



# GOLDEN STATE

## COMMERCIAL PROPERTY INSPECTION

**2201-2256 Elm Street**

Oakland, CA

August 4, 2021 - 9:00 am

Report Number - GSCPI MULT-FAM SAMPLE

This Report Prepared for  
**Multi-Family Apartments LLC & Mark Client**

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Member: Certified Commercial Property Inspectors Association



**Building Excellence**

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*The terms “not accessible” and “inaccessible” when used in this report indicate uninspected components that may have hidden defects not observed or noted in this report. These areas are beyond the scope of this inspection and should be inspected after access is provided.*

SAMPLE

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SAMPLE

## PROPERTY GENERAL

### General Property Description

We inspected the two-level, 16 unit multi-family residence at 2201-2256 Elm Street in Oakland, California on August 4, 2021.

This report describes the building as viewed from the street and described as the left building and the right building. The building site appears relatively level. It was foggy at the time of our inspection.

We were informed the building was constructed in 1962.

Modifications have been made to the building since its original construction. We recommend a permit history be obtained from the local building department to determine if modifications to the building were made with proper permits.

We only inspected a representative number of the apartments (4) which included #3, 8, 11 & 16.

The apartments were furnished at the time of our inspection. Areas obscured by furnishings were not accessible to our inspection. We recommend these areas be examined after the furnishings have been removed.

A structural pest inspector was on-site at the time of our inspection; we recommend their report be obtained and reviewed for needed repairs.

### General Comments

*This report lists the apparent conditions of items subject to wear from normal use. We typically use five terms to report these conditions: new or relatively new, minor wear, moderate wear, generally worn, and poor. A new or relatively new item usually shows no signs of wear. An item reported as showing moderate wear appears to be in the mid-range of its anticipated lifespan. The term poor condition indicates a system or component that is at, or near, the end of its useful life span. Between these three basic levels we add two intermediate conditions: minor wear, which is not quite new; and generally worn, indicating a component nearing the end of its useful life.*

*This report is a general overview of the structural components and major systems. It is not intended to be technically exhaustive in any one field. If further information is desired, we recommend specialists in the relevant fields be retained to perform additional inspections.*



## PROPERTY GENERAL (continued)

*A determination as to the presence of animal pests, rodents, termites, decay, or other wood destroying organisms is beyond the scope of this inspection. We recommend a qualified pest control firm be contacted with any questions concerning the presence or treatment of these organisms. We are not qualified in these fields. We recommend periodic examinations be made by a licensed pest control firm as part of routine property maintenance.*

*We may make recommendations or suggestions in this report that differ from requirements by the local building department. For determinations as to what is permitted in this jurisdiction, we recommend the local building department be consulted.*

*This report includes only those areas that are visually accessible and does not include areas that are rendered inaccessible by walls, concrete, earth, or any other obstacle to physical access or visual inspection, such as furniture or stored items. Defects in mechanical equipment not disclosed by our functional operation or visual inspection are not included. Items or conditions not mentioned in this report are not within the scope of this inspection. An examination of every window, door, light switch, outlet, water valve, etc., was not made.*

*At the end of this report we will list the recommendations we believe to be the most important. These recommendations should not be considered the only significant items. You should establish your own priorities after thoroughly reading and reviewing this report, reviewing all the recommendations in the report, and consulting experts or specialists as necessary.*

*We recommend that you obtain cost estimates to repair the conditions listed in this report from qualified, licensed professionals **prior** to the close of escrow. Our inspection is not technically exhaustive and the contractors you retain may find additional defects that we have not reported on. Contractors you need to contact might include: Plumbing, Electrical, Drainage, Tiling or Masonry, Roofing, Foundation and General contractors.*

*It is our opinion that being present at the inspection allows us to provide better context for our recommendations and to show you items discussed in our report. If for any reason you were not able or did not attend the onsite portion of our inspection, we recommend that you retain us to "walk you through" the property and our report. We are happy to provide this service for a small fee, depending on the complexity the property.*

## EXTERIOR

### Stucco Siding

The building mostly stucco siding which is moderately worn.

*Stucco consists of cement and sand plaster, reinforced with wire mesh and installed over a water-resistant membrane. New stucco is typically pigmented rather than painted, and the surface may show absorption of moisture from rains. Stucco cracking is common and may be caused by movement in the wall framing, foundation settling, seismic activity, or stucco shrinkage. Minor cracks usually do not need repair and are normally filled when the stucco is painted. Cracks large enough to allow water entry should be caulked or patched. In relatively new construction, the bottom of the stucco typically has a metal edge called a weep screed. We recommend the soil surface be maintained below this edge to prevent moisture and unseen termite entry behind the stucco.*

*We do not perform destructive testing and in most cases cannot observe or determine the condition of wood (framing, sheathing, etc.) covered by stucco. There may be hidden damage behind the stucco, which is beyond the scope of this inspection. For more information, we recommend a qualified structural pest control firm be consulted.*

We observed stucco cracking typical of a building of this age and style; we recommend anticipating the need for periodic repair of stucco cracking as part of routine maintenance.

