

Aztec Property Inspections
3655 Cowley Way
San Diego, CA 92117
(858) 245-9329

Client: Investor Group



888 San Diego Street
San Diego, CA 92104

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Definitions

NOTE: Definitions below refer to the property or item listed as inspected at the time of inspection

Acceptable	Functional with no obvious signs of defect. The item may show signs of normal wear and tear but is properly functional. Inexpensive repairs or issues deemed as typical and or normal may be labeled Acceptable.
Defective	The item is unable to adequately perform it's intended function, is a significant safety concern and or a potentially expensive repair. The item needs further evaluation by a qualified licensed specialist and then repair or replacement as recommended. These comments will appear in RED.
Safety Upgrade	This item is a safety concern and or it may have been acceptable when it was built but it does not meet the current building standards. Recommend upgrades by a qualified licensed specialist for added safety. These comments can be labeled as Acceptable, Marginal or Defective depending on the severity of the issue.
Marginal	Item is not properly functional, may require further monitoring, shows abnormal wear, damaged, near the end of it's life span and or requires repair. Customer may want to seek further evaluation by a qualified licensed contractor. These items will be in BLUE.
Not Present	Item was not present or not found.
Not Inspected	Item was unable to be inspected. This may have been for safety reasons, due to lack of power, inaccessible, and or the item was disconnected at time of inspection.

General Information

This report is the exclusive property of Aztec Property Inspections and the client(s) listed in the report. The inspection report prepared for the client is solely and exclusively for the client(s) own information and may not be relied upon by any other person. This report is not transferable. The inspection is performed in accordance with the Standards of Practice of the California Real Estate Inspection Association (CREIA) in effect at the time of the inspection. These standards and the inspection agreement/contract have been agree upon as per the signed agreement/contract. Please note that ownership carries with it some degree of risk and not all problems show warning signs before the problem arises. The inspection report is a snap shot of the condition of the property at a specific time. Regular maintenance will be required in several areas. Identifying these areas is beyond the scope of this inspection. It is highly recommended that all repairs, maintenance and or further evaluations only be performed by qualified and licensed contractors.

Property Information

Property Address 888 San Diego Street
City San Diego **State** CA **Zip** 92104

Client Information

Client Name Investor Group

Inspection Company

Inspector Name Chris Magill
Company Name Aztec Property Inspections
Address 3655 Cowley Way
City San Diego **State** CA **Zip** 92117

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General Information (Continued)

Phone (858)245-9329 **Fax**
E-Mail Chrismagil@yahoo.com
File Number 17-333

Conditions

Others Present Buyer, Buyer's Agent, Tenants **Property Occupied** Yes
Estimated Age Unknown
Inspection Date 5/9/17
Start Time 9:45 am **End Time** 1:30 pm
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature 60
Weather Rain **Soil Conditions** Wet
Space Below Grade None
Building Type Multi-family **Garage** None
Additions/Modifications No additions or alterations to the floor plan were noted

Lots and Grounds

Please note that ownership carries with it a certain amount of risk. Unforeseen costs and regular maintenance will arise.

1. Not Inspected **Vehicle Gate:** Beyond the scope of this inspection as per the Standards of Practice set forth by CREIA (California Real Estate Inspection Association).
2. Safety Upgrade, Marginal **Walkways:** Damaged and or deteriorated in one or more areas. A raised or settled surface was noted thus creating a trip hazard noted in one or more areas. Headroom was unconventionally low in one or more areas (pool gate). Correction is recommended.
3. Marginal **Driveway:** Damaged or deterioration noted in one or more areas. Settlement was noted towards the hillside. A qualified licensed contractor is recommended to evaluate and estimate repairs.



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Lots and Grounds (Continued)

Driveway: (continued)



4. Safety Upgrade, Marginal **Stairs and Railings:** Handrails and or guardrails do not appear to be tall enough to meet the current building standards in one or more areas. Correction may be desired for safety. The guardrails comply with code but could be considered a safety hazard because kids tend to climb horizontal guardrails. Loose guardrail was noted to 17. Correction is recommended.



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Lots and Grounds (Continued)

Stairs and Railings: (continued)



5. Acceptable **Patio:**

6. Defective, Safety Upgrade **Patio Cover:** Damage and settlement was noted. A qualified licensed contractor is recommended to evaluate and estimate repairs.



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Lots and Grounds (Continued)

Patio Cover: (continued)



- 7. Acceptable
- 8. Defective

Balcony:

Retaining Walls: A walk off or drop off hazard noted in one or more areas. Recommend installing guard rails for added safety. Soil in one or more areas was not supported. This may be acceptable if the soil/rock is deemed as stable enough by a licensed professional. Determining this is beyond the scope of this inspection. Further evaluation may be desired. Soil was coming over the walls in one or more areas. Soil has given way and or eroded in one or more areas. It is unknown which property owns the wall and or walls. Leaning walls and or damage were noted in one or more areas (lower property). A qualified licensed civil and or geo technical engineer is recommended.



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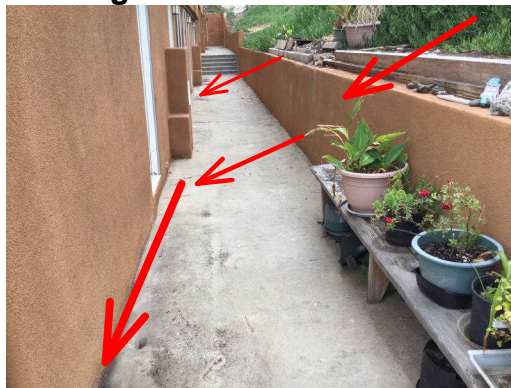
Lots and Grounds (Continued)

Retaining Walls: (continued)



9. Marginal

Grading:



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Lots and Grounds (Continued)

10. Marginal

Exterior Surface Drain: Beyond the scope of this inspection as per the Standards of Practice set forth by CREIA (California Real Estate Inspection Association). Clogged and or blocked drains were noted in one or more areas. Inquire with the seller as to the termination point(s) of the surface drains. The perimeter grading does not slope down and away from the structure in one or more areas. No drainage was visible. This could trap water near the structure. Inquire with the seller to verify that drainage has been installed that is not visible or underground. Wet soil may cause the foundation to settle and possibly fail over time. Recommend having all soil and or hardscape so it slopes down and away from the structure properly or adding drainage as necessary using standard building practices. The property drains onto the neighbor's yard. Correction is recommended.



