

Property Condition Assessment

Report Date: October 14, 2019

Prepared For: John Doe

TX

Property Address: 1234 Main Street
Cedar Hill, TX 75104

Report Number: Apartment Sample

Prepared By: Stafford Inspections
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INSPECTED FOR

John Doe
1234 Main Street
Cedar Hill, TX 75104
October 14, 2019

This confidential report is prepared exclusively for John Doe

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1.0 Summary

Building Description

The buildings are in generally Good condition. The property consists of 6 2-story buildings containing 66 apartments. One bedroom-3-bedroom units. The property was constructed in 1985. Repairs and capital improvements have been done on an as needed condition. The structures are wood framed with concrete slab foundations. The Attic framing is a wood truss. The roof is a composition type roof over wood decking.. The Exterior cladding is brick with plywood siding and wood trim. The power is provided by Oncor. Each unit is individually metered. The City of Cedar Hill provides water and sewage. NO gas utility is connected to the property. Each unit has it's own split system HVAC system with Electric strip heat. Each unit has an individual

Inspection description

The inspection was a visual inspection of the major components of the property. Approximately 10% of the units were available for interior inspection. The exterior of the buildings was inspected. The Air conditioning units were visually inspected. Only those units with power and were accessible were operated.

Limitations

Limited access to the roof due to intermittent rain. Limited access to the attics due to lack of access.

SUMMARY OF REPAIRS

1.1 SUMMARY OF REPAIRS

RECOMMENDED REPAIRS AND APPROXIMATE COSTS

ELECTRICAL

Service Entry

Recommend locating the main grounding at the service entry for each building. If the main grounding cannot be located, recommend grounding to a ground rod for each building. approximate cost \$350 per building. \$2100

HVAC

As approximately 50% of the units are 10 years or older. Recommend budgeting to replace 20% of the older units (6) per year for 5 years. Approximate annual cost \$15,000 (\$2500 each)

ROOF/ATTIC/INSULATION/VENTILATION

Attic

Recommend examination and repair of any damage to the fire wall separation in the attic. Approximate cost \$6,000

Pool

Recommend installing GFCI protection for the Pool equipment. Approximate cost \$125

Recommend locating or repairing the pool light to operate.

Recommend repairing the gate to automatically close when opened.

Recommend repairing/replacing the pool surface. Approximate cost \$4,000

Recommend replacing the missing tile. Approximate cost \$125

2.0 Introduction

Property Condition Assessments: Baseline Property Condition Assessment Process using ASTM 2018 as a guide

The inspection is of conditions which are present and visible at the time of the inspection, and all of the equipment is operated in normal modes.

This report is intended to provide you with information concerning the general condition of the property at the time of inspection. Please read the report carefully. If any item is unclear, you should request the inspector to provide clarification.

It is recommended that you obtain as much history as is available concerning this property. This historical information may include copies of any seller's disclosures, previous inspection or engineering reports, municipal inspection departments, lenders, insurers, and appraisers. You should attempt to determine whether repairs, renovation, remodeling, additions or other such activities have taken place at this property.

Property conditions change with time and use. Since this report is provided for the specific benefit of the client(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

No ADA (Americans with Disabilities Act) compliance was inspected or noted on the report. For ADA compliance recommend contacting a specialist certified in ADA compliance.

This Report is based on a Subject Site visit, in which Stafford Inspections performed a visual, non-intrusive and non-destructive evaluation of various external and internal building components. These systems included the roof, foundations, structural frame, building envelope, HVAC, electrical, and plumbing. The inspection also includes ancillary items such as: site drainage, pavement, sidewalks and landscaping. The Property Condition Assessment is NOT a building code, safety, regulatory or environmental compliance inspection.

LIMITATION OF LIABILITY

BY SIGNING THIS AGREEMENT, CLIENT ACKNOWLEDGES THAT THE INSPECTION FEE PAID TO THE INSPECTOR IS NOMINAL GIVEN THE RISK OF LIABILITY ASSOCIATED WITH PERFORMING INSPECTIONS IF LIABILITY COULD NOT BE LIMITED. CLIENT ACKNOWLEDGES THAT WITHOUT THE ABILITY TO LIMIT LIABILITY, THE INSPECTOR WOULD BE FORCED TO CHARGE CLIENT MUCH MORE THAN THE INSPECTION FEE FOR THE INSPECTOR'S SERVICES. CLIENT ACKNOWLEDGES BEING GIVEN THE OPPORTUNITY TO HAVE THIS AGREEMENT REVIEWED BY COUNSEL OF HIS OR HER OWN CHOOSING AND FURTHER ACKNOWLEDGES THE OPPORTUNITY OF HIRING A DIFFERENT INSPECTOR TO PERFORM THE INSPECTION. BY SIGNING THIS AGREEMENT, CLIENT AGREES TO LIABILITY BEING LIMITED TO THE AMOUNT OF THE INSPECTION FEE PAID BY THE CLIENT. THE CLIENT HEREIN UNDERSTANDS THE INSPECTORS TOTAL LIMIT OF LIABILITY AS RELATED TO THIS PROPERTY IS \$0.00.

Photographs were taken to provide a record of general conditions of the facility, as well as specific deficiencies observed. Photographs are representative only and do not indicate all deficiencies. This PCA Report is based on the evaluator's judgment of the physical condition of the components, their ages and their estimated useful life (EUL). It is understood that the conclusions presented are based upon the evaluator's professional judgment. The actual performance of individual components may vary from a reasonably expected standard and will be affected by circumstances that occur after the date of the evaluation.

The Report does not identify minor, inexpensive repairs or maintenance items which are clearly part of the property owner's current operating budget so long as these items appear to be addressed on a routine basis. The report does address infrequently occurring maintenance items, such as exterior painting, deferred maintenance and repairs and replacements that normally involve significant expense or outside contracting.

BUILDING DESCRIPTION

BUILDING DATA

Approximate Age:	1985
Building type:	Multi-Family Structure(s)
General Appearance:	Generally Good Condition
Main Entrance Faces:	South
Weather Condition:	Cloudy/Overcast , Intermittent rain Temperature: 65-75

BUILDING LOCATION

1234 Main Street Cedar Hill, TX 75104

3.0 Structure

3.1 DESCRIPTION

Foundation Type: Concrete Slab

B. Observations

Foundation

The Foundation is in generally Good condition.

All components were found to be performing and in satisfactory condition on the day of the inspection.

Common minor cracks were observed in the exterior masonry and interior drywall of the structure at various locations. This implies that some movement has occurred, as is typical of most structures given the type of soils found in the area.



Some vertical cracking of the masonry is present Various Locations. This is typically an indication of movement due to the thermal expansion and contraction of the brick cladding. Recommend cosmetic repairs and monitoring for possible future structural repairs.

Grading and Drainage

The grading should be improved to promote the flow of storm water away from the structure-- Various Locations. This can usually be accomplished by the addition of top soil, or guttering. The ground should ideally slope away from the structure 6" for the first ten feet.

The storm drainage is located at the North and South East sides of the parking lots. The storm drainage is directed to the creek on the East side of the property.



3.3 LIMITATIONS OF INSPECTION

Foundation Inspection Method: Interior and exterior

Client Notice: This inspection is one of first impression and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection.

The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region, at the time of the inspection. This does not guarantee the future life or failure of the foundation. ***The Inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied.*** If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by a structural engineer of your choice.

4.0 Electrical

4.1 DESCRIPTION

Service Entry Underground, 120/240 volt Single phase



Main Panel Box(es)

Box Rating and/or Main Disconnect Rating: 100 amps/120/240 Volt

Box Location: Exterior of each building



Type of Distribution/Branch Circuit Wiring: Copper

4.2 OBSERVATIONS

Service Entry

Unable to locate the main grounding of the electrical service. The service should be grounded/bonded to the main water supply and driven ground rods as required. Recommend further examination and repair as needed.