### Brick Siding

There is brick siding at the front lower portions, which shows moderate wear.

### Exterior Finish

The exterior paint shows minor to moderate wear but may be applied over older lead bearing paint.

*Federal law requires that individuals receive certain information before renovating six square feet or more of painted interior surfaces, or more than twenty square feet of painted exterior surfaces, in residential buildings built before 1978. As of April 2010, contractors who disturb lead-based paint in homes built before 1978 are required to be certified and follow specific work practices to prevent lead contamination. For more information on this subject please visit: <http://www.epa.gov/lead/>.*

### Eaves

We did not observe any staining or indications of damage in the eave areas.

## EXTERIOR (continued)

### Upper Porches/Walkways

There are plywood porches supported by wood framing at the right of the left building and the left of the right building.

*Concrete, brick, tile, and other masonry stairs, landings, and decks are often supported by wood or steel framing. A membrane is typically placed over the framing to prevent moisture entry and damage. The framing beneath the membrane should be regularly checked for signs of water penetration. Any cracks or openings in these surfaces should be caulked or filled in order to prevent water entry.*

Portions of the framing are not decay resistant or pressure treated; we recommend the wood in this area be reviewed periodically for decay.

The framing is damaged; we recommend the current structural pest report be consulted and repairs be made by a qualified contractor.

The porches lack seismic retrofitting and it may be vulnerable to significant damage or collapse during a large earthquake. We recommend the deck structure and connections be evaluated by a qualified engineer and seismically upgraded as needed.

### Deck

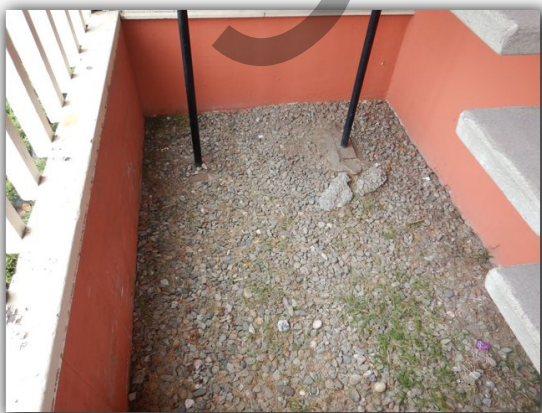
There is a wood-framed deck at the left rear.

### Stairs

There is a concrete porch supported by steel framing at the front and rear of each building.

We observed settling, or movement, of the support posts; future settling and movement should be expected and repairs may eventually be needed.

Aspects of the support framing are substandard; we recommend the framing be properly reinforced by a qualified contractor.



## **EXTERIOR (continued)**

### **Exterior Railings**

The handrail/guardrail openings are too large according to modern safety standards, creating a potentially unsafe condition for children. We recommend proper railings be installed or repaired at the exterior as needed for safety.

*Modern building standards call for guardrails at least 42 inches high. Most jurisdictions now require 42-inch guardrails in new construction at every deck, stair, or landing more than 30 inches above an adjacent surface, and require railing openings less than four inches in diameter. Large railing openings that may allow a child to fall through should be modified for safety. This standard was recently changed from six inches to four inches, as it has been found that small children can slip through a six-inch opening.*

*For maximum safety, staircases with three or more risers should have handrails that are between one-and-one-half and two inches wide and shaped so that the handrail can be readily grasped. Handrails should be installed 34-38 inches above the leading edge of the stairway treads. Handrails should return to the railing, post, or to the floor. They should not end in a projection that could hook clothing or other items. Large railing openings that could allow a small child to fall through should be modified for safety. Modern standards call for openings to be less than four inches wide.*

### **Walkways**

The walking surfaces show typical surface cracking but appear to be in generally serviceable condition.

There is a concrete patio at the right rear.

The patio shows typical surface cracking.

### **Driveway**

There is a concrete parking lot with 16 spaces at the front.

The surface shows typical cracking.

The driveway has an automatic gate. The gate does not have a leading edge safety sensor and could cause injury to someone caught in its path. We recommend the driveway gate be modified as needed for safety.

### **Retaining Walls**

There is a concrete block retaining wall at the rear.

A determination as to whether the retaining wall is adequate to support the weight of the soil is beyond the scope of our inspection.



## **EXTERIOR (continued)**

### **Fencing**

We did not make any determination as to the ownership of the property line area fencing; we recommend the adjacent property owners be consulted.

There is wood fencing at the sides and rear.

An examination of the property fencing is not included in this report.

There is barbed wire fencing at the right and left. Barbed wire is prohibited in many local jurisdictions due to the potential for injury and we recommend the barbed wire fencing be removed or replaced with safer fencing.

## **ROOFING**

### **Roof Access**

We inspected the roofing systems after obtaining access with a ladder.

### **Rolled Roofing**

The building has a rolled roofing roof, which is generally worn.

A determination as to whether the manufacturer's installation specifications were followed is beyond the scope of this inspection.