11. Not Inspected

Lawn Sprinklers: Beyond the scope of this inspection as per the Standards of Practice set forth by CREIA (California Real Estate Inspection Association). The sprinklers have been damaged and terminated in several areas.

12. Not Inspected

Fire and Life Safety: Beyond the scope of this inspection as per the Standards of Practice set forth by CREIA (California Real Estate Inspection Association).

13. Not Inspected

Striping: Beyond the scope of this inspection as per the Standards of Practice set forth by CREIA (California Real Estate Inspection Association).

14. Not Inspected

ADA Compliance: Beyond the scope of this inspection as per the Standards of Practice set forth by CREIA (California Real Estate Inspection Association).

15. Note: Given the age of the residence; asbestos and lead-based paint could be present. In fact, any residence built before 1978 should not be assumed to be free from these and other well-known contaminants. Regardless, we do not have the expertise or the authority to detect the presence of environmental contaminants, but if this is a concern you should consult with an environmental hygienist, particularly if you intend to remodel any area of the residence.

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Exterior Surface and Components

Exterior Surface

1. Acceptable

Exterior Walls: (Stucco) - No weep screed was noted in one or more areas. Deterioration and damage noted. Repair is recommended. Common to moderate cracks noted. Correction is recommended.

2. Marginal

Pool Equipment Closet: Damaged, soft and or deteriorated wood was noted in one or more areas. Further evaluation is recommended by a qualified and licensed pest control specialist.

3. Acceptable

Soffits and or Eaves: Stucco

4. Marginal

Windows: Moisture and or discoloration was noted to one or more windows. This is usually due to a damaged seal. A qualified licensed contractor is recommended to evaluate and estimate repairs.



5. Acceptable

Exterior Lighting:

6. Safety Upgrade, Marginal

Exterior Electric Outlets: (120 VAC GFCI) - Minimal outlets were visible on the exterior of the property. Recommend adding more outlet for improved functionality. Water proof covers are recommended in one or more areas. Scorched outlet noted in one or more areas (closet by pool equipment). Further evaluation is recommended by a licensed electrician. A qualified licensed contractor is recommended to evaluate and estimate repairs.



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Exterior Surface and Components (Continued)

7. Safety Upgrade **Exterior Door(s):** Landings were improper at one door. Correction is recommended.



Exterior Surface

8. Marginal **Trim:** Damaged, soft and or deteriorated wood was noted in one or more areas. Further evaluation is recommended by a qualified and licensed pest control specialist.

Plumbing

Notice : Underground pipes, pipes inside walls or concealed pipes cannot be judged for sizing, leaks or corrosion. The inspector does not perform tests for water quality or hazards such as lead and does not perform tests for gas leaks. Water filtration systems and/or water softening systems are not part of this inspection. City sewer service, septic systems and all underground pipes are not part of this inspection. Future drainage performance cannot be determined. Solar systems are beyond the scope of this inspection. Circulation pumps and expansion tanks are beyond the scope of this inspection. Fire sprinkler systems are beyond the scope of this inspection. Further evaluation is recommended on all cast iron over 35 years old by a licensed plumber.

1. Acceptable **Water Main Shutoff:** (Laundry)



2. Acceptable **Water Main Size:** (1 1/2")
3. Not Inspected **Water Pressure:** Unable to inspect due to the handles and or knobs all being removed.

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Plumbing (Continued)

4. Marginal

Water Lines: (Copper and Unknown) - Water shut off valves have been removed in several areas. Correction is recommended. The supply lines have been re piped with copper in several areas. Inquire with the seller as to why and what was done. The much larger water lines have been terminated. The water line in the laundry reduces from 1 1/2" to 3/4". This is very unusual and further evaluation is needed. A leak was noted in one or more areas (laundry ceiling). Further evaluation is recommended by a licensed plumber.



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Plumbing (Continued)

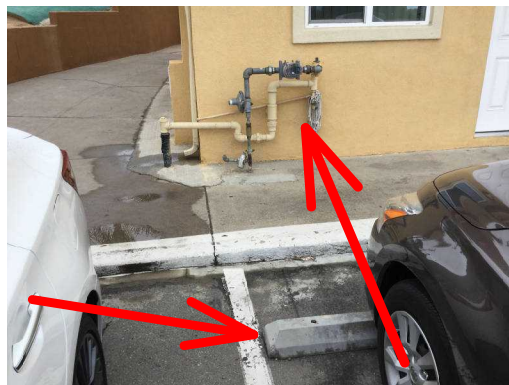
5. Marginal

Waste Lines (ABS and Cast Iron) - A clean out cover was missing in one or more areas (under the electrical panel). This could allow sewer gases to come up through the pipe and correction is recommended. Cast iron waste lines rust from the inside out and generally last 50-70 years before needing to be replaced. However, any home over 35 years of age has an increased risk of failure due to aging. We recommend having a qualified licensed professional come out to scope (run a camera in the waste lines) and to perform a visual inspection. Only the visible portions of the waste system were inspected. A slow drain was noted. A qualified licensed plumbing contractor is recommended to evaluate and estimate repairs.



6. Safety Upgrade, Marginal

Gas Meter: Recommend protecting the unit from physical damage (car). Inquire with the seller to see the purpose of the small gas meter by the fence. Correction is recommended.



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Plumbing (Continued)

Gas Meter: (continued)



7. Acceptable

Gas Service Lines:

Utility Room Water Heater

8. Acceptable, Safety Upgrade

Operation: The local utility company is recommended for a complimentary safety inspection before the close of the contingency period. A gas line drip leg (sediment trap) is recommended. The local utility company is recommended for a complimentary safety inspection. Recommend raising the unit so the flame is at least 18" off the floor. This is required in the garage or any other area where flammables are kept. It is recommended in all other areas.



9. **Type:** Natural gas **Capacity:** 100 gallon

10. Acceptable

Flue Pipe:

11. Marginal

Water Supply: Rigid water supply pipes were noted at the water heater. In the event of seismic activity, rigid pipes could be severed or damaged creating a potential safety hazard or property damage. Recommend installation of flexible gas and water piping for enhanced safety.

12. Acceptable

TPR Valve and Drain :

13. Safety Upgrade, Marginal

Seismic Straps: Loose straps were noted. A third strap is recommended. Correction is recommended.

