ACME
BUILDING
CONSULTANTS

CONDOMINIUM INSPECTION REPORT

123 North Main Ave UNIT C103
Capitola, CA 95010
SINGLE FAMILY RESIDENCE

ACME BUILDING CONSULTANTS
1619 King Street
Santa Cruz ,California 95060
831.420.7606
info@acmebuildingconsultants.com
California State Contractor License No.846250

CONDOMINIUM INSPECTION REPORT

SINGLE FAMILY RESIDENCE

123 North Main Ave UNIT C103
Capitola, CA 95010

Inspection Date:
March 2nd 2022

Prepared For:
Jane & Joe Smith

Agent:
Your Agents Name Here

Prepared By:
ACME BUILDING CONSULTANTS
report# 2022 - 2 - 2.5 - C 035

Inspector:
Michael Freinberg

The unit at building C # 103 at 123 North MainAvenue in Capitola , California was inspected on March 2nd 2022 by Michael Freinberg of Acme Building Consultants as you requested.

Our report and recommendations as a result of that inspection are enclosed. This report is a professional opinion based on a visual inspection of the accessible components of the property. This report is visual in nature and not an exhaustive technical evaluation.

Please understand that there limitations to this inspection. Many components of the property are not visible during the inspection and very little historical information is provided in advance of the inspection. While we can reduce the risk of purchasing a property, we cannot eliminate it. Even the most comprehensive inspection cannot reveal every condition you may consider significant to ownership.

Please refer to your copy of the Inspection Agreement. It more specifically explains the scope of the inspection and the limit of our liability in performing this inspection. We are not associated with any party to the transaction of this property, except as may be disclosed to you.

The information provided in this report is solely for your use. Thank you for selecting our company. Feel free to contact me with any questions with this report. My office cell phone number is 831.420.7606.
Sincerely,

Michael P. Freinberg
ACME BUILDING CONSULTANTS

REPORT OVERVIEW

THE SCOPE OF THE INSPECTION

The unit is located at 123 North Main Avenue building C unit #103 was built in 2008 based on the on-line information. The unit is multi level with two bedrooms and two full bathrooms along with a half bathroom downstairs. There is a single vehicle garage on the front of building F.

This report is based upon a visual inspection of the structure. Only a representative sample of building components were viewed in those areas that were readily accessible during the time of inspection. It is not technically exhaustive or all encompassing. No destructive testing or dismantling of building components was performed.

The Inspector shall not be held responsible or liable for any repairs or replacements with regard to this property, systems, components, or the contents therein. ACME Building Consultants is neither a guarantor nor insurer. Not all improvements will be identified during this inspection.

The inspection and related report do not address and are not intended to address code and/or regulation compliance, mold, mildew, indoor air quality, asbestos, radon gas, lead paint, urea formaldehyde, soils contamination and any other indoor or outdoor substances. The client is urged to contact a competent specialist if information, identification or testing of the above is desired.

It is our goal to put a home owner in a knowledgeable position by becoming familiar with the building's systems and condition through the use of this report. Not all improvements will be identified during this inspection; unexpected repairs should still be anticipated. The acceptance of this report by the client acknowledges the client's agreement to all of the terms and conditions of the inspection contract. This inspection should not be considered a guarantee or warranty of any kind.

Please refer to the pre-inspection contract for a full explanation of the scope of inspection. A signed copy of the pre inspection agreement is on file at our office. The pre inspection agreement was signed at the time of the inspection.

THE BUILDING IN PERSPECTIVE

As with all buildings, ongoing maintenance is required and improvements to the systems of the home will be needed over time. The improvements that are recommended in this report are not considered unusual for a home of this age and location. Please remember that there is no such thing as a perfect home.

IMPROVEMENT RECOMMENDATIONS

Following each section of this report is a synopsis of the recommendations that should be considered for the building's benefit. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details and other recommendations. It is always advised to hire a person who is specific to the trade which will require a repair , upgrade or service. HVAC contractor for heating, plumber contractor for plumbing and a carpenter/contractor for general repairs.

WEATHER CONDITIONS

Clear skies prevailed at the time of inspection. The estimated outside temperature was 56 degrees. Typical cool and mixed weather conditions had been experienced in the days leading up to the inspection. Please note, the state of California had a dry and warm summer last year. These weather factors may have effected this structure and the grounds surrounding the property over time.