Main/Sub panel Distribution Box(es)

All components were found to be performing and in satisfactory condition on the day of the inspection

Distribution Wiring

All components were found to be performing and in satisfactory condition on the day of the inspection

Fixtures/Switches/Receptacles

See Interior section.

4.3 LIMITATIONS OF INSPECTION

ASTM Commercial Inspection standards (ASTM-2018) does not require testing of receptacles, switches or fixtures. Panel boxes will be opened for inspection at the discretion of the inspector.

The power was not turned on at the time of inspection. Visual Inspection Only. Unit #D6

4.4 RECOMMENDATIONS AND ESTIMATED COSTS

Service Entry

Recommend locating the main grounding at the service entry for each building. If the main grounding cannot be located, recommend grounding to a ground rod for each building. approximate cost \$350 per building. \$2100

5.0 Heating

5.1 DESCRIPTION

Central Electric forced air Ceiling Mounted Fan Coil Units

5.2 OBSERVATIONS

All components were found to be performing and in satisfactory condition on the day of the inspection

FYI. The fan/coil blower units installed in ceilings are not opened as part of a general inspection. Any visible components will be commented on. It is advised that the unit be examined by a HVAC technician prior to closing to determine if there are any hidden defects and remedies needed. No signs of water leakage from the unit.

As is not uncommon for structures of this age and location, some of the Heating system(s) is/are older. They may require a slightly higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible. Consideration should be given to budgeting for a new more efficient unit.

See Interior section of the report for performance.

5.3 LIMITATIONS OF INSPECTION

Visual Inspection Only.

5.4 RECOMMENDATIONS AND ESTIMATED COSTS

Regular Servicing of all HVAC equipment is recommended.

6.0 Air Conditioning

6.1 DESCRIPTION

Building # A

Brand Name	Approximate Tons	Approximate Age/MFD
Goodman	2.5 ton	2011/R/22 refrigerant
Goodman	2 ton	2011/R/22 refrigerant
Goodman	3 ton	2013/R/22 refrigerant
Goodman	2 ton	1997/R/22 refrigerant
Goodman	2 ton	2014/R/22 refrigerant
Gibson	2 ton	2014/R/22 refrigerant
Gibson	2 ton	2009/R/22 refrigerant
Goodman	2 ton	2018/410A refrigerant
Trane	1.5 ton	2003/R/22 refrigerant
Goodman	2 ton	2011/R/22 refrigerant
Rheem	2 ton	2004/R/22 refrigerant

Building # B

Brand Name	Tons	Approximate Age/MFD
York	2 ton	1991/R/22 refrigerant
Goodman	2 ton	1997/R/22 refrigerant
Haier	Missing Tag/Approximate size/2 ton	Missing Tag/2006/2010/R/22 refrigerant
Haier	Missing Tag/Approximate size/2 ton	Missing Tag/Approximate age/2006/2010/R/22 refrigerant
Haier	Missing Tag/Approximate size/3 ton	Missing Tag/2006/2010/R/22 refrigerant
Aire Flo	1.5 ton	2011/R/22 refrigerant
Gibson	2 ton	2005/R/22 refrigerant
Rheem	2 ton	2005/R/22 refrigerant
Goodman	2 ton	2009/R/22 refrigerant
Gibson	2 ton	2011/R/22 refrigerant

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Building # C

Brand Name	Tons	Approximate Age/MFD
Goodman	2 ton	2011/R/22 refrigerant
Gibson	2 ton	2006/R/22 refrigerant
Goodman	2 ton	2006/R/22 refrigerant
Goodman	1.5 ton	2018/410A refrigerant
Goodman	2 ton	2001/R/22 refrigerant
Goodman	2 ton	2011/R/22 refrigerant
Trane	1.5 ton	1997/R/22 refrigerant
Goodman	2 ton	2011/R/22 refrigerant
Trane	1.5 ton	1997/R/22 refrigerant
Payne	1.5 ton	2011/R/22 refrigerant
Trane	2 ton	2003/R/22 refrigerant
Payne	2 ton	2011/R/22 refrigerant
Goodman	2 ton	2017/410A refrigerant
DuraGuard	2 ton	1998/R/22 refrigerant
Payne	1.5 ton	2011/R/22 refrigerant
DuraGuard	1.5 ton	1998/R/22 refrigerant
Goodman	2 ton	2017/410A refrigerant

Building # D

Brand Name	Tons	Approximate Age/MFD
DuraGuard	2 ton	2005/R/22 refrigerant
Haier	Missing Tag/Approximate size/3 ton	Missing Tag/Approximate age/2011/R/22 refrigerant
Goodman	2 ton	2011/R/22 refrigerant
Payne	2 ton	2011/R/22 refrigerant
Goodman	2 ton	2011/R/22 refrigerant
Goodman	2 ton	2011/R/22 refrigerant
Gibson	2 ton	2005/R/22 refrigerant
York	1.5 ton	2002/R/22 refrigerant
Trane	1.5 ton	1997/R/22 refrigerant
Goodman	2 ton	2018/410A refrigerant

Building # E

Brand Name	Tons	Approximate Age/MFD
DuraGuard	2 ton	2008/R/22 refrigerant
DuraGuard	2 ton	2007/R/22 refrigerant
Goodman	2.5 ton	2011/R/22 refrigerant
Payne	2.5 ton	2011/R/22 refrigerant
Gibson	2 ton	2006/R/22 refrigerant
Goodman	2.5 ton	2018/410A refrigerant
Goodman	2.5 ton	2000/R/22 refrigerant
Goodman	2 ton	2003/R/22 refrigerant
DuraGuard	2.5 ton	2008/R/22 refrigerant
Trane	2 ton	1997/R/22 refrigerant

Building # F

Brand Name	Tons	Approximate Age/MFD
Rheem	2 ton	1991/R/22 refrigerant
Trane	1.5 ton	1997/R/22 refrigerant
Payne	2.5 ton	2011/R/22 refrigerant
Gibson	2 ton	2003/R/22 refrigerant
Payne	2.5 ton	2011/R/22 refrigerant
Trane	2.5 ton	1999/R/22 refrigerant
Goodman	2.5 ton	2011/R/22 refrigerant
Goodman	2.5 ton	2018/410A refrigerant
DuraGuard	2.5 ton	2004/R/22 refrigerant
Goodman	2.5 ton	2018/410A refrigerant

Approximately 50% are 10 years or older.

6.2 OBSERVATIONS

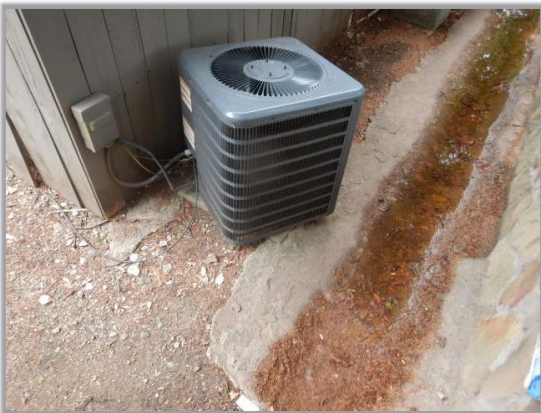
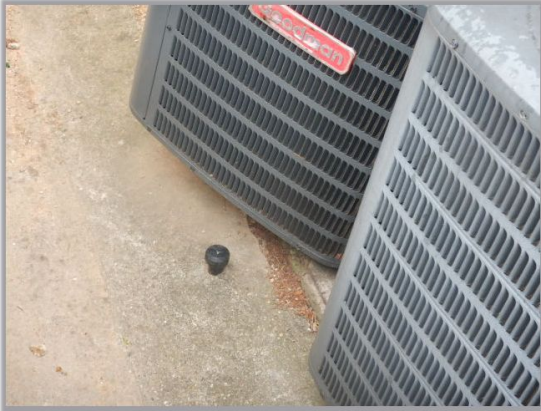
FYI. The fan blower units installed in ceilings/walls are not opened as part of a general inspection. Any visible components will be commented on. It is advised that the unit be examined by a HVAC technician prior to closing to determine if there are any hidden defects and remedies needed. No signs of water leakage from the unit.