14. Acceptable

TPR Valve and Drain :

Plumbing (Continued)

Utility Room Water Heater

15. Acceptable, Safety Upgrade **Operation:** The local utility company is recommended for a complimentary safety inspection before the close of the contingency period. A gas line drip leg (sediment trap) is recommended. The local utility company is recommended for a complimentary safety inspection. Recommend raising the unit so the flame is at least 18" off the floor. This is required in the garage or any other area where flammables are kept. It is recommended in all other areas.



16. **Type:** Natural gas **Capacity:** 100 gallon

17. Acceptable **Flue Pipe:**

18. Marginal **Water Supply:** Rigid water supply pipes were noted at the water heater. In the event of seismic activity, rigid pipes could be severed or damaged creating a potential safety hazard or property damage. Recommend installation of flexible gas and water piping for enhanced safety. Corrosion noted on supply line. No active leaks visible. Recommend monitoring this situation.

19. Safety Upgrade **TPR Valve and Drain :**

20. Safety Upgrade, Marginal **Seismic Straps:** Loose straps were noted. A third strap is recommended. Correction is recommended.

21. Acceptable **TPR Valve and Drain :**

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Structure

This inspection does not include geological conditions or site stability information. For information concerning these conditions, a geologist or civil engineer should be consulted. Please note that ownership carries with it a certain amount of risk. Unforeseen costs and regular maintenance will arise. We recommend purchasing a home warranty to cover the appliances and major systems. This property is built close to a large hillside. It is beyond the scope of this inspection to determine if the soil is stable. It is recommended that the client research to see if a geo-technical study has been made for this property. If no information is available then it would be wise to have one done by a licensed civil engineer.

1. Marginal

Floor/Slab: A tree was noted close to the structure. Removal is recommended to prevent future damage. One or more buildings were unusually close to the hillside based on today's standards. Cracks were noted and building has been recently stuccoed. A qualified licensed foundation contractor is recommended to evaluate and estimate repairs.



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Kitchen

Only the appliances listed were inspected. All others are beyond the scope of this inspection. Please note that this is not a warranty of any kind. This is a snap shot of the condition of the property and it's components at the time of the inspection. A home warranty is highly recommended. Self- and/or continuous cleaning operations, clocks, timing devices, lights, and thermostat accuracy are not tested during this inspection. Appliances such as refrigerators, freezers and built-in ice makers are not part of this inspection and inspector does not move appliances.

1. Safety Upgrade, Marginal **All Unit Disposals:** Missing wire clamps were noted at most of the unit unit. Correction is recommended for added safety. Improperly wired (hardwired) based on today's standards noted at every unit (no outlet). This does not consistent with the current building practices. Upgrades are recommended for added safety.
2. Safety Upgrade, Marginal **All Unit Electrical:** Not all countertop outlets are GFCI protected (17). Recommend GFCI circuit be installed for added safety. Non-GFCI circuits were noted (21 and 25). Recommend GFCI circuit be installed for added safety.
3. Safety Upgrade, Marginal **All Unit Cooking Appliances:** (Electric) - An anti-tip device is recommended for added safety.

(Unit 17) Kitchen

4. Defective **Cooking Appliances:** (Electric) - One or more burners did not operate properly. Correction is recommended.



(Unit 4) Kitchen

5. Defective **Cooking Appliances:** (Electric) - One or more burners did not operate properly. Correction is recommended.



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Kitchen (Continued)

6. Marginal

Ceiling: Patch and repair noted.
Inquire with seller.



7. Defective

Floor: Water damage noted in one or more locations. Further evaluation is recommended.



(Unit 5) Kitchen

8. Defective

Cooking Appliances: (Electric) -
One or more burners did not
operate properly. Correction is
recommended.



(Unit 21) Kitchen

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Kitchen (Continued)

9. Marginal

Ceiling: Bubbled paint noted. No active moisture penetration noted at the time of inspection. Further evaluation may be desired.



10. Cooktop
(Unit 25) Kitchen

11. Not Inspected

Cooking Appliances: Not inspected due to personal belongings inside. Further evaluation is recommended.



(Unit 23) Kitchen

12. Defective

Cooking Appliances: One or more burners did not operate properly. Correction is recommended.



(Unit 13) Kitchen

13. Marginal

Cooking Appliances: No wall outlets noted. Correction is recommended. A qualified licensed contractor is recommended to evaluate and estimate repairs.

14. Marginal

Electrical: No wall outlets noted. Correction is recommended. A qualified licensed contractor is recommended for estimate and repair.

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Bathroom

Inspection is limited due to personal belongings. Wall coverings, rugs, and contents in drawers and cabinets were not moved and prevented a complete inspection. Determining if shower pans are leaking is beyond the scope of this inspection. Steam units are beyond the scope of this inspection.

General Bathroom Notes Bathroom

1. Marginal

Electrical: No outlets were noted in the bathrooms.



2. Marginal

Sink/Basin: Drain stoppers were not properly functional or missing in one or more units. Correction is recommended.

3. Defective

Faucets/Traps: Leaking faucet handles were noted at one or more units. A licensed plumber recommended to estimate repairs.



4. Marginal

Tub/Surround: Caulking all penetrations is highly recommended at the bathroom tub surrounds. Tub drain stoppers were noted missing at one or more locations. Corrections are recommended.

5. Marginal

Ventilation: Powered vent fans have not been installed in any of the bathrooms. We recommend adding powered fans for improved ventilation.

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Bathroom (Continued)

6. Safety Upgrade, Marginal **Windows:** Tempered glass could not be verified at one or more windows (this is sometimes difficult to view). Recommend confirming that the glass is tempered. If not then upgrades are recommended for added safety.



Unit #4 Bathroom

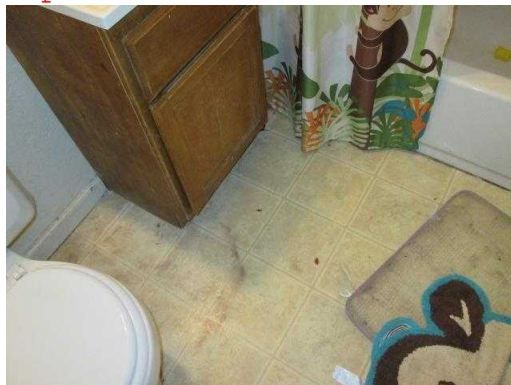
7. Defective

Walls: Water stains and damage were present in one or more areas. It is beyond the scope of this inspection to determine if the moisture penetration is active. Inquire with seller and licensed specialist if necessary. Unidentifiable biological substance is present and is a potential health concern (probably a mold or mildew). Further evaluation of the substance is recommended by a specialist. A moisture intrusion expert is also recommended.