The coating on this roof is peeling. This is likely caused by poor surface preparation or an incompatible coating. We recommend a proper new roof coating be applied by a qualified contractor to protect the membrane from solar damage if the roof is not being replaced.

**ROOFING (continued)**



## ROOFING (continued)

### Roof Flashings

The roof flashings are sheet metal.

*Sheet metal, membrane roofing materials, and sealing compounds such as mastic, are often used to prevent water entry at roofing connections and penetrations. Flashings need periodic maintenance and should be inspected annually. Defects in flashings are among the most common sources of leaks.*

We recommend new flashings be installed when the roof surfaces are replaced.

### Roof Area Components

Solar water heating panels have been installed on the roof. An examination of solar water heating equipment is beyond the scope of this inspection.

### Roof Drainage

The sheet metal rain gutters are moderately to generally worn.

There are indications that water was ponds on the roof surface at times. Ponding can lead to premature wear and increases the potential for roof leakage. We recommend these areas be monitored periodically for excessive wear by a qualified roofer. Low slope roofs should be designed to drain freely. No water should remain on the surface after 48 hours.

### Downspouts

The roof drainage downspouts are directed into subsurface drain lines.

*Roof drainage downspouts are sometimes connected to underground drainage systems to prevent water from ponding adjacent to the foundation where it could adversely affect the soils supporting the building. Catch basins or surface-mounted drains may also be connected to this piping. Subsurface drain piping can become clogged with debris and should be checked periodically in rainy weather or by using water from a garden hose to ensure that the drains are free flowing. The adequacy and condition of underground drainage systems is beyond the scope of this inspection.*

Some of the downspouts empty near the foundation walls. We recommend the foundation area be monitored for signs of water entry and the downspouts be modified to direct rainwater away from the foundation if needed.

*Substantial water will flow from a roof and enter the foundation area unless it is directed away from the building perimeter, which is usually done by installing extensions or splash blocks for the downspouts. Subsurface drain piping may be needed in some areas to provide adequate drainage.*

# STRUCTURE

## Substructure Access

We accessed the subfloor area from the left exterior of the right building and the right exterior of the left building.

We inspected the subfloor areas by crawling beneath the accessible portions of the building flooring.

## Building Type and Foundation

The building is a wood-framed structure with a raised perimeter concrete foundation and intermediate concrete foundation walls and concrete block front perimeter foundation.

The foundation appears constructed of modern steel-reinforced concrete. A determination as to the presence or extent of steel reinforcing is beyond the scope of this inspection.

We observed minor efflorescence on the foundation in a few places.

*Efflorescence is a white powdery deposit that occurs on masonry or concrete and indicates the presence of moisture in contact with the masonry or concrete. Minor efflorescence is common even in new construction. Substantial efflorescence indicates a defective moisture entry condition.*

Structural modifications and repairs have been made to this foundation. We recommend a history of structural modifications be obtained. We recommend any building permits, plans, and specifications be obtained if possible.

We observed cracks in the foundation walls that appear typical for a building of this age and type.

*Cracking is common in concrete walls. Minor cracks caused by shrinkage or settling can be found in even relatively new foundations. Moderate or larger cracks may indicate ongoing settling or movement and the eventual need for underpinning or foundation repair. There is no way to determine if a crack will grow in size or if new cracks will form. Most large cracks were once small. The best way to estimate the likelihood of future movement may be to monitor the number and size of cracks over a period of time.*

The concrete shows minor surface spalling and deterioration.

*Concrete deterioration and surface spalling are usually the result of prolonged moisture penetration. As moisture moves through the concrete and dries on the surface, mineral salts dissolved in the water form crystals that expand and cause surface crumbling or spalling. Minor surface deterioration is common in older foundations. With continued moisture penetration over many years, concrete can deteriorate to the point where replacement becomes necessary.*

## STRUCTURE (continued)



### Framing

The building has a wood-framed flooring system, which consists of one-inch thick (nominal) decking installed over two-inch thick (nominal) joisting.

Modifications have been made to the substructure framing, and we recommend a history of the modifications be obtained. This should include, if possible, the date repairs were made, the contractor's name, a description of changes made, and any available plans and permits.

A floor joist beneath the bathroom in the left building has been cut to provide space for the waste piping; we recommend the joists in this area be repaired by a qualified contractor. The standard limitation is that no more than one-quarter of the joist depth can be cut away without significantly weakening the framing.

*Moisture stains indicate previous water penetration. Stains are commonly found around bathroom and kitchen waste piping and at the building perimeter, and may indicate previous leakage that has since been repaired. Any indications of active leakage or moisture-related damage should be promptly repaired by a qualified contractor.*



The subfloor area framing below the bathrooms are damaged from water leakage; we recommend a qualified structural pest control firm be consulted and repairs be made as needed by a qualified contractor.

We observed indications of wood-destroying, insect-pest activity. We recommend a qualified structural pest control firm be consulted and remediation be made as needed by a qualified contractor.