The Air Conditioning System Filter(s) are dirty at many of the units. This will decrease the efficiency of the unit and flow of air. The filters should be changed regularly to improve air flow and efficiency. Recommend changing the filters, cleaning the evaporator coil and cleaning the ductwork.

See Interior section of the report for performance.

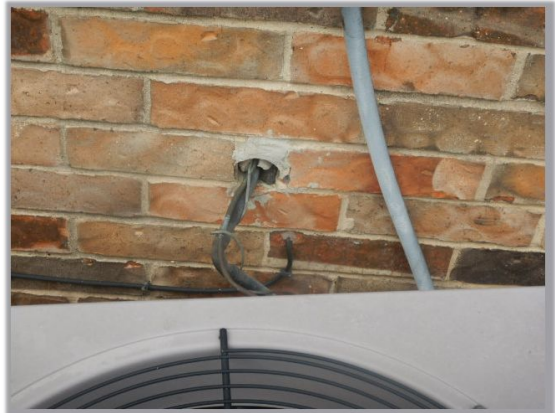
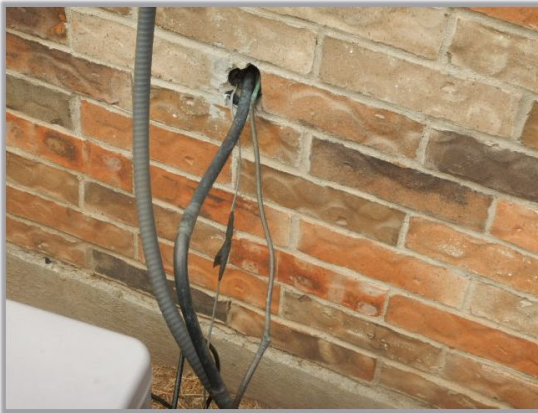
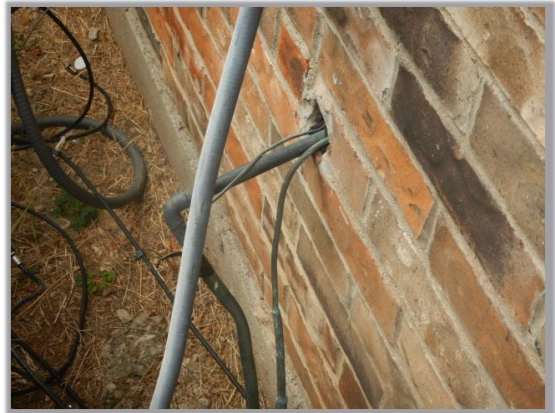
As is not uncommon for structures of this age, the air conditioning system is older. It may require a higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible. Budgeting for a newer more efficient system would be prudent.

Many of the units are not sitting squarely on the concrete pads. Some of the pads are too small for the unit. Ideally, the unit pads should be replaced when replacing the units.





Missing/Damaged insulation on refrigerant lines --at Many Locations. Recommend repair or replacement.





Damaged conduit at some of the AC condensers. Recommend repair or replacement as needed.



The Air Conditioning System has icing of the evaporator coil/ suction line at some of the units. (Approximately 4 were observed) Recommend further examination and repair as needed.





Some of the units have damaged condenser cabinets. Recommend repair.



6.3 LIMITATIONS OF INSPECTION

Notice: Temperature differential readings are a fundamental standard for testing the proper operation of the cooling system. The normal acceptable range is considered approximately between 15 to 23 degrees F. total difference between the return air and supply air. Unusual conditions such as excessive humidity, low outdoor temperatures, and restricted airflow may indicate abnormal operation even through the equipment is functioning as designed and occasionally may indicate normal operation in spite of an equipment malfunction.

6.4 RECOMMENDATIONS AND ESTIMATED COSTS

Regular Servicing of all HVAC equipment is recommended.

As approximately 50% of the units are 10 years or older. Recommend budgeting to replace 20% of the older units (6) per year for 5 years. Approximate annual cost \$15,000 (\$2500 each)

7.0 Plumbing

7.1 DESCRIPTION

Location of Water Meter: Parkway



Location of Building Water Cutoff: At the exterior of each structure

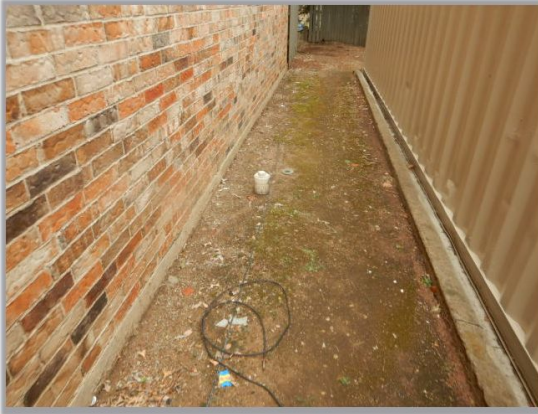


Water Pressure: 50 to 60 psi

Type of Supply piping: Copper /PEX

Type of Sewer Piping: *PVC*

Building Cleanout Location: *At the exterior of each structure*



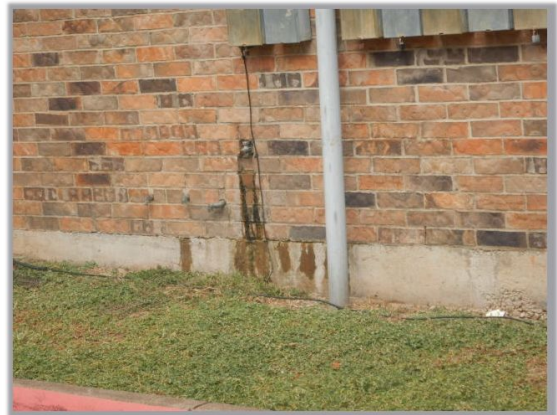
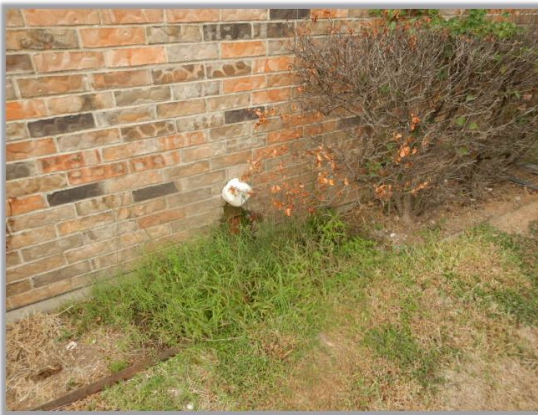
Gas Distribution System
All Electric. No Gas Present.

Fire Hydrant
at the entry to the property



7.2 OBSERVATIONS

Supply Piping
Hose bibs are leaking at Building C , D and E. Recommend repair or replacement as needed.



Sewer/Drain Piping

Missing Cleanout cap at the front of Building E. Recommend replacement.

Water Heater/Boiler(s)

Individual Water heaters at each unit. See Interior Comments.

Fixtures

See Interior section.

8.0 Roofing

8.1 DESCRIPTION

Type(s) of Roofing: Composition over wood decking



Roof/Attic Construction: Wood Truss framing



Ceiling Insulation depth: 6-8"

Ceiling Insulation Type: Loose Filled fiberglass

8.2 OBSERVATIONS

Roof Covering

The roof is in generally Good Condition.

Property manager stated that the roof is approximately 5 years old.

Flashing Details

All components were found to be performing and in satisfactory condition on the day of the inspection

Gutters and Downspouts

All components were found to be performing and in satisfactory condition on the day of the inspection

Attic

Damage to the firewall between units in the attic. Observed at Unit 6B.



Attic entry too small at the attic entries. Ideally, the attic entry would be 22" x 30" .

