</i>	Good overall.
<i>A/C Controls:</i>	Good.
<i>OTHER:</i>	Kitchen, Appears serviceable.

Unit 10

INTERIOR SPACES:



Good overall condition.



Water Supply:

Good overall.

Drainage:

Good overall.

ELECTRICAL PANEL:



Circuit Breaker Sizing:

Good overall.

Wire Type:

100% copper.

Wire Sizing:

Good overall.

Grounding:

Good overall.

Outlets:

Good overall.

Switches:

Good overall.

Fixtures:

Good overall.

GFI Circuitry:

None installed. Installation of these protective devices is recommended.

A/C OPERATION:

Crack noted by a/c contractor.

Condensate Stains:

No significant staining was seen.

Heating System:

Not tested.

Ductwork:

Fiberglass/Flexible Duct.

Air Flow:

Good overall.

A/C Controls:

Good.

OTHER:

Kitchen, Appears serviceable.



Unit 11

INTERIOR SPACES:

Tenant improvements?

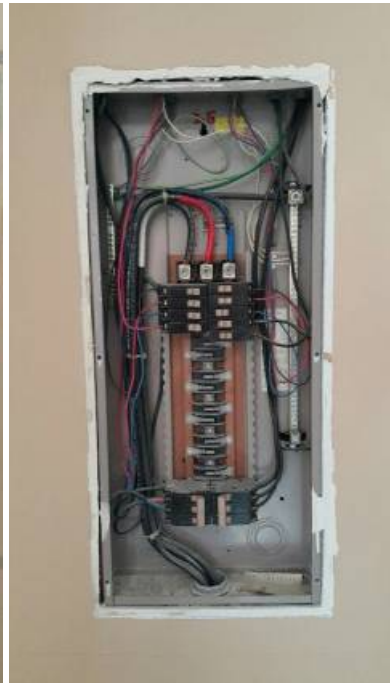
Water stains on ceiling noted.



ELECTRICAL PANEL:

Fair overall.

Good overall.



Circuit Breaker Sizing:

Fair.

Wire Type:

100% copper.

Wire Sizing: Good overall.
Grounding: Good overall.
Outlets: Good overall.
Switches: Good overall.
Fixtures: Good overall.
A/C OPERATION: Fair- Unit is older.
Heating System: Fair overall condition.
Ductwork: Fiberglass/Flexible Duct.
Air Flow: Good overall.
A/C Controls: Fair-Older.

Unit 12

INTERIOR SPACES:

No access was available at this unit, due to vacancy, tenant absence, or lack of a key.



Unit 13

INTERIOR SPACES:

Good overall condition.



BATH:

Good overall condition. Handicap bars installed.



Water Supply: Good overall.
Drainage: Good overall.
TOILETS: Good overall.
ELECTRICAL PANEL: Good overall.
 Good overall.



Circuit Breaker Sizing:

Good overall.

Wire Type:

100% copper.

Wire Sizing:

Good overall.

**OBSERVED ELECTRICAL
HAZARDS:**

Double lugged breaker noted - Further evaluation by a licensed electrician needed.



Grounding:

Good overall.

Outlets:

Good overall.

Switches:

Good overall.

Fixtures:

Good overall.

GFI Circuitry:

Good overall.

A/C OPERATION:

Good cooling reported. No tenant complaints.

Condensate Stains:

No significant staining was seen.

Heating System:

Not tested.

Ductwork:

Fiberglass/Flexible Duct.

Air Flow:

Good overall.

A/C Controls:

Good.

OTHER:

Kitchen, appears serviceable.



Unit 14

INTERIOR SPACES:

Good overall.



BATH:

Good overall condition. Handicap bars installed.



Water Supply:

Good overall.

Drainage:

Good overall.

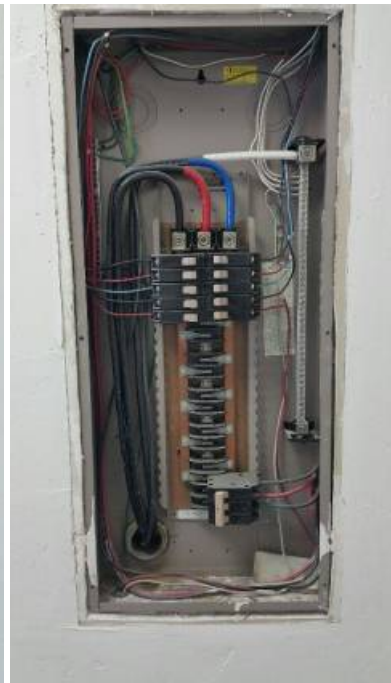
TOILETS:

Good overall.

ELECTRICAL PANEL:

Good overall.

Good overall.



<i>Circuit Breaker Sizing:</i>	Good overall.
<i>Wire Type:</i>	100% copper.
<i>Wire Sizing:</i>	Good overall.
<i>Grounding:</i>	Good overall.
<i>Outlets:</i>	Good overall.
<i>Switches:</i>	Good overall.
<i>Fixtures:</i>	Good overall.
<i>GFI Circuitry:</i>	Good overall.
<i>A/C OPERATION:</i>	Good cooling reported. No tenant complaints.
<i>Condensate Stains:</i>	No significant staining was seen.
<i>Heating System:</i>	Not tested.
<i>Ductwork:</i>	Fiberglass/Flexible Duct.
<i>Air Flow:</i>	Good overall.
<i>A/C Controls:</i>	Good.
<i>OTHER:</i>	Kitchen, Appears serviceable.