## STRUCTURE (continued)

We observed indications of previous rodent activity. We recommend the subfloor area be examined for rodents by a qualified animal pest control firm and appropriate measures be taken. The floor framing is not provided with insulation, as is typical in buildings of this age and type. We suggest insulation be added to reduce energy costs and to increase comfort.

### Seismic

Diagonal blocking has been used for bracing; these blocks are not considered adequate according to modern construction practice. Modern buildings typically utilize plywood or engineered wall panels for bracing.

The wood-framed walls above the foundation have bracing typical for buildings of this age and type.

The foundation is equipped with anchor bolts.

Many of the seismic anchor bolts are rusty and may have weakened with age. The round washers typically used beneath the nuts on foundation bolts are not generally used in new construction and have been replaced with thicker, square, steel bearing plates, as the plates are less likely to work loose. We recommend upgrading with new, epoxy-type bolts that utilize bearing plates be considered.

*Anchor bolts and other devices are used to secure the framing to the foundation to resist displacement during earthquakes or high winds. The modern standard calls for bolting at least every six feet, with bolts within the last twelve inches of each piece of sill plate. Buildings greater than one story or on hillsides may require additional bolts and other seismic devices. For more information on seismic bolting and bracing, we suggest you visit the Simpson Seismic Retrofit Guide at <http://www.safestronghome.com/earthquake/>.*

The wall bracing and the connection of the framing to the foundation are outdated and inadequate by modern standards. We recommend a qualified contractor be retained to install seismic components appropriate for the building.

### Subfloor Area

Ventilation provided to the areas beneath the building appears adequate.

We observed indications of previous standing water or flooding in the subfloor area. We recommend a drainage contractor be consulted to determine what drainage improvements are needed to significantly reduce subfloor area dampness.

*Minor periodic moisture beneath many structures is common and should be expected. Substantial or continuous water entry, if it is found to occur, should be eliminated by installing an effective drainage system*

# ELECTRICAL

## Electrical Service

The main service panel is fed by overhead wiring, which is typically owned and maintained by the local utility provider.

## Main Electrical Panel

The main panel is located at the left (right building) and the right (left building) exterior. The main panel is a circuit breaker style panel.

The main panel is the outdated Federal Pacific Stab-Lok brand. Historically, these panels, and other discontinued brands, often do not operate properly, which can be hazardous. We recommend the installation of a new panel to eliminate potential safety risks associated with outdated panels.

For more information on Federal Pacific panels see the following link:

[http://inspectapedia.com/fpe/FPE\\_Stab\\_Lok\\_Hazards.php](http://inspectapedia.com/fpe/FPE_Stab_Lok_Hazards.php)

We did not remove the panel cover and did not inspect the components inside.

We estimate the capacity of each system to be 50 amps, which is considered minimal according to modern standards. If greater electrical usage is anticipated, or the installation of additional circuits is desired, it may be necessary to install larger wires and breakers serving the subpanel.

*Most modern single family residences typically have an electrical capacity of 125 to 200 amps. The minimum capacity allowed for a detached dwelling since 1960 is 100 amps. In older buildings, it is not uncommon to find a 60-amp service. A 60-amp service is generally considered to be minimal but may suffice if there is no air conditioning and if gas is used for the major appliances.*

## Electrical Subpanel

Circuit breaker protected subpanels are located in the bedroom closets and in the right building lower level utility room at the rear.

*Since the early 1980s, most building departments have not permitted the installation of electrical panels in clothes closets or other areas where flammable materials might be stored. Clothing or stored belongings may also block panel access in an emergency. Clearance should be maintained between the panel and any stored items. We recommend a new breaker panel be installed in an approved location during future remodeling.*

This subpanel is also an outdated Federal Pacific Stab-Lok brand; we recommend replacement.

## ELECTRICAL (continued)

We did not remove this panel cover and did not inspect the components inside.

### Wiring

The wiring was mostly inaccessible to our inspection due to finished surfaces.

### Fixtures

The representative light fixtures we tested were functional.

Exterior building lighting is provided by light fixtures that are surface-mounted on the exterior walls.

### Receptacles and Switches

We observed both two-hole and three-hole receptacles.

*Most surge protectors will not function to protect electronic equipment when plugged into a two-hole or ungrounded three-hole type receptacle. We suggest consulting with an electrician about adding grounds or adding new grounded receptacles when expensive or important equipment is at stake.*

The number of receptacles available for use is fewer than is required in new construction which encourages the use of extension cords and can result in hazardous conditions. We recommend additional receptacles be added as needed during future remodeling or as needed for convenience and safety.

We observed ungrounded three-hole receptacles; we recommend each three-hole receptacle be examined by a qualified electrician and properly grounded as needed.