Insulation/Ventilation

All components were found to be performing and in satisfactory condition on the day of the inspection

8.3 LIMITATIONS OF INSPECTION

Roof Viewed from: rooftop, The roof was observed from ground level with binoculars. The two-story structure roof level does not have reasonable safe access., Raining or roof wet at the time of inspection

Attic Viewed from: Attic entry Only, due to lack of a walkway.

Notice: Life expectancy of the roofing material is not covered by this property inspection report. If any concerns exist about the roof covering life expectancy or potential for future problems, a roofing specialist should be consulted. The Inspector cannot offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leaks, either expressed or implied.

The inspection of this roof may show it to be functioning as intended or in need of minor repairs. This inspection does not determine the insurability of the roof. You are strongly encouraged to have your Insurance Company physically inspect the roof, prior to closing, to fully evaluate the insurability of the roof.

8.4 RECOMMENDATIONS AND ESTIMATED COSTS

Attic

Recommend examination and repair of any damage to the fire wall separation in the attic. Approximate cost \$6,000

9.0 Interior

9.1 DESCRIPTION

Interior Walls & Surfaces

Description of Interior Wall Coverings Painted drywall

Ceiling Type: Painted drywall

9.2 OBSERVATIONS

Unit # B6 (Vacant)

Interior Wall(s)

All components were found to be performing and in satisfactory condition on the day of the inspection

Doors

All components were found to be performing and in satisfactory condition on the day of the inspection

Ceiling

All components were found to be performing and in satisfactory condition on the day of the inspection

Flooring

All components were found to be performing and in satisfactory condition on the day of the inspection

Interior Window Condition

All components were found to be performing and in satisfactory condition on the day of the inspection

Fireplace

All components were found to be performing and in satisfactory condition on the day of the inspection

Interior Stairway

The stairway handrail should have a turnback at the top and bottom ends of the stairway handrail in order to meet current building standards. (Turnbacks are where the ends of the handrail turn back to the wall to prevent snagging.) Recommend Repair.



The stair treads are somewhat non-standard. The treads are less deep than are required. (Minimum 10 inches) Recommend further examination and repair or replacement as needed.



Kitchen Appliances

Visual Inspection Only.

Electric Range

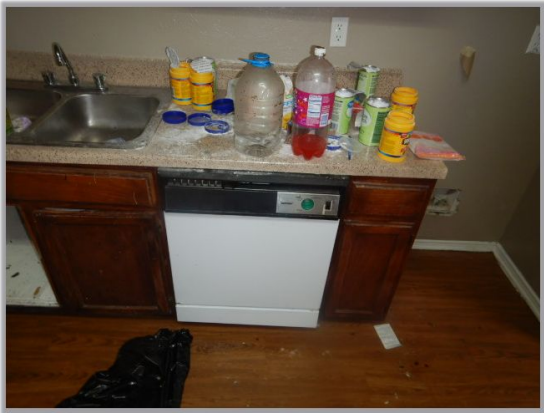
Missing Anti-Tip device for the range. Current building practices require the installation of this safety device.

The range is an older unit. While replacement is not needed right away, it would be wise to budget for a new range. In the interim, a higher level of maintenance can be expected.

Dishwasher

The dishwasher is an older unit. This unit will probably require a higher level of maintenance and can be expected to have a limited life expectancy. Budgeting for a new unit would be prudent.

Damaged dishwasher control. Recommend repair or replacement as needed.



Kitchen exhaust vent---Recirculating

All components were found to be in satisfactory condition on the day of the inspection

Kitchen Disposer

All components were found to be in satisfactory condition on the day of the inspection

Bath(s)/Kitchen/Fixtures

The upstairs shared bath toilet runs on. Recommend repair.

Water Heater Description and Location: Electric 240 volt 40 Gallons Closet under stairway 2015



The water heater does not have a safety pan. Recommend installing a safety pan to prevent damage.



Electrical Panel

Box Location: 100 amps at the closet under the stairway



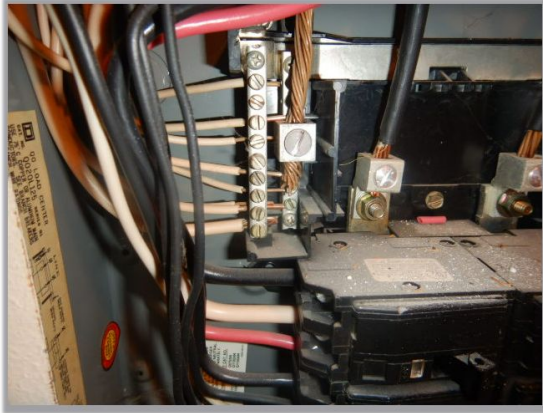
There is inadequate clearance at the front and sides of the panel box. Recommend relocating the panel box for increased safety and to conform to current building standards.

The ground buss bar and the Neutral buss bar should be separated in the subpanel box(es). Neutral wires are not allowed to touch the ground buss bar in subpanel boxes. The ground bonding is through the main panel box not the subpanel box(es). Recommend further examination and repair as needed.

Wiring in the panel box(es) is not properly identified. Some white insulated wires are being used as ungrounded "hot" circuits. Ideally, the wiring should be properly identified with appropriately permanent markings, (electricians tape or other means). Recommend repair.



Multiple neutral wire connections were located under a single screw at the panel box. CURRENT building standards do not allow this type of electrical connection. Recommend further evaluation and repair as needed.



Electrical Fixtures/Outlets

Current building standards require that all outlets over kitchen counters including islands be GFCI protected. Recommend installation of these safety devices.

HEAT

Central Electric forced air Wall Mounted Fan Coil Units

All components were found to be performing and in satisfactory condition on the day of the inspection. As is not uncommon for structures of this age and location, the Heating system is older.

Visual Inspection Only.

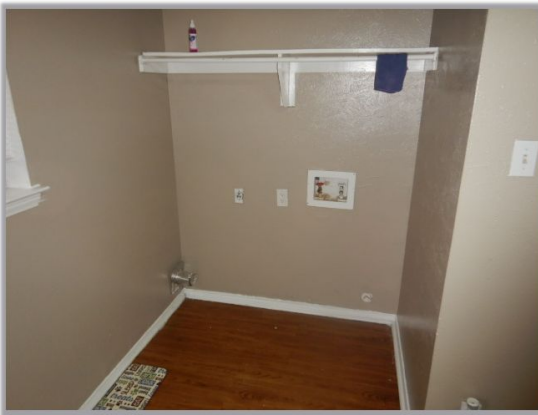
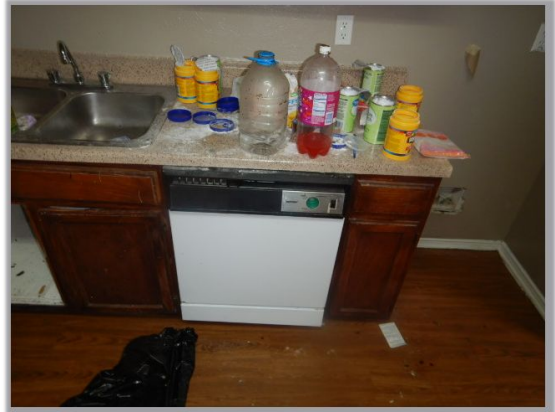
COOLING

Central Forced Air

Temperature Differential (Delta-T): 16 Degrees

All components were found to be performing and in satisfactory condition on the day of the inspection. Off Season Inspection.

General Photos



Unit # B2 (Vacant)

Interior Wall(s)

All components were found to be performing and in satisfactory condition on the day of the inspection

Doors

All components were found to be performing and in satisfactory condition on the day of the inspection

Ceiling

All components were found to be performing and in satisfactory condition on the day of the inspection

Flooring

All components were found to be performing and in satisfactory condition on the day of the inspection

Interior Window Condition

All components were found to be performing and in satisfactory condition on the day of the inspection

Fireplace

All components were found to be performing and in satisfactory condition on the day of the inspection

Interior Stairway

The stairway handrail should have a turnback at the top and bottom ends of the stairway handrail in order to meet current building standards. (Turnbacks are where the ends of the handrail turn back to the wall to prevent snagging.) Recommend Repair.