8. Defective

Floor: Standing water and moisture damage noted at the flooring. Unidentifiable biological substance is present and is a potential health concern (probably a mold or mildew). Further evaluation of the substance is recommended by a specialist. A moisture intrusion expert is also recommended.



Unit #5 Bathroom

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Bathroom (Continued)

9. Marginal

Walls: Patch and or repair noted. Soft spots were noted in one or more areas.



10. Marginal

Faucets/Traps: A slow drain was noted at the sink. Correction is recommended.



11. Marginal

Tub/Surround: Tub does not slope properly to the drain in one or more areas. This is not a proper installation and water will sit in the tub. Rust and or damage is noted in the tub. A qualified and licensed contractor is recommended to evaluate and estimate repairs.



Unit #6 Bathroom

12. Defective

Ceiling: Water stains and or damage were present in one or more areas. Evidence of water intrusion was noted. Hidden damage and or mold/mildew may be present. A qualified licensed contractor is recommended to evaluate and estimate repairs.

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Bathroom (Continued)

Ceiling: (continued)



Unit #12 Bathroom

13. Marginal

Ceiling: Patch and repair noted.



14. Marginal

Floor: Floor squeaks were noted in one or more areas.

15. Defective

Faucets/Traps: A slow drain was noted at the tub. Correction is recommended.



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Bathroom (Continued)

16. Defective

Tub/Surround: Tub diverter was not functional and is leaking at the handle. Water comes out the tub spout when the shower is activated. A qualified and licensed contractor is recommended to evaluate and estimate repairs.



Unit #13 Bathroom

17. Defective

Walls: Patching or repairs were noted. Water stains and damage were present in one or more areas. It is beyond the scope of this inspection to determine if the moisture penetration is active. Inquire with seller and licensed specialist if necessary.



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Bathroom (Continued)

18. Defective

Floor: Discoloration was noted in one or more areas.



19. Safety Upgrade, Marginal

Electrical: Non-GFCI circuit noted. Recommend GFCI circuit be installed for added safety.



20. Defective

Faucets/Traps: A leaking shower faucet was noted. The shower faucet handle rotates 360 degrees. A licensed plumber recommended to estimate repairs.



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Bathroom (Continued)

21. Defective

Shower/Surround: Cracks were noted at the shower pan.



22. Defective

Toilets: The toilet was not properly operational. Clearances were not proper in the bathroom or around the toilet. A qualified licensed contractor is recommended to evaluate and estimate repairs.



Unit #16 Bathroom

23. Defective

Walls: Water stains and or damage were present in one or more areas. Evidence of water intrusion was noted. Hidden damage and or mold/mildew may be present. A qualified licensed contractor is recommended to evaluate and estimate repairs.



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Bathroom (Continued)

24. Defective

Faucets/Traps: A slow drain was noted at the tub. Correction is recommended.



25. Defective

Tub/Surround: Tub faucet was actively drip leaking. Tub diverter was not 100 % functional. Some water comes out the shower spout when the tub is activated. Cracking was noted at the shower surround. A qualified and licensed contractor is recommended to evaluate and estimate repairs.



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Bathroom (Continued)

26. Marginal

Toilets: The toilet was loose at the floor. This may require replacement of the wax seal. Correction is recommended.



Unit #17 Bathroom

27. Marginal

Walls: Water stains and damage were present in one or more areas. It is beyond the scope of this inspection to determine if the moisture penetration is active. Inquire with seller and licensed specialist if necessary.



28. Defective

Faucets/Traps: A slow drain was noted at the tub. Leaking fixtures were noted in one or more areas (shower and sink faucet). A qualified licensed contractor is recommended to estimate repairs.



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Bathroom (Continued)

Faucets/Traps: (continued)



Unit #19 Bathroom

29. Defective

Walls: Water stains and damage were present in one or more areas. It is beyond the scope of this inspection to determine if the moisture penetration is active. Inquire with seller and licensed specialist if necessary.



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Bathroom (Continued)

30. Defective

Counter/Cabinet: Water damage present under the counter. Unidentifiable biological substance is present and is a potential health concern (probably a mold or mildew). Further evaluation of the substance is recommended by a specialist. A moisture intrusion expert is also recommended.



31. Marginal

Tub/Surround: Chipped or damaged tub. A qualified contractor is recommended to evaluate and estimate repairs. Tub diverter was not 100 % functional. Some water comes out the tub spout when the shower is activated. Replacement may be needed.



Unit #21 Bathroom

32. Marginal

Walls: Water stains were present in one or more areas. It is beyond the scope of this inspection to determine if the moisture penetration is active. Inquire with seller and licensed specialist if necessary.



33. Marginal

Floor: Floor squeaks were noted in one or more areas.

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Bathroom (Continued)

34. Marginal

Faucets/Traps: A slow drain was noted at the sink. Correction is recommended.



35. Defective

Tub/Surround: Chipped or damaged tub. A qualified contractor is recommended to evaluate and estimate repairs.



36. Defective

Toilets: The toilet was not properly operational. A qualified licensed contractor is recommended to evaluate and estimate repairs.



Unit #23 Bathroom

37. Defective

Ceiling: Soft spots and/or moisture damage were noted in one or more areas. Water stains and damage were present in one or more areas. It is beyond the scope of this inspection to determine if the moisture penetration is active. Inquire with seller and licensed specialist if necessary.

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Bathroom (Continued)

Ceiling: (continued)



38. Defective

Walls: Water stains and damage were present in one or more areas. It is beyond the scope of this inspection to determine if the moisture penetration is active. Inquire with seller and licensed specialist if necessary.



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Bathroom (Continued)

- 39. Defective, Safety Upgrade** **Floor:** Flooring was discolored and or stained in one or more areas. Water stains and or damage were present in one or more areas. Evidence of water intrusion was noted. Hidden damage and or mold/mildew may be present. A qualified licensed contractor is recommended to evaluate and estimate repairs.



- 40. Marginal**

Faucets/Traps: A slow drain was noted at the tub. Correction is recommended.



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Bathroom (Continued)

41. Defective

Tub/Surround: Damaged tiles were noted at the tub surround. The tub diverter was not functional. Water comes out the tub spout when the shower is activated. Replacement may be needed. A qualified licensed contractor is recommended to evaluate and estimate repairs.



Unit #25 Bathroom

42. Defective

Counter/Cabinet: Cabinets have excessive moisture damage and the sink is loose at the countertop. A qualified licensed contractor is recommended to evaluate and estimate repairs.