SUMMARY

The unit is located at 123 North Main Avenue building C unit #103 was built in 2008 based on the on-line information. The unit is multi level with two bedrooms and two full bathrooms along with a half bathroom downstairs. There is a single vehicle garage on the front of building F.

There are items related to the structures which will need servicing and repairs which are in line with structures of this age.

At the time of the inspection the exterior was being inspected by a contracting company to price out building and roof repairs prior to the next exterior painting

It is recommended that the buyers review all information about what the HOA does for the maintains of this property and their projected maintenance schedule, which may include roof and gutter cleaning. In addition, it is recommended that the new homeowner meet with the management of the homeowner's association to learn about meetings, scheduled maintenance and upcoming repairs.

When describing the items around the structure all directions are based from looking at the front door. At the time of the inspection there was no wood-boring insect and pest report present.

DESCRIPTION, OBSERVATIONS & RECOMMENDATIONS

Driveway:	Blacktop and concrete sections
Perimeter walkways:	Concrete
Public sidewalk:	Concrete
Retaining walls:	Low set at the base of the front fencing and around the complex, around the complex the low set concrete retaining walls have ground water relief drains
Fences:	Painted redwood
Gates:	None
Deck:	None
Back walkway:	Blacktop and concrete
Front landing:	Concrete
Lot grade topography:	Slope, left front to the back of the building
Slope within 10" of structure:	Minor slope toward the structure
Landscaping:	Ivy, trees and shrubbery throughout the complex
Irrigation system:	Yes, automatic - not part of this inspection, when the system is on the HOA should check for leaks
Exterior ground lighting:	Yes, automatic - not part of this inspection, check them after dark and if damaged the HOA should service the units
Patio:	Concrete in the front left
Hot tub:	None
Outbuilding:	Garage stall is located on the front of building F

WALKWAYS

Comments: The walkways appear to be in good and serviceable condition and free of major cracks. However, some minor cracks exist that are usual and normal for concrete installations of this type and age. Sections of the walkways have been ground down where there has been tree root damage.

Built in to the complex walkways are metal plates over the river rock drainage channels. At the base of the unit are two low set steel rails. On the front left of the unit is a concrete patio which is enclosed by a painted wood fence. This front patio is accessed from the downstairs living room dual paned composite sliding glass door. The patio has a hose bib and an electrical outlet.

DRIVEWAY

Comments: The black-top driveway surfaces appear to be in good condition. Some minor cracks and breaks exist which is normal. In the middle of the driveway is a rain water concrete drainage channel. Around the property are rain water drains which should be cleaned by the HOA several times a year.

At the time of the inspection the front court yard water feature was being serviced and the river rock channel drain was being used. The water followed the channel drain out to the back driveway and into the far drain.

RETAINING WALL

Comments: There is a low set concrete retaining wall at several locations around the property. The low set concrete retaining wall along the right side of the property has 1 ½" PVC drain pipes exiting the retaining wall for ground water drainage.

At the time of the inspection there was no information about the age and construction methods used in building the retaining wall system at this property. For more information it is recommended that the buyer speak with the current owner of the property. It is recommended that the owners supply any information about this retaining wall system and the drainage system installed behind this system. If the drainage system is installed behind the retaining wall has a flush fitting this drainage system should be flushed every several years. This system should be set to drain away from the base of the structure as far away as possible.

IRRIGATION SYSTEM

Comments: This property has an irrigation system. This system is not part of the inspection as to test this type of system would take a good deal of time. It is recommended that the owner and the buyers review the irrigation system's control box and the location of the sprinkler heads or the drip heads. If possible a schematic should be drawn up of this system by the owner or their gardening service person. If this type of system is damaged and leaks the water usage can be costly.

GARAGE

Comments: There is a one-car garage which is part of building F. The front door is a roll up composite type with a Lift Master electric motor, belt drive and auto safety return sensors at the base of the door tracks. The door has a loose upper right side roller and the rubber skirt is damaged.

The interior of the garage has the exposed concrete slab part of the foundation for building F. The interior walls and ceiling are fire taped sheetrock. Along the back upper walls of the garage is a built in wood storage shelf.