The stair treads are somewhat non-standard. The treads are less deep than are required. (Minimum 10 inches) Recommend further examination and repair or replacement as needed.



Kitchen Appliances

Visual Inspection Only.

Electric Range

Missing Anti-Tip device for the range. Current building practices require the installation of this safety device.

The range is an older unit. While replacement is not needed right away, it would be wise to budget for a new range. In the interim, a higher level of maintenance can be expected.

Dishwasher

The dishwasher is an older unit. This unit will probably require a higher level of maintenance and can be expected to have a limited life expectancy. Budgeting for a new unit would be prudent.

Kitchen exhaust vent---Recirculating

All components were found to be in satisfactory condition on the day of the inspection

Kitchen Disposer

All components were found to be in satisfactory condition on the day of the inspection

Bath(s)/Kitchen/Fixtures

the bathtub surround has some mildew. Recommend cleaning.



Water Heater Description and Location: Electric 240 volt 40 Gallons Closet under stairway 2007



The water heater does not have a safety pan. Recommend installing a safety pan to prevent damage.



Electrical Panel

Box Location: 100 amps at the closet under the stairway



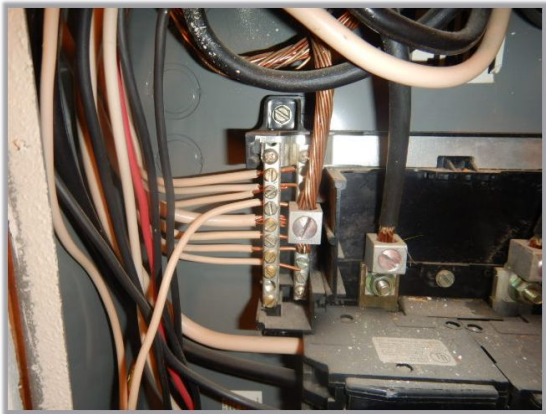
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Wiring in the panel box(es) is not properly identified. Some white insulated wires are being used as ungrounded "hot" circuits. Ideally, the wiring should be properly identified with appropriately permanent markings, (electricians tape or other means). Recommend repair.



Multiple neutral wire connections were located under a single screw at the panel box. CURRENT building standards do not allow this type of electrical connection. Recommend further evaluation and repair as needed.



Electrical Fixtures/Outlets

Current building standards require that all outlets over kitchen counters including islands be GFCI protected. Recommend installation of these safety devices.

HEAT

Central Electric forced air Wall Mounted Fan Coil Units

All components were found to be performing and in satisfactory condition on the day of the inspection

As is not uncommon for structures of this age and location, the Heating system is older.

Visual Inspection Only.

COOLING

Central Forced Air

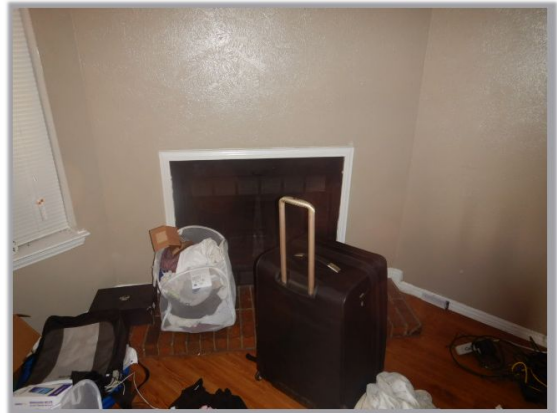
Temperature Differential (Delta-T): 16 Degrees

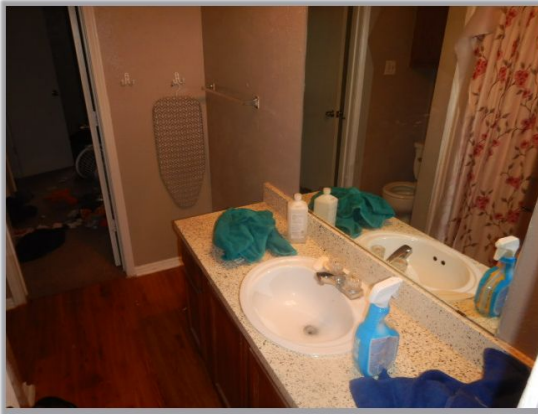
All components were found to be performing and in satisfactory condition on the day of the inspection
Off Season Inspection.

Dirty filter. Recommend replacing.



General Photos





Unit # D6 (Vacant)

Interior Wall(s)

Damaged wall at the hallway. Recommend repair.



Doors

Damaged closet door. Recommend repair or replacement as needed.



Ceiling

All components were found to be performing and in satisfactory condition on the day of the inspection

Flooring

All components were found to be performing and in satisfactory condition on the day of the inspection

Interior Window Condition

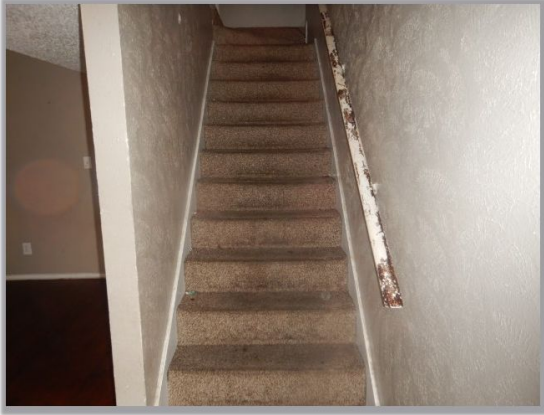
All components were found to be performing and in satisfactory condition on the day of the inspection

Fireplace

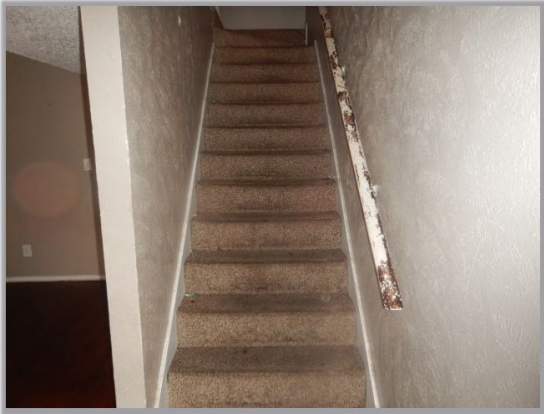
All components were found to be performing and in satisfactory condition on the day of the inspection

Interior Stairway

The stairway handrail should have a turnback at the top and bottom ends of the stairway handrail in order to meet current building standards. (Turnbacks are where the ends of the handrail turn back to the wall to prevent snagging.) Recommend Repair.



The stair treads are somewhat non-standard. The treads are less deep than are required. (Minimum 10 inches) Recommend further examination and repair or replacement as needed.



Kitchen Appliances

Damaged kitchen counter. Flaking paint. Recommend repair.



Visual Inspection Only.

Electric Range

Missing Anti-Tip device for the range. Current building practices require the installation of this safety device.

The range is an older unit. While replacement is not needed right away, it would be wise to budget for a new range. In the interim, a higher level of maintenance can be expected.

Dishwasher

The dishwasher is an older unit. This unit will probably require a higher level of maintenance and can be expected to have a limited life expectancy. Budgeting for a new unit would be prudent.

Kitchen exhaust vent---Recirculating

All components were found to be in satisfactory condition on the day of the inspection

Kitchen Disposer

All components were found to be in satisfactory condition on the day of the inspection

Bath(s)/Kitchen/Fixtures

The drainstop for the sink at the half bath is missing and should be replaced.

Water Heater Description and Location: Electric 240 volt 30 Gallons Closet under stairway 2013

The water heater does not have a safety pan. Recommend installing a safety pan to prevent damage.

Electrical Panel

Box Location: 100 amps at the closet under the stairway



There is inadequate clearance at the front and sides of the panel box. Recommend relocating the panel box for increased safety and to conform to current building standards.