*Ungrounded three-hole outlets, also known as "open grounds," are common in older buildings and typically occur when two-hole outlets are replaced with three-hole types without adding a grounding wire. Properly installed three-hole outlets have a third grounding wire and are necessary for appliances with three-prong plugs. Using a three-prong plug in an ungrounded three-hole outlet is potentially hazardous. The accepted means of correcting this condition include replacement with a two-hole receptacle, installation of a proper grounding wire to the outlet, or replacement with a GFCI receptacle.*

*Most surge protectors require a properly-grounded receptacle to protect electronic equipment and we recommend each receptacle be checked for proper grounding before using a surge suppresser device. While it will provide safety, a GFCI-type receptacle will not substitute for proper grounding.*

There are several GFCI-protected receptacles. We recommend the GFCI-protected receptacles be tested periodically by pressing the test and reset buttons on the receptacle faces to ensure proper functioning.



## ELECTRICAL (continued)

We recommend additional GFCI protection be installed in the bathrooms, kitchen including below the kitchen sink, basement and exterior areas, as an important safety upgrade, to meet modern safety standards. It may be easy to think of it in these terms, all potentially wet locations should have GFCI protection.

*Ground fault circuit interrupters are breakers or receptacle outlets designed to protect against electrical shocks. In recent years, most jurisdictions have required ground fault protection for outlets in bathrooms, exteriors, basements, and garages (except those in a designated appliance location such as for laundry equipment). Recent regulations require GFCI protection at all kitchen countertop and wet bar receptacles. A single GFCI receptacle may be used to protect other outlets downstream from it on the same circuit. GFCI outlets and breakers have test buttons that should be operated periodically to ensure that the devices are functioning properly.*

### Exterior Electrical

The weatherproof cover is missing from junction boxes at the automatic gate; we recommend the weatherproof cap be installed.



# PLUMBING

## Water Supply System

The main shutoff valve for the water supply is at the left (right building) and the right (left building) exterior.

The supply piping leading to the main valve appears to be one inch diameter copper.

We could not locate a functional exterior water bib and did not measure the water pressure. Pressures between 40 and 80 pounds are considered to be in the normal range. Water pressure may have an effect on water heater storage-tank warranties.

It appears that most or all of the original supply piping has been replaced with newer copper.

The flow at the fixtures appears adequate.

We did not observe any leaks in the accessible portions of the water supply piping system.

## Waste Removal System

The visible drain, waste, and vent system has primarily cast iron and copper piping.

*Cast iron and steel waste piping deteriorates with age, and will develop small pinhole leaks, which will rust and temporarily repair themselves. Eventually all old piping will fail, requiring replacement. We recommend periodic monitoring and replacement by a qualified contractor as needed.*

Portions of the waste piping are rusted and show substantial wear; we recommend the need for repairs or partial replacement be anticipated.

There are leaks in the subfloor area waste piping; we recommend repair by a qualified plumber.

The cleanout for the waste piping system is located in the subfloor area which is not easily accessible. We recommend anticipating the need to install an easily accessible exterior cleanout to meet modern standards.

The sewer laterals were being examined for defects at the time of our inspection, with special video equipment designed for this purpose. We recommend the results of the sewer lateral examination be obtained and reviewed.

Most East Bay property owners are now required to obtain a certificate indicating that their private sewer laterals (PSL) are without defects and have proper connections prior to the sale of the property. We recommend it be determined if the sewer lateral has been tested for compliance with Regional Private Sewer Lateral Program regulations and the certificate of compliance be obtained.

## PLUMBING (continued)

*The United States Environmental Protection Agency (EPA) in collaboration with the California Regional Water Quality Control Board is spearheading an effort to keep San Francisco Bay clean. These agencies are requiring EBMUD, several East Bay cities, and one sewer district to fix, old, cracked sewer pipes to ensure they do not allow the infiltration of rain or ground water, which can overwhelm water treatment facilities, resulting in the release of partially treated sewage into the Bay. For more information, see <http://www.ebmud.com/customers/pipeline/2015/11/fix-your-sewer-pipe/>*



### Gas Supply System

The gas meters are at the left (right building) and the right (left building) exterior. The gas shutoff valve is on the vertical pipe at the left of the meters. The gas piping is not provided with an automatic seismic gas shutoff valves, which are now required by many local jurisdictions and some insurance companies. Some shutoffs are triggered by movement, which is preferred by most professionals, other shutoffs are triggered by variations in gas flow. We recommend automatic seismic shutoff valves be installed at the gas meters as a safety upgrade.

Gas systems rarely require expensive repairs, but the need for relatively minor repair is common. Unless noted otherwise in this section, we found the system to be in functional condition.

## WATER HEATING

### Right Building Water Heater

The water heating system has solar collectors and a storage tank with controls. We did not inspect this equipment.

There is a 80 gallon, gas-fired, storage-type water heater in the right building lower level utility room at the rear.

The water heater was manufactured in 2006 and is moderately to generally worn. Water heater storage tanks are typically warranted for 6 to 10 years.

The water heater has an electric-powered circulator pump to more quickly provide hot water at the fixtures.

The water heater has a temperature and pressure relief (TPR) valve.

The water heater is equipped with seismic restraints to prevent movement during an earthquake.

The water heater has rigid water supply piping that may break in an earthquake. We suggest approved flexible water supply connectors be installed as a safety upgrade.