43. Marginal

Sink/Basin: Cracks present in the sink bowl.

44. Defective, Safety Upgrade

Tub/Surround: Grout was cracked or deteriorated at one or more areas. Correction is recommended. Unidentifiable biological substance is present and is a potential health concern (probably a mold or mildew). Further evaluation of the substance is recommended by a specialist. A moisture intrusion expert is also recommended.

Bathroom (Continued)

Tub/Surround: (continued)



45. Marginal

Toilets: The toilet was loose at the floor. This may require replacement of the wax seal. Correction is recommended.



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Electrical

Determining if the circuits are overloaded is beyond the scope of this inspection.

1. Marginal

Main Breakers to each Sub Panel: The electrical system appears to be under powered by today's standards (50 amps). A qualified contractor is recommended to evaluate and estimate repairs.

2. Acceptable

Main Service: (600 Amps)



3. Safety Upgrade

Sub Panels: All the sub panels in the units were 100 amps max. The current building practice does not allow electrical panels clothes closets for added safety. This item is not required to be brought up to the current build practice but upgrades may be desired. The breakers were not labeled. Correction is recommended. Units 18 and 19 did not have electrical panels inside the unit. This would be very inconvenient if the breakers were to trip. Unable to locate a panel for 13. Upgrades may be desired.



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Electrical (Continued)

4. Acceptable

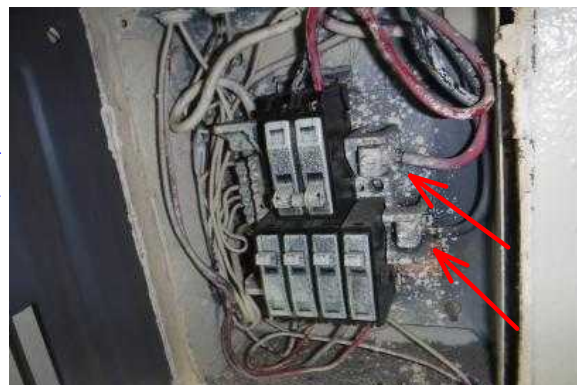
Service Feed and Closet: (Overhead)



(Unit 17) Electric Panel

5. Safety Upgrade, Marginal

Condition: Paint and or texture was noted inside the panel. This is a potential fire hazard and correction is highly recommended. A qualified licensed contractor is recommended to evaluate the entire electrical system and estimate repairs.



(Unit 5) Electric Panel

6. Not Inspected

Condition: Unable to access due to the cover being painted shut. Further evaluation may be desired.



(Units 6,21 and 23) Electric Panel

7. Not Inspected

General Condition: Unable to access due to personal belongings. Further evaluation may be desired.

(Units 12 and 16) Electric Panel

8. Acceptable

General Condition:

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Roof

Notice: The report is an opinion of the general quality and condition of the roofing. The inspector cannot, and does not, offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leakage. Roofs, skylights and flashing are not water tested for leaks.

Roof Surface

1. **Method of Inspection:** Ladder at eaves, Drone

2. **Acceptable** **Unable to Fully Inspect:** Drone inspections are limited and are not as good as actually walking on the roof. A roof inspection by a qualified licensed roofer may be desired.

3. **Acceptable** **Material:**

4. **Type:** Hipped

5. **Acceptable** **Flashing:**

6. **Acceptable** **Plumbing Vents:** Mastic is needed around vent pipes to ensure the water tightness of the roofing system.

7. **Marginal** **Downspouts:** Missing downspouts were noted. Correction is recommended.

8. **Marginal** **Gutters:** Debris filled gutters were noted in one or more areas. Leaks were detected in one or more areas. Correction is recommended.

Heating System

Inspecting heat exchangers is beyond the scope of this inspection as per the CREIA Standards of Practice. It is recommended that all homes with fuel burning appliances have a carbon monoxide detector installed for added safety. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or even heat distribution of the system through the residence is not part of this inspection. Recalled equipment is beyond the scope of this inspection. Condensate pumps are beyond the scope of this inspection. Recommend adding carbon monoxide detectors to all units for added safety.

(Units 17,4,5,6,12 (upstairs),16,21,25,23,19 Heating System

1. **Not Inspected** **Operation:** The local utility company is recommended for a complimentary safety inspection before the close of the contingency period. The pilot was not lit and or the gas was off to the unit. Unable to inspect.

2. **Type:** (Wall Units) **BTU's** 25,000

3. **Fuel Type:** (Natural gas)

4. **Not Inspected** **Thermostat:**

5. **Not Inspected** **Vent Pipe:**

(Units 12 Downstairs and both in 18) Heating System

6. **Acceptable** **Operation:** The local utility company is recommended for a complimentary safety inspection before the close of the contingency period.

7. **Type:** (Wall Units) **BTU's** 25,000

8. **Fuel Type:** (Natural gas)

9. **Acceptable** **Thermostat:**

10. **Acceptable** **Vent Pipe:**

Heating System (Continued)

(Unit 13) Heating System

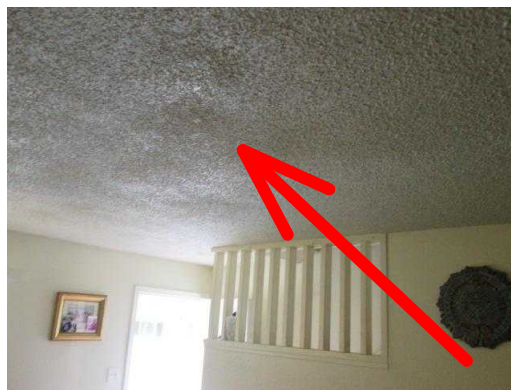
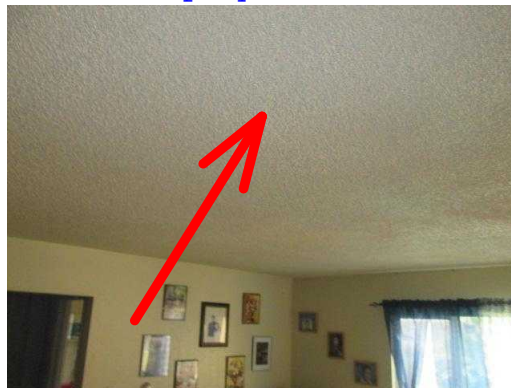
11. Not Present **Operation:** No heat source was noted. Correction is recommended. A qualified licensed contractor is recommended for estimate and repair.