The ground buss bar and the Neutral buss bar should be separated in the subpanel box(es). Neutral wires are not allowed to touch the ground buss bar in subpanel boxes. The ground bonding is through the main panel box not the subpanel box(es). Recommend further examination and repair as needed.

Wiring in the panel box(es) is not properly identified. Some white insulated wires are being used as ungrounded "hot" circuits. Ideally, the wiring should be properly identified with appropriately permanent markings, (electricians tape or other means). Recommend repair.

Multiple neutral wire connections were located under a single screw at the panel box. CURRENT building standards do not allow this type of electrical connection. Recommend further evaluation and repair as needed.

Electrical Fixtures/Outlets

Current building standards require that all outlets over kitchen counters including islands be GFCI protected. Recommend installation of these safety devices.

HEAT

Central Electric forced air Wall Mounted Fan Coil Units

All components were found to be performing and in satisfactory condition on the day of the inspection

As is not uncommon for structures of this age and location, the Heating system is older.

Visual Inspection Only.

COOLING

Central Forced Air

Temperature Differential (Delta-T): 16 Degrees

All components were found to be performing and in satisfactory condition on the day of the inspection
Off Season Inspection.

General Photos





Unit # D1 (Occupied)

Interior Wall(s)

All components were found to be performing and in satisfactory condition on the day of the inspection

Doors

All components were found to be performing and in satisfactory condition on the day of the inspection

Ceiling

All components were found to be performing and in satisfactory condition on the day of the inspection

Flooring

All components were found to be performing and in satisfactory condition on the day of the inspection

Interior Window Condition

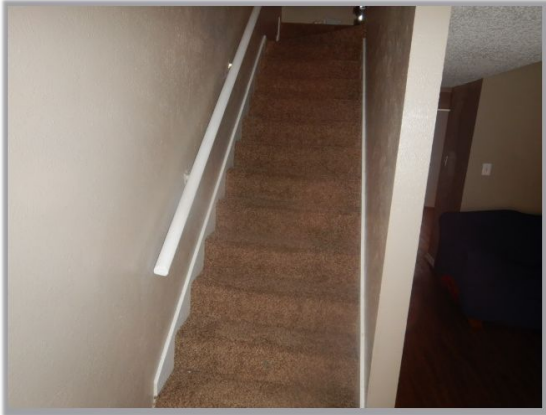
All components were found to be performing and in satisfactory condition on the day of the inspection

Fireplace

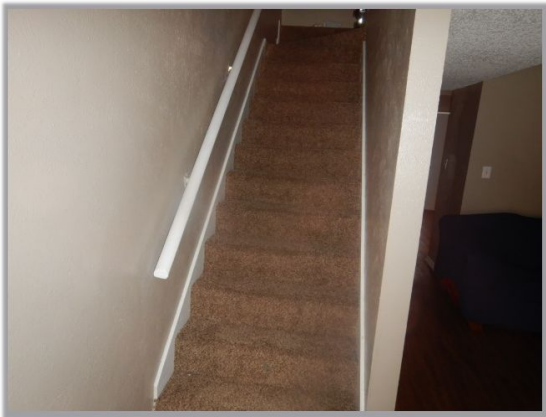
All components were found to be performing and in satisfactory condition on the day of the inspection

Interior Stairway

The stairway handrail should have a turnback at the top and bottom ends of the stairway handrail in order to meet current building standards. (Turnbacks are where the ends of the handrail turn back to the wall to prevent snagging.) Recommend Repair.



The stair treads are somewhat non-standard. The treads are less deep than are required. (Minimum 10 inches) Recommend further examination and repair or replacement as needed.



Kitchen Appliances

Visual Inspection Only.

Electric Range

Missing Anti-Tip device for the range. Current building practices require the installation of this safety device.

The range is an older unit. While replacement is not needed right away, it would be wise to budget for a new range. In the interim, a higher level of maintenance can be expected.

Dishwasher

The dishwasher is an older unit. This unit will probably require a higher level of maintenance and can be expected to have a limited life expectancy. Budgeting for a new unit would be prudent.

Kitchen exhaust vent---Recirculating

All components were found to be in satisfactory condition on the day of the inspection

Kitchen Disposer

All components were found to be in satisfactory condition on the day of the inspection

Bath(s)/Kitchen/Fixtures

The drainstop for the bathtub is missing. Recommend Replacement.

Water Heater Description and Location: Electric 240 volt 30 Gallons Closet under stairway 2017

The water heater does not have a safety pan. Recommend installing a safety pan to prevent damage.

Electrical Panel

Box Location: 100 amps at the closet under the stairway



There is inadequate clearance at the front and sides of the panel box. Recommend relocating the panel box for increased safety and to conform to current building standards.

The ground buss bar and the Neutral buss bar should be separated in the subpanel box(es). Neutral wires are not allowed to touch the ground buss bar in subpanel boxes. The ground bonding is through the main panel box not the subpanel box(es). Recommend further examination and repair as needed.

Wiring in the panel box(es) is not properly identified. Some white insulated wires are being used as ungrounded "hot" circuits. Ideally, the wiring should be properly identified with appropriately permanent

markings, (electricians tape or other means). Recommend repair.

Multiple neutral wire connections were located under a single screw at the panel box. CURRENT building standards do not allow this type of electrical connection. Recommend further evaluation and repair as needed.

Electrical Fixtures/Outlets

Current building standards require that all outlets over kitchen counters including islands be GFCI protected. Recommend installation of these safety devices.

HEAT

Central Electric forced air Wall Mounted Fan Coil Units

All components were found to be performing and in satisfactory condition on the day of the inspection. As is not uncommon for structures of this age and location, the Heating system is older. Visual Inspection Only.

COOLING

Central Forced Air

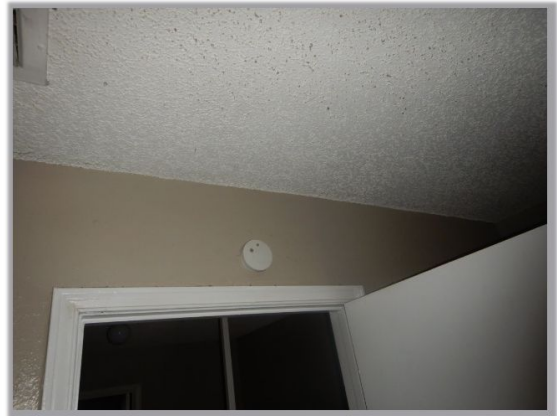
Temperature Differential (Delta-T): 16 Degrees

All components were found to be performing and in satisfactory condition on the day of the inspection. Off Season Inspection.

The filter is very dirty. Recommend replacement.

General Photos





Unit # E10 (Occupied)

Interior Wall(s)

All components were found to be performing and in satisfactory condition on the day of the inspection

Doors

All components were found to be performing and in satisfactory condition on the day of the inspection

Ceiling

All components were found to be performing and in satisfactory condition on the day of the inspection

Flooring

All components were found to be performing and in satisfactory condition on the day of the inspection

Interior Window Condition

All components were found to be performing and in satisfactory condition on the day of the inspection

Fireplace

All components were found to be performing and in satisfactory condition on the day of the inspection

Interior Stairway

The stair treads are somewhat non-standard. The treads are less deep than are required. (Minimum 10 inches) Recommend further examination and repair or replacement as needed.

Kitchen Appliances

Visual Inspection Only.

Electric Range

Missing Anti-Tip device for the range. Current building practices require the installation of this safety device.

The range is an older unit. While replacement is not needed right away, it would be wise to budget for a new range. In the interim, a higher level of maintenance can be expected.

Dishwasher

All components were found to be in satisfactory condition on the day of the inspection

The dishwasher is an older unit. This unit will probably require a higher level of maintenance and can be expected to have a limited life expectancy. Budgeting for a new unit would be prudent.