### Left Building Water Heater

The water heating system has solar collectors and a storage tank with controls. We did not inspect this equipment.

There is a 100 gallon, gas-fired, storage-type water heater in the left building lower level utility room at the rear.

The water heater was manufactured in 2012 and shows moderate wear. Water heater storage tanks are typically warranted for 6 to 10 years.

The water heater has an electric-powered circulator pump to more quickly provide hot water at the fixtures.

The water heater has a temperature and pressure relief (TPR) valve.

The water heater is equipped with seismic restraints to prevent movement during an earthquake.

The water heater has rigid water supply piping that may break in an earthquake. We suggest approved flexible water supply connectors be installed as a safety upgrade.

### Water Heater Maintenance

*It is important to avoid storing combustible items near water heaters and other gas-fired appliances. The life of a water heater may be extended by periodically removing the sediment that builds up in the tank. Attach a garden hose to the drain valve at the bottom and open the*

## WATER HEATING (continued)

*valve until the water runs clear. Drain valves commonly drip, and can be repaired by installing a plastic cap. We recommend the temperature adjustment control be kept in the middle range and the water temperature never be set hot enough to scald someone accidentally. The life of a water heater may also be extended by replacement of the sacrificial anode. These are generally designed to last only five years. Replacement anodes can be obtained at plumbing supply stores.*

SAMPLE

## ROOM HEATERS

### Wall Furnaces

There are gas-fired wall furnaces in the the living rooms of each unit as well as double wall furnaces with one heat exchanger and burner.

*Gas wall furnaces need periodic cleaning and may not function properly when the burners or grills are obstructed by dust, lint, or furniture. Wall furnaces should be routinely inspected for safety by the utility provider or a heating specialist. Wall furnaces get very hot and special care should be taken to keep children and combustible items well away from potentially hot surfaces.*

## INTERIOR

### Walls

The interior walls and ceilings have sheetrock (gypsum board) surfaces.

We did not observe any significant cracks in the interior surfaces. Surface cracking is common. We recommend anticipating the need for periodic repair as part of routine maintenance.

### Flooring

The floor surfaces, for the most part, show minor to moderate wear.

We did not observe any unusual sloping in the building flooring.

### Windows

The building has aluminum-framed, sliding-glass, and fixed-glass windows.

There are jalousie-type windows, which are very good for ventilation, but leak air in cold weather and break easily. We suggest these windows be replaced with a safer, more energy efficient type.

The building is not provided with dual-glazed panes. Modern windows provide a thermal break and seal tighter than older window types, which contributes to their energy efficiency. We suggest the installation of modern dual-glazed panes be considered for increased energy efficiency and decreased noise intrusion.

The windows we operated mostly functioned properly.

The paint has peeled on the wooden windowsills; we recommend these areas be scraped, sanded, primed, and painted as needed.

## **INTERIOR (continued)**

The lower level windows are too high to provide safe escape in a fire; we recommend adequate egress be provided. We have provided an enclosure at the end of this report describing proper egress.

*Basements and sleeping rooms below the fourth story require at least one escape or rescue window for emergency egress. The primary purpose for larger and or lower windows is to provide openings for fire fighter entry to obtain access in an emergency. The general rule is that bedrooms below the fourth floor require a window where the bottom of the opening is 44 inches or lower. Window openings must be 5 square feet on the grade-level floor and 5.7 square feet on higher floors. The window openings must meet these size requirements with a minimum width of 20 inches and a minimum height of 24 inches. Some jurisdictions allow higher windows in existing bedrooms when a step or platform is placed below the window to provide for easier escape in an emergency. For more information we recommend the local building department or fire marshal be consulted.*

A lower level windows have fixed-in-place security bars that are not equipped with a proper safety release mechanism for escape in a fire; we recommend the security bars be removed, or replaced with the safety release type needed for safe fire escape.

*Windows may be the only available escape in a fire. Security bars over escape windows should have release mechanisms to open the bars from the inside without the use of a key or special tool. This is especially important in bedroom windows. We recommend openable security bars be operated periodically to ensure that they open easily and function properly.*

### **Doors**

We operated all or almost all of the doors and they mostly functioned properly.

### **Carbon Monoxide and Fire Safety**

Carbon monoxide detectors were present at the time of our inspection.

*The Carbon Monoxide Poisoning Prevention Act requires all single-family homes and apartment buildings with an attached garage or a fossil fuel source to install carbon monoxide alarms. This law applies to dwellings having at least one of the following: a fossil-fuel burning appliance or heater (wood, gas, oil, or coal), an attached garage, and/or a fireplace. Carbon monoxide detectors are required to be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms, and on every level of the home (including basements). For further information about these detectors, please see the California State Fire Marshal enclosure at the end of this report.*

## INTERIOR (continued)

Photoelectric smoke detectors were present at the time of our inspection. Most experts recommend photoelectric smoke alarms for the greatest safety.

We also observed ionization-type smoke detectors. We recommend replacement of ionization alarms with photoelectric-type smoke alarms and any needed alarms be added to comply with modern fire safety standards.