Interior Rooms

Several components of the home show signs of wear that is consistent with the age of the structure. Wall insulation type and value is not verified. Lead paint, asbestos and mold testing is beyond the scope of this inspection. Security systems, intercom systems and central vacuum systems are beyond the scope of this inspection. Inspection does not cover any damage or components concealed by rugs, carpeting, wall paneling, furniture or stored items. Uncommon cracking and or deterioration will be mentioned in this report.

General Interior Room Notes Living Space

1. Safety Upgrade, Marginal **Ceiling:** Inquire with seller to see if the acoustic spray contains asbestos. If it is unknown then testing the acoustic spray is recommended at one or more units.



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Interior Rooms (Continued)

2. Marginal

Floor: Floor squeaks were noted in one or more units. Uneven floors noted in one or more units. Stained and soiled carpet was noted in one or more units. Corrections are recommended.



3. Not Inspected

Windows: Unable to access all the windows due to personal belongings and or furniture.



4. Marginal

Window Screens: One or more screens appear to be damaged and or missing. Correction is recommended.

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Interior Rooms (Continued)

5. Defective, Safety Upgrade No detectors were found at one or more locations. A smoke detector is recommended for each hallway leading to a bedroom and one per bedroom. One or more smoke detectors did not appear to be operational. This is a safety item and correction is needed.



6. Defective, Safety Upgrade Carbon monoxide detectors were missing at one or more units. Carbon monoxide detectors are highly recommended in the appropriate locations.

7. Defective, Safety Upgrade **Stairs and Railings:** Handrails were improper in one or more areas. The current building practice is that they should tie back into the wall for added safety. Loose handrails were noted in one or more areas. Recommend having a qualified contractor add proper guardrails where necessary.



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Interior Rooms (Continued)

Stairs and Railings: (continued)



Unit #4 Living Space

8. Defective, Safety Upgrade **Walls:** Unidentifiable biological substance is present and is a potential health concern (probably a mold or mildew). Further evaluation of the substance is recommended by a specialist. A moisture intrusion expert is also recommended.



9. Defective **Floor:** Loose flooring was noted in one or more areas. Moisture damaged was noted in one or more areas. Hidden damage and or mold/mildew may be present. A qualified licensed contractor is recommended to evaluate and estimate repairs.



Unit #5 Living Space

10. Marginal **Closets:** No closet was noted in the bedroom.

Unit #6 Living Space

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Interior Rooms (Continued)

11. Defective

Floor: Bubbling and loose floorboards were noted at the hallway. A qualified licensed contractor is recommended to evaluate and estimate repairs.



12. Defective, Safety Upgrade

Windows: Windows in the bedrooms do not meet the current fire escape requirements in one or more areas. This is a safety hazard. It could have been acceptable when it was built but upgrades are recommended for added safety.



Unit #16 Living Space

13. Marginal

Floor: Uneven floors noted in one or more areas (hallway).



14. Defective

Windows: Moisture and or discoloration was noted to one or more windows. This is usually due to a damaged seal. A qualified licensed contractor is recommended to evaluate and estimate repairs.

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Interior Rooms (Continued)

Windows: (continued)



Unit #19 Living Space

15. Safety Upgrade, Marginal

Stairs and Railings: Loose handrails were noted in one or more areas. Recommend having a qualified contractor add proper guardrails where necessary.



Unit #21 Living Space

16. Marginal

Floor: Uneven floors noted in one or more areas. Floor squeaks were noted in one or more areas.



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Interior Rooms (Continued)

17. Not Inspected **Windows:** Unable to access all the windows due to personal belongings and or furniture.



Unit #23 Living Space

18. Marginal **Floor:** Carpet is stained and soiled. Replacement is recommended.



19. Not Inspected **Windows:** Unable to access windows in bedroom to see if they meet the Egress requirements - bedroom was occupied by tenant.



Unit #25 Living Space

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Interior Rooms (Continued)

20. Marginal

Ceiling: Patch and repair noted.
Recommend inquiring with the seller.



21. **Note:** Inquire with seller to see if the acoustic spray contains asbestos. If it is unknown then testing the acoustic spray is recommended.

Laundry Room/Area

Notice: Washing machines and dryers are not tested or moved during the inspection. The inspector does not test washing machine drains or supply valves. Water supply valves if turned may be subject to leaking.

Laundry Room/Area

1. Not Inspected **Washers and Dryers:** Beyond the scope of this inspection as per the Standards of Practice set forth by CREIA (California Real Estate Inspection Association).

Attic

Attic

1. **Method of Inspection:** Entered the attic

2. Defective

Access: Access is too small based on today's standards. Correction is recommended. No access was noted to one building. Be advised that because we could not enter the attic, hidden problems may exist that are not documented in this report. Access and further evaluation is recommended.



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Attic (Continued)

3. Safety Upgrade, Marginal **Roof Framing:** A truss framing system has been added to the original structure. Recommend confirming that the alterations had been engineered (to verify that it could handle the extra weight) and permitted. The truss has been cut and or altered. A qualified civil engineer is recommended for further evaluation. Damaged, soft and or deteriorated wood was noted in one or more areas. Further evaluation is recommended by a qualified and licensed pest control specialist.



4. Defective, Safety Upgrade **Insulation:** No insulation present in one or more areas. A qualified licensed contractor is recommended to evaluate and estimate repairs.



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Attic (Continued)

5. Marginal

Moisture Penetration: Minor water intrusion was noted. Correction is recommended.



6. Defective, Safety Upgrade

Heater Vents: Improper clearance to combustibles was noted at several vent pipes. This is a fire hazard and correction is recommended.



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Pool

It is strongly recommended that all suction pipes and drains in bodies of water at this property (pools/spas/wading pools, water features, etc.) be properly protected to prevent physical injury or death. Recommend contacting a qualified, licensed contractor for more information on Anti-Entrapment, Anti-Entanglement covers. We are not able to tell from above water level if all pool/spa suction lines and drains are properly protected. Recommend having a qualified pool contractor verify and modify if necessary for enhanced safety. Chlorinators are beyond the scope of this inspection.