Kitchen exhaust vent---Recirculating

All components were found to be in satisfactory condition on the day of the inspection

Kitchen Disposer

All components were found to be in satisfactory condition on the day of the inspection

Bath(s)/Kitchen/Fixtures

All components were found to be in satisfactory condition on the day of the inspection

Water Heater Description and Location: Electric 240 volt 30 Gallons Dining room closet



The water heater does not have a safety pan. Recommend installing a safety pan to prevent damage.



Electrical Panel

Box Location: 100 amps Hallway



The ground buss bar and the Neutral buss bar should be separated in the subpanel box(es). Neutral wires are not allowed to touch the ground buss bar in subpanel boxes. The ground bonding is through the main panel box not the subpanel box(es). Recommend further examination and repair as needed.

Wiring in the panel box(es) is not properly identified. Some white insulated wires are being used as ungrounded "hot" circuits. Ideally, the wiring should be properly identified with appropriately permanent markings, (electricians tape or other means). Recommend repair.

Multiple neutral wire connections were located under a single screw at the panel box. CURRENT building standards do not allow this type of electrical connection. Recommend further evaluation and repair as needed.

Electrical Fixtures/Outlets

Current building standards require that all outlets over kitchen counters including islands be GFCI protected. Recommend installation of these safety devices.

HEAT

Central Electric forced air Wall Mounted Fan Coil Units

All components were found to be performing and in satisfactory condition on the day of the inspection. As is not uncommon for structures of this age and location, the Heating system is older. Visual Inspection Only.

COOLING

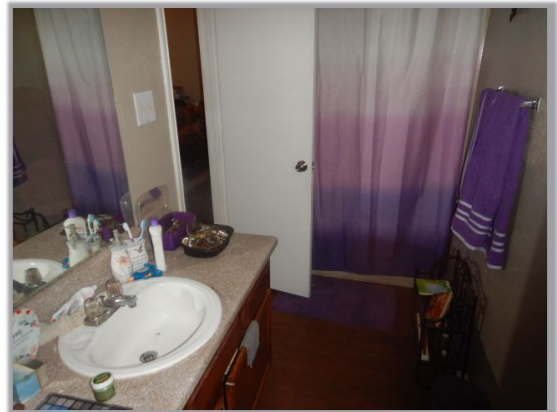
Central Forced Air

Temperature Differential (Delta-T): 16 Degrees

All components were found to be performing and in satisfactory condition on the day of the inspection. Off Season Inspection.

Dirty filter. Recommend replacement.

General Photos





Unit # C5 (Occupied)

Interior Wall(s)

All components were found to be performing and in satisfactory condition on the day of the inspection

Doors

All components were found to be performing and in satisfactory condition on the day of the inspection

Ceiling

All components were found to be performing and in satisfactory condition on the day of the inspection

Flooring

All components were found to be performing and in satisfactory condition on the day of the inspection

Interior Window Condition

All components were found to be performing and in satisfactory condition on the day of the inspection

Fireplace

No Fireplace present.

Kitchen Appliances

Visual Inspection Only.

Electric Range

Missing Anti-Tip device for the range. Current building practices require the installation of this safety device.

The range is an older unit. While replacement is not needed right away, it would be wise to budget for a new range. In the interim, a higher level of maintenance can be expected.

Dishwasher

The dishwasher is an older unit. This unit will probably require a higher level of maintenance and can be expected to have a limited life expectancy. Budgeting for a new unit would be prudent.

Kitchen exhaust vent---Recirculating

All components were found to be in satisfactory condition on the day of the inspection

Kitchen Disposer

All components were found to be in satisfactory condition on the day of the inspection

Bath(s)/Kitchen/Fixtures

All components were found to be in satisfactory condition on the day of the inspection

Water Heater Description and Location: Electric 240 volt 30 Gallons Bedroom closet 2012



The water heater does not have a safety pan. Recommend installing a safety pan to prevent damage.



Electrical Panel

Box Location: 100 amps Hallway



The ground buss bar and the Neutral buss bar should be separated in the subpanel box(es). Neutral wires are not allowed to touch the ground buss bar in subpanel boxes. The ground bonding is through the main panel box not the subpanel box(es). Recommend further examination and repair as needed.

Wiring in the panel box(es) is not properly identified. Some white insulated wires are being used as ungrounded "hot" circuits. Ideally, the wiring should be properly identified with appropriately permanent markings, (electricians tape or other means). Recommend repair.

Multiple neutral wire connections were located under a single screw at the panel box. CURRENT building standards do not allow this type of electrical connection. Recommend further evaluation and repair as needed.

Electrical Fixtures/Outlets

Current building standards require that all outlets over kitchen counters including islands be GFCI protected. Recommend installation of these safety devices.

HEAT

Central Electric forced air Wall Mounted Fan Coil Units

All components were found to be performing and in satisfactory condition on the day of the inspection
Visual Inspection Only.

COOLING

Central Forced Air

Temperature Differential (Delta-T): 16 Degrees

All components were found to be performing and in satisfactory condition on the day of the inspection
Off Season Inspection.

General Photos



Unit # C2 (Occupied)

Interior Wall(s)

All components were found to be performing and in satisfactory condition on the day of the inspection

Doors

All components were found to be performing and in satisfactory condition on the day of the inspection

Ceiling

All components were found to be performing and in satisfactory condition on the day of the inspection

Flooring

All components were found to be performing and in satisfactory condition on the day of the inspection

Interior Window Condition

All components were found to be performing and in satisfactory condition on the day of the inspection

Fireplace

No Fireplace present.

Kitchen Appliances

Visual Inspection Only.

Electric Range

Missing Anti-Tip device for the range. Current building practices require the installation of this safety device.

The range is an older unit. While replacement is not needed right away, it would be wise to budget for a new range. In the interim, a higher level of maintenance can be expected.

Dishwasher

The dishwasher is an older unit. This unit will probably require a higher level of maintenance and can be expected to have a limited life expectancy. Budgeting for a new unit would be prudent.

Kitchen exhaust vent---Recirculating

All components were found to be in satisfactory condition on the day of the inspection

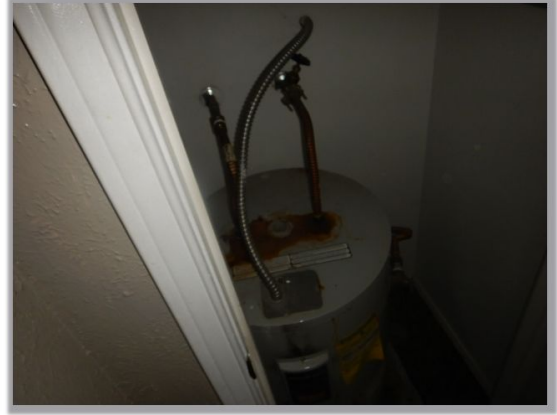
Kitchen Disposer

All components were found to be in satisfactory condition on the day of the inspection

Bath(s)/Kitchen/Fixtures

All components were found to be in satisfactory condition on the day of the inspection

Water Heater Description and Location: Electric 240 volt (Being replaced. Leaking)



The water heater does not have a safety pan. Recommend installing a safety pan to prevent damage.

Electrical Panel

Box Location: 100 amps Hallway



The ground buss bar and the Neutral buss bar should be separated in the subpanel box(es). Neutral wires are not allowed to touch the ground buss bar in subpanel boxes. The ground bonding is through the main panel box not the subpanel box(es). Recommend further examination and repair as needed.

Wiring in the panel box(es) is not properly identified. Some white insulated wires are being used as ungrounded "hot" circuits. Ideally, the wiring should be properly identified with appropriately permanent markings, (electricians tape or other means). Recommend repair.

Multiple neutral wire connections were located under a single screw at the panel box. CURRENT building standards do not allow this type of electrical connection. Recommend further evaluation and repair as needed.

Electrical Fixtures/Outlets

Current building standards require that all outlets over kitchen counters including islands be GFCI protected. Recommend installation of these safety devices.

HEAT

Central Electric forced air Wall Mounted Fan Coil Units

All components were found to be performing and in satisfactory condition on the day of the inspection
Visual Inspection Only.