*Ionization alarms have radioactive components. We recommend checking with the local community recycling program in regard to disposal instructions for ionization type smoke detectors.*

The tags on several of the fire extinguisher indicate they are approaching one year since being charged. We recommend the fire extinguishers be reviewed by a qualified service firm and updated as needed.



### Interior General

*We operated a representative sampling of the windows. All windows were not reviewed for proper functioning, cracked or broken glass, or for the presence or condition of screens. This inspection does not include areas that are obscured by furniture, carpets, coverings, or any other items. We do not perform a survey of the flooring for slope or uniform elevation as part of our standard inspection.*

## KITCHEN

### Kitchens

The kitchens have a mixture of sheet linoleum and wood laminate flooring, food disposal appliances at the sink, fans and windows for ventilation, an electric ranges.

Unit 16 has a dishwasher with an air gap, which we did not test.

The fixtures and surfaces are moderately to generally worn.

We did not test the ovens due to time constraints and we are not qualified to determine if it will perform as designed or desired.

A few of the exhaust fans are the unducted type that is not connected to the exterior and returns the filtered air back into the living space. We recommend a fan ducted to the exterior be installed as desired or as part of any future remodeling.

The ranges do not appear to be equipped with anti-tip brackets, as is typically required in new



## KITCHEN (continued)

installations to keep ranges from tipping over and causing injury; we recommend one be installed for safety.

While there are GFCI-protected receptacles in the kitchens, not all the kitchen countertop receptacles are GFCI-protected; we recommend ground fault circuit interrupter protection be provided at all countertop and below-sink receptacles.

## LAUNDRY

### Laundry

There is a laundry area in the right building lower level utility room at the rear

The laundry is equipped with coin operated clothes washers and a dryers. Operation and inspection of laundry equipment is beyond the scope of our inspection.

The laundry area has concrete flooring, which is moderately worn.

There is a water heater in the laundry area. Special care will be necessary to keep lint, fabric and other combustibles well away from the water heater to avoid a potential fire hazard. We recommend water heater relocation be considered.

We recommend the clothes washer rubber hose connectors be upgraded with metal-sheathed “no-burst” types to reduce the potential for hose failure.

120 & 240-volt receptacles are provided for the clothes dryer.

Gas piping is provided for the clothes dryer.

The laundry area has three-hole receptacles. We recommend GFCI protection be added to the laundry area receptacles for greater electrical safety.

Flexible clothes dryer vent piping has been used; we recommend smooth-wall, metal dryer vent piping be installed to reduce the potential for lint clogging. Flex vent piping should be used for short distances only.

# BATHROOMS

## Bathrooms

These bathrooms have wood laminate and sheet linoleum tile flooring, windows for ventilation, a sink and a mixture of showers and shower over tubs.

The fixtures and surfaces are moderately to generally worn. We recommend the need for replacement be anticipated.

Some toilets are not the "low-flow" type required in newer baths. Typically, a third to one half of the water used in older buildings flows through toilets. To reduce waste and comply with California conservation codes, have a plumber replace it. Various devices are available to reduce water usage without replacing the toilet, but in some cases these interfere with normal operation. Consult a plumber for details.

A few of the toilets are rated at 1.6 gal per flush, which is not the latest "low-flow" type required in newer baths.

The shower windowsills are lower than the showerhead. This location is conducive to water entry and damage. Some protection could be achieved by covering the window with a plastic curtain.

*Shower windows should be installed so the sill is above the showerhead. Lower windows require special care to prevent water entry and damage from the shower spray. Low windows should be periodically caulked and/or painted if necessary to prevent water entry and damage. Windows less than five feet above the shower pan or tub should be provided with tempered safety glass. One method to prevent water entry and provide some protection is to install a vinyl curtain over the window.*

The showering areas have glass doors. The shower doors do not have a clearly visible safety glass label and we assume they are not tempered glass; we recommend documentation stating the glass is tempered be obtained, or tempered safety glass be installed.

*Tempered glass became commonly required in shower stalls and enclosures during the late 1960s. Older tempered glass was not always labeled. Sometimes tempered glass labels are very faint or are obscured by soap film. Many untempered shower doors have been installed even after the requirements for tempered glass went into effect. Untempered shower doors, enclosures, and windows should be replaced with modern tempered glass for safety.*

The windows above the bathtubs do not have a clearly visible safety glass label and we assume it is not tempered glass; we recommend documentation stating the glass is tempered be obtained, or tempered safety glass be installed.

Flexible plastic waste piping has been used at a few of the sink drains. This type of drains tend to clog quickly. We recommend the flex drain be replaced with proper, smooth-wall drain piping.

## BATHROOMS (continued)

*Corrugated drainage connectors are often installed by non-professionals to form drain traps or other drainage connections. These materials do not have smooth interior waterways and collect sludge. They are not approved and should be replaced with conventional drainage fittings and materials.*

The shower in unit 16 does not work. We recommend a qualified plumber be consulted for repair or replacement.