Pool

1. Not Inspected **Type:** Beyond the scope of this inspection as per the Standards of Practice set forth by CREIA (California Real Estate Inspection Association).
2. Not Inspected **Liner/Body:** Beyond the scope of this inspection as per the Standards of Practice set forth by CREIA (California Real Estate Inspection Association).
3. Not Inspected **Current Condition** Beyond the scope of this inspection as per the Standards of Practice set forth by CREIA (California Real Estate Inspection Association).
4. Not Inspected **Deck:** Beyond the scope of this inspection as per the Standards of Practice set forth by CREIA (California Real Estate Inspection Association).
5. Not Inspected **Coping:** Beyond the scope of this inspection as per the Standards of Practice set forth by CREIA (California Real Estate Inspection Association).
6. Not Inspected **Drainage:** Beyond the scope of this inspection as per the Standards of Practice set forth by CREIA (California Real Estate Inspection Association).
7. Not Inspected **Skimmer:** Beyond the scope of this inspection as per the Standards of Practice set forth by CREIA (California Real Estate Inspection Association).
8. Not Inspected **Pump Motor:** Beyond the scope of this inspection as per the Standards of Practice set forth by CREIA (California Real Estate Inspection Association).
9. Not Inspected **Filter:** Beyond the scope of this inspection as per the Standards of Practice set forth by CREIA (California Real Estate Inspection Association).
10. Not Inspected **Bleeder Valve:** Beyond the scope of this inspection as per the Standards of Practice set forth by CREIA (California Real Estate Inspection Association).
11. Not Present **Heater:** Beyond the scope of this inspection as per the Standards of Practice set forth by CREIA (California Real Estate Inspection Association).



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Pool (Continued)

Heater: (continued)

Association).

12. Not Inspected **Gauges and Controls:** Beyond the scope of this inspection as per the Standards of Practice set forth by CREIA (California Real Estate Inspection Association).
13. Not Inspected **Ladder/Steps:** Beyond the scope of this inspection as per the Standards of Practice set forth by CREIA (California Real Estate Inspection Association).
14. Not Inspected **Pool Enclosure:** Beyond the scope of this inspection as per the Standards of Practice set forth by CREIA (California Real Estate Inspection Association).
15. Not Inspected **Light** Beyond the scope of this inspection as per the Standards of Practice set forth by CREIA (California Real Estate Inspection Association).
16. Not Inspected **Electrical** Beyond the scope of this inspection as per the Standards of Practice set forth by CREIA (California Real Estate Inspection Association).

Defective Summary

This summary is not the entire report. The complete report includes additional information of concern to the client. It is recommended that the client read the complete report and call Aztec immediately if something is not understood. Defective definition - The item is unable to adequately perform it's intended function, is a significant safety concern and or a potentially expensive repair. The item needs further evaluation by a qualified licensed specialist and then repair or replacement as recommended. Items not functioning properly but believed to be relatively inexpensive repairs will not be labeled Defective.

Lots and Grounds

1. **Patio Cover:** Damage and settlement was noted. A qualified licensed contractor is recommended to evaluate and estimate repairs.



2. **Retaining Walls:** A walk off or drop off hazard noted in one or more areas. Recommend installing guard rails for added safety. Soil in one or more areas was not supported. This may be acceptable if the soil/rock is deemed as stable enough by a licensed professional. Determining this is beyond the scope of this inspection. Further evaluation may be desired. Soil was coming over the walls in one or more areas. Soil has given way and or eroded in one or more areas. It is unknown which property owns the wall and or walls. Leaning walls and or damage were noted in one or more areas (lower property). A qualified licensed civil and or geo technical engineer is recommended.



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Lots and Grounds (Continued)

Retaining Walls: (continued)



Kitchen

3. (Unit 17) Kitchen Cooking Appliances: (Electric) -
One or more burners did not operate properly.
Correction is recommended.



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Defective Summary (Continued)

4. **(Unit 4) Kitchen Cooking Appliances:** (Electric) - One or more burners did not operate properly. Correction is recommended.



5. **(Unit 4) Kitchen Floor:** Water damage noted in one or more locations. Further evaluation is recommended.



6. **(Unit 5) Kitchen Cooking Appliances:** (Electric) - One or more burners did not operate properly. Correction is recommended.



7. **(Unit 23) Kitchen Cooking Appliances:** One or more burners did not operate properly. Correction is recommended.



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Defective Summary (Continued)

Bathroom

8. **General Bathroom Notes Bathroom Faucets/Traps:** Leaking faucet handles were noted at one or more units. A licensed plumber recommended to estimate repairs.



9. **Unit #4 Bathroom Walls:** Water stains and damage were present in one or more areas. It is beyond the scope of this inspection to determine if the moisture penetration is active. Inquire with seller and licensed specialist if necessary. Unidentifiable biological substance is present and is a potential health concern (probably a mold or mildew). Further evaluation of the substance is recommended by a specialist. A moisture intrusion expert is also recommended.



10. **Unit #4 Bathroom Floor:** Standing water and moisture damage noted at the flooring. Unidentifiable biological substance is present and is a potential health concern (probably a mold or mildew). Further evaluation of the substance is recommended by a specialist. A moisture intrusion expert is also recommended.



11. **Unit #6 Bathroom Ceiling:** Water stains and or damage were present in one or more areas. Evidence of water intrusion was noted. Hidden damage and or mold/mildew may be present. A qualified licensed contractor is recommended to evaluate and estimate repairs.

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Bathroom (Continued)

Ceiling: (continued)



- 12. Unit #12 Bathroom Faucets/Traps:** A slow drain was noted at the tub. Correction is recommended.



- 13. Unit #12 Bathroom Tub/Surround:** Tub diverter was not functional and is leaking at the handle. Water comes out the tub spout when the shower is activated. A qualified and licensed contractor is recommended to evaluate and estimate repairs.



- 14. Unit #13 Bathroom Walls:** Patching or repairs were noted. Water stains and damage were present in one or more areas. It is beyond the scope of this inspection to determine if the moisture penetration is active. Inquire with seller and licensed specialist if necessary.

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Bathroom (Continued)

Walls: (continued)



15. Unit #13 Bathroom Floor: Discoloration was noted in one or more areas.



16. Unit #13 Bathroom Faucets/Traps: A leaking shower faucet was noted. The shower faucet handle rotates 360 degrees. A licensed plumber recommended to estimate repairs.

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Bathroom (Continued)

Faucets/Traps: (continued)



17. **Unit #13 Bathroom Shower/Surround:** Cracks were noted at the shower pan.



18. **Unit #13 Bathroom Toilets:** The toilet was not properly operational. Clearances were not proper in the bathroom or around the toilet. A qualified licensed contractor is recommended to evaluate and estimate repairs.