COOLING

Central Forced Air

Temperature Differential (Delta-T): 16 Degrees

All components were found to be performing and in satisfactory condition on the day of the inspection
Off Season Inspection.

General Photos



9.3 LIMITATIONS OF INSPECTION

An occupied structure will prevent full inspection of the property.

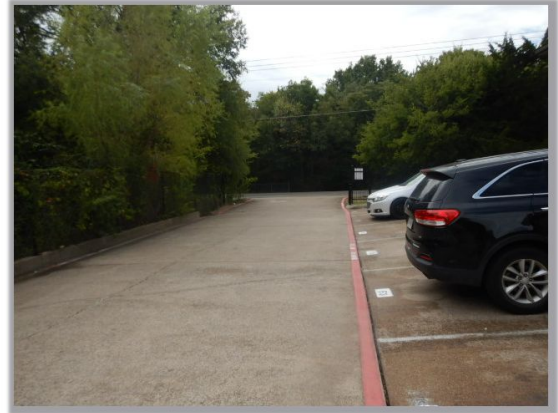
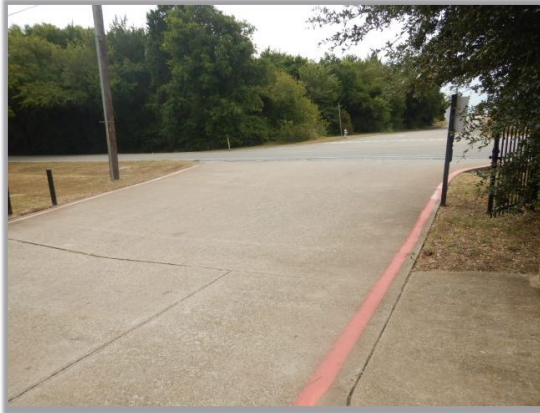
10.0 Exterior

10.1 DESCRIPTION

Exterior Walls & Surfaces

Brick ; Plywood siding ; Wood trim/cornice

Parking, Driveway, Sidewalk(s) entries



Parking Places: 125

☐ Asphalt--☒ Concrete Driveway/Parking lot(s)
☒ Concrete- Sidewalks

Windows

☒ Single Glazed Metal Frame ☐ Double glazed-Metal Frame

Porch(es)/Balconies/Stairways

☒ Concrete Treads/Metal Framed

Exterior Doors

☐ Metal framed Glass ☒ Metal Clad Honeycombed ☐ Wood
☐ Wood/glass

Trash Disposal

5 Bin(s)





Mail boxes

Front/entry to the property



Storage containers.





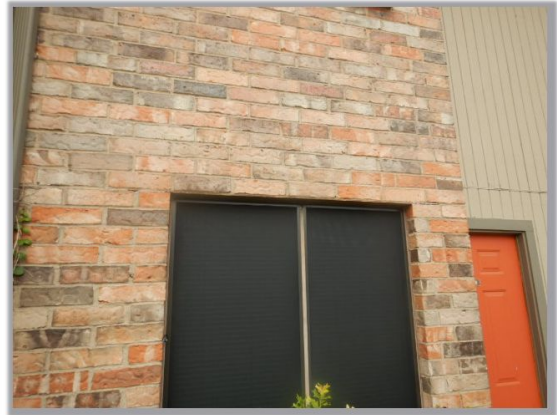
10.2 OBSERVATIONS

Exterior Walls & Surfaces

Minor flaking exterior paint-- Various Locations Building A The structure should be scraped, primed and repainted to protect the wood/siding/trim.



The lintels (metal support for the masonry over windows and doors) are rusting somewhat Various Locations. Recommend Repair/painting to prevent rusting of the lintels and possible cracked masonry mortar.



Some of the chimneys appear to be sloping or leaning into the buildings. Recommend monitoring for possible future repairs.

Parking, Driveway, Sidewalk(s)

The parking lot striping is missing/damaged. Recommend restriping.

Minor damage to the concrete parking areas. Recommend spot repairs.



Windows

All components were found to be performing and in satisfactory condition on the day of the inspection

Porch(es)/Balconies/Stairways

Minor damage to the Concrete treads at the stairway of Building E. Recommend repair.

Exterior Doors

All components were found to be performing and in satisfactory condition on the day of the inspection

Trash Disposal

All components were found to be performing and in satisfactory condition on the day of the inspection

sprinkler System

the sprinkler system is disabled. Not being used.



Other

Damaged fencing at the rear of buildings A, B, C. Recommend repair or replacement as needed.



10.3 RECOMMENDATIONS AND ESTIMATED COSTS

Parking, Driveway, Sidewalk(s)

Restriping of the parking area is recommended.

11.0 Pool/Hot Tub

11.1 DESCRIPTION

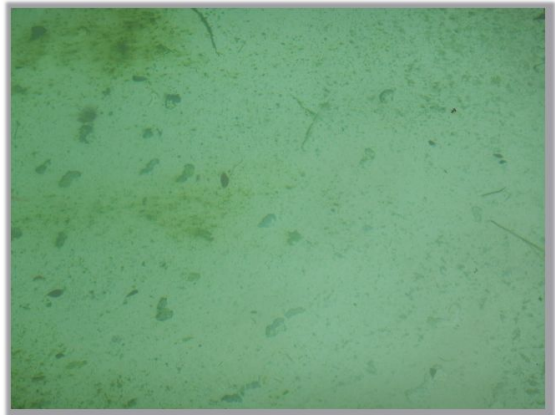
Construction type: Inground Gunite - Plaster surface Sand Filter



11.2 OBSERVATIONS

Some of the pool pump/equipment is older. It will probably require a higher level of maintenance and may have limited life remaining. It would be wise to budget for New equipment.

The pool plaster/surface is deteriorated. The pool surface is aging. Recommend further examination to determine what solutions are available as well as costs to repair/replace the pool surface/plaster.





Missing GFCI protection for the pool pump. Recommend installing this safety device. Current building standards require this safety device for all pool pump motors.

The pool light is not working or unable to locate the control for the pool light. Recommend further examination and repair as needed.

The gate doors leading to the pool do not have automatic closers and alarms. Recommend further examination and repair as needed.

Missing tiles at the pool edge. Recommend replacement.



The water was very dirty and algae is forming on the bottom. Recommend continued maintenance of the pool.

Damaged wiring at the timer for the pool filter. Recommend repair.



11.3 LIMITATIONS OF INSPECTION

Company Disclaimer Related to Pools & Spas

Based on what we were able to observe and our experience with swimming pool, spa and hot tub technology, we submit this inspection report based on the present condition, working under current use and habits of the current occupants of the residence.

For further assistance and inspections, we recommend contacting a licensed pool contractor or ask the seller if you may discuss the pool or spa with the maintenance company that the seller has used to clean and service the pool or spa.

The Inspector shall inspect and report deficiencies in the condition of all associated above ground and accessible components. This inspection does not include evaluations of freeze guard controls and/or devices or pool, spa or hot tub bodies / shells below the water line and does not insure, guarantee or warrant against structure or sub-surfaces water leaks, either expressed or implied.

Specific limitations for swimming pools, spas, hot tubs, and equipment.

The inspector is not required to:

- dismantle or otherwise open any components or lines;
- operate valves;
- uncover or excavate any lines or concealed components of the system or determine the presence of sub-surface leaks;
- fill the pool, spa, or hot tub with water;
- inspect any system that has been winterized, shut down, or otherwise secured;
- determine the presence of sub-surface water tables; or
- inspect ancillary equipment such as computer controls, covers, chlorinators or other chemical dispensers, or water ionization devices or conditioners other than required by this section.

11.4 RECOMMENDATIONS AND ESTIMATES

Recommend installing GFCI protection for the Pool equipment. Approximate cost \$125

Recommend locating or repairing the pool light to operate.

Recommend repairing the gate to automatically close when opened.

Recommend repairing/replacing the pool surface. Approximate cost \$4,000

Recommend replacing the missing tile. Approximate cost \$125