A few of these bathrooms have GFCI-protected receptacles, which appears to be defective or improperly wired; we recommend a new GFCI-protected receptacle be installed by a qualified electrician.

This bathroom in unit 3 has an ungrounded three-hole receptacle. We recommend a properly grounded GFCI-protected receptacle be installed.

SAMPLE

# PRIMARY RECOMMENDATIONS

## Primary Recommendations

In compiling this list of recommendations, we give priority to safety issues, major defects and preventative maintenance issues.

## Health and Safety Issues:

### DRIVEWAY

1. We recommend the driveway gate be modified as needed for safety.

### FENCING

2. Barbed wire is prohibited in many local jurisdictions due to the potential for injury and we recommend the barbed wire fencing be removed or replaced with safer fencing.

### RECEPTACLES AND SWITCHES

3. We recommend additional GFCI protection be installed in the bathrooms, kitchen including below the kitchen sink, basement and exterior areas, as an important safety upgrade, to meet modern safety standards.

### GAS SUPPLY SYSTEM

4. We recommend automatic seismic shutoff valves be installed at the gas meters as a safety upgrade.

### WINDOWS

5. The lower level windows are too high to provide safe escape in a fire; we recommend adequate egress be provided.
6. A lower level windows have fixed-in-place security bars that are not equipped with a proper safety release mechanism for escape in a fire; we recommend the security bars be removed, or replaced with the safety release type needed for safe fire escape.

### CARBON MONOXIDE AND FIRE SAFETY

7. We recommend replacement of ionization alarms with photoelectric-type smoke alarms and any needed alarms be added to comply with modern fire safety standards.
8. We recommend the fire extinguishers be reviewed by a qualified service firm and updated as needed.

## **PRIMARY RECOMMENDATIONS (continued)**

### **BATHROOMS**

9. The shower doors do not have a clearly visible safety glass label and we assume they are not tempered glass; we recommend documentation stating the glass is tempered be obtained, or tempered safety glass be installed.

### **Important Issues:**

#### **GENERAL PROPERTY DESCRIPTION**

10. A structural pest inspector was on-site at the time of our inspection; we recommend their report be obtained and reviewed for needed repairs.

#### **PORCHES**

11. The framing is damaged; we recommend the current structural pest report be consulted and repairs be made by a qualified contractor.

12. We recommend the deck structure and connections be evaluated by a qualified engineer and seismically upgraded as needed.

#### **STAIRS AND LANDINGS**

13. Aspects of the support framing are substandard; we recommend the framing be properly reinforced by a qualified contractor.

#### **ROOF FLASHINGS**

14. We recommend new flashings be installed when the roof surfaces are replaced.

#### **FRAMING**

15. The subfloor area framing below the bathrooms are damaged from water leakage; we recommend a qualified structural pest control firm be consulted and repairs be made as needed by a qualified contractor.

16. We recommend a qualified structural pest control firm be consulted and remediation be made as needed by a qualified contractor.

17. We recommend the subfloor area be examined for rodents by a qualified animal pest control firm and appropriate measures be taken.

## **PRIMARY RECOMMENDATIONS (continued)**

### **SEISMIC**

18. We recommend a qualified contractor be retained to install seismic components appropriate for the building.

### **SUBFLOOR AREA**

19. We recommend a drainage contractor be consulted to determine what drainage improvements are needed to significantly reduce subfloor area dampness.

### **MAIN ELECTRICAL PANEL**

20. We recommend the installation of a new panel to eliminate potential safety risks associated with outdated panels.

### **BREAKER SUBPANELS**

21. This subpanel is also an outdated Federal Pacific Stab-Lok brand; we recommend replacement.

### **RECEPTACLES AND SWITCHES**

22. We observed ungrounded three-hole receptacles; we recommend each three-hole receptacle be examined by a qualified electrician and properly grounded as needed.

23. We recommend additional GFCI protection be installed in the bathrooms, kitchen including below the kitchen sink, basement and exterior areas, as an important safety upgrade, to meet modern safety standards.

### **WASTE REMOVAL SYSTEM**

24. There are leaks in the subfloor area waste piping; we recommend repair by a qualified plumber.

### **LAUNDRY**

25. We recommend the clothes washer rubber hose connectors be upgraded with metal-sheathed “no-burst” types to reduce the potential for hose failure.

26. Flexible clothes dryer vent piping has been used; we recommend smooth-wall, metal dryer vent piping be installed to reduce the potential for lint clogging.

### **BATHROOMS**

27. A few of these bathrooms have GFCI-protected receptacles, which appears to be defective or improperly wired; we recommend a new GFCI-protected receptacle be installed by a qualified electrician.

**PRIMARY RECOMMENDATIONS (continued)**

SAMPLE

## FURTHER INFORMATION

### Find more information at:

The below topics are referenced in this report. Please follow the link at the bottom of this page to get more information regarding your topics.

The internet link below takes you to our website where we have more information regarding topics specifically applicable to items discussed in this report. Additional information can be found on our website.

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