19. **Unit #16 Bathroom Walls:** Water stains and or damage were present in one or more areas. Evidence of water intrusion was noted. Hidden damage and or mold/mildew may be present. A qualified licensed contractor is recommended to evaluate and estimate repairs.

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Bathroom (Continued)

Walls: (continued)



- 20. Unit #16 Bathroom Faucets/Traps:** A slow drain was noted at the tub. Correction is recommended.



- 21. Unit #16 Bathroom Tub/Surround:** Tub faucet was actively drip leaking. Tub diverter was not 100 % functional. Some water comes out the shower spout when the tub is activated. Cracking was noted at the shower surround. A qualified and licensed contractor is recommended to evaluate and estimate repairs.



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Bathroom (Continued)

Tub/Surround: (continued)



- 22. Unit #17 Bathroom Faucets/Traps:** A slow drain was noted at the tub. Leaking fixtures were noted in one or more areas (shower and sink faucet). A qualified licensed contractor is recommended to estimate repairs.



- 23. Unit #19 Bathroom Walls:** Water stains and damage were present in one or more areas. It is beyond the scope of this inspection to determine if the moisture penetration is active. Inquire with seller and licensed specialist if necessary.

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Bathroom (Continued)

Walls: (continued)



- 24. Unit #19 Bathroom Counter/Cabinet:** Water damage present under the counter. Unidentifiable biological substance is present and is a potential health concern (probably a mold or mildew). Further evaluation of the substance is recommended by a specialist. A moisture intrusion expert is also recommended.



- 25. Unit #21 Bathroom Tub/Surround:** Chipped or damaged tub. A qualified contractor is recommended to evaluate and estimate repairs.



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Defective Summary (Continued)

- 26. Unit #21 Bathroom Toilets:** The toilet was not properly operational. A qualified licensed contractor is recommended to evaluate and estimate repairs.



- 27. Unit #23 Bathroom Ceiling:** Soft spots and/or moisture damage were noted in one or more areas. Water stains and damage were present in one or more areas. It is beyond the scope of this inspection to determine if the moisture penetration is active. Inquire with seller and licensed specialist if necessary.



- 28. Unit #23 Bathroom Walls:** Water stains and damage were present in one or more areas. It is beyond the scope of this inspection to determine if the moisture penetration is active. Inquire with seller and licensed specialist if necessary.

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Bathroom (Continued)

Walls: (continued)



- 29. Unit #23 Bathroom Floor:** Flooring was discolored and or stained in one or more areas. Water stains and or damage were present in one or more areas. Evidence of water intrusion was noted. Hidden damage and or mold/mildew may be present. A qualified licensed contractor is recommended to evaluate and estimate repairs.



- 30. Unit #23 Bathroom Tub/Surround:** Damaged tiles were noted at the tub surround. The tub diverter was not functional. Water comes out the tub spout when the shower is activated. Replacement may be needed. A qualified licensed contractor is recommended to evaluate and estimate repairs.



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Defective Summary (Continued)

- 31. Unit #25 Bathroom Counter/Cabinet:** Cabinets have excessive moisture damage and the sink is loose at the countertop. A qualified licensed contractor is recommended to evaluate and estimate repairs.



- 32. Unit #25 Bathroom Tub/Surround:** Grout was cracked or deteriorated at one or more areas. Correction is recommended. Unidentifiable biological substance is present and is a potential health concern (probably a mold or mildew). Further evaluation of the substance is recommended by a specialist. A moisture intrusion expert is also recommended.



Defective Summary (Continued)

Interior Rooms

33. General Interior Room Notes Living Space Smoke

Detector(s): No detectors were found at one or more locations. A smoke detector is recommended for each hallway leading to a bedroom and one per bedroom. One or more smoke detectors did not appear to be operational. This is a safety item and correction is needed.

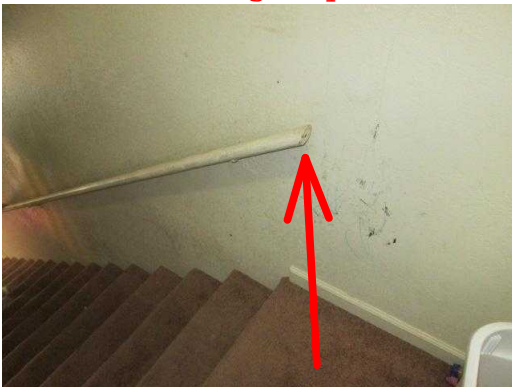


34. General Interior Room Notes Living Space Carbon Monoxide Detector(s):

Carbon monoxide detectors were missing at one or more units. Carbon monoxide detectors are highly recommended in the appropriate locations.

35. General Interior Room Notes Living Space Stairs and Railings:

Handrails were improper in one or more areas. The current building practice is that they should tie back into the wall for added safety. Loose handrails were noted in one or more areas. Recommend having a qualified contractor add proper guardrails where necessary.



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Defective Summary (Continued)

- 36. Unit #4 Living Space Walls:** Unidentifiable biological substance is present and is a potential health concern (probably a mold or mildew). Further evaluation of the substance is recommended by a specialist. A moisture intrusion expert is also recommended.



- 37. Unit #4 Living Space Floor:** Loose flooring was noted in one or more areas. Moisture damaged was noted in one or more areas. Hidden damage and or mold/mildew may be present. A qualified licensed contractor is recommended to evaluate and estimate repairs.



- 38. Unit #6 Living Space Floor:** Bubbling and loose floorboards were noted at the hallway. A qualified licensed contractor is recommended to evaluate and estimate repairs.



- 39. Unit #6 Living Space Windows:** Windows in the bedrooms do not meet the current fire escape requirements in one or more areas. This is a safety hazard. It could have been acceptable when it was built but upgrades are recommended for added safety.



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Defective Summary (Continued)

- 40. Unit #16 Living Space Windows:** Moisture and or discoloration was noted to one or more windows. This is usually due to a damaged seal. A qualified licensed contractor is recommended to evaluate and estimate repairs.



Attic

- 41. Attic Access:** Access is too small based on today's standards. Correction is recommended. No access was noted to one building. Be advised that because we could not enter the attic, hidden problems may exist that are not documented in this report. Access and further evaluation is recommended.



- 42. Attic Insulation:** No insulation present in one or more areas. A qualified licensed contractor is recommended to evaluate and estimate repairs.



- 43. Attic Heater Vents:** Improper clearance to combustibles was noted at several vent pipes. This is a fire hazard and correction is recommended.

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Attic (Continued)

Heater Vents: (continued)