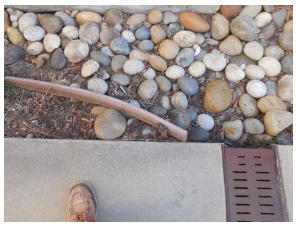
GENERAL INFORMATION

Comments: It is always advised for buyer or seller to contact a licensed contractor specific to the trade to service or repair the issues outlined in this inspection report.

Recommendations:

- There is some dirt around the perimeter foundation on this building. It is recommended that the HOA clean the dirt away from the base of the structure to help prevent moisture and insect intrusion.

- There are some ground water drains around this structure which the HOA should keep clean. These drains should be checked prior to the first rains of the season by the HOA.

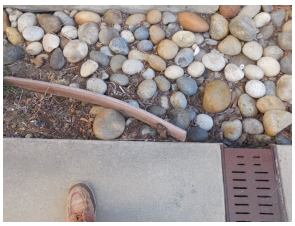


- The HOA should repaint the two front steel bars along the concrete walkway to the unit.

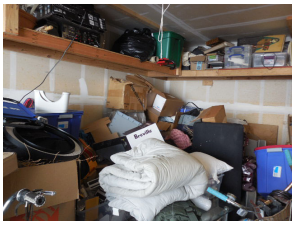
- The wood fence around the front left patio should be cleaned and painted by the HOA.

- The front left concrete patio and the front landing should be washed of moss, effloresce stains and dirt.

- In the front of the unit one of the river rock channel drain composite trim boards is proud and should be repaired by the HOA.



- The front roll up garage door will need to be serviced. The back right roll is off the channel track and the door skirt on the bottom left edge is damaged and should be replaced. Also the door moving hardware should be serviced and lubricated.



- It is recommended that the garage be emptied and re inspected as it was full at the time of the inspection.
- There are some old water stains inside the garage walls. A good improvement is to wash the interior, prime and paint the walls and ceiling.
- There are some old water stains at the base of the interior front garage door. It is recommended that this area be monitored.
- There is a slight film of dirt on the garage slab. It is recommended that once the garage is cleared of the owners belongings the slab be washed.

- The light fixture in the garage should have a lens cover installed to comply to current safety code.
- The remote control for the front garage door was not present at the time of the inspection. A good improvement would be to replace this unit.

DESCRIPTION, OBSERVATIONS & RECOMMENDATIONS

Wall Siding:	Painted stucco on the lower section and painted composite horizontal set 1" x 8" planking
Soffit and Fascia:	Plywood covered soffit, trim is painted rough sawn Cedar
Exterior Entry Stairs:	None
Front Exterior Landing	Concrete
Front Exterior Railings:	None
Front Exterior Entry Door & Trim:	Painted composite metal door with deadbolt
Exterior Entry Lighting:	Incandescent wall mount in the front
Doors to Rear Elevation:	Dual paned sliding glass door onto patios
Interior Stairs:	Yes, wood framed with carpet and wall mounted painted wood handrail with returns on the ends
Interior Landing:	Pre finished Oak wood planking
Back Stairway:	None
Exterior Windows and Frames:	Dual paned composite sliding type

EXTERIOR WALL SURFACES & WALL SIDING

Comments: The exterior siding is painted stucco on the lower section of the building. The upper exterior has a composite horizontal set 1" x 8" lap planking siding. The exterior trim is painted rough sawn cedar.

Newer stucco construction has the exterior bottom edge of the stucco terminate several inches above the soil grade height with the bottom trim being a perforated metal strip which allows the stucco to weep out any moisture.

The upper exterior siding is painted composite simulated wood grain 1" x 8" planking. There is a slight wave in the exterior wood which is typical of this type of siding. With this type of wood siding all of the vertical seams of the plank ends should be kept sealed with a high quality caulk as they will expand and contract over time.

All locations where pipes and wires enter or exit the exterior siding should be sealed with caulk. The exterior siding is in overall good condition with some areas in need of repair, cleaning and touch up paint.

Keeping the exterior paint in clean and good condition not only adds value to the property but also protects the structure from weather and insects. Keeping the exterior clean by washing it every four years or so can extend the life of the exterior finish by several years. In areas which have effects of the mountain climate washing the exterior will help slow down dust in the air damage to metal fixtures around the structure.

The HOA maintenance information should be reviewed to see what the projected exterior repairs and painting schedule is for the future.

SOFFIT & FASCIA

Comments: The soffit and fascia are typical for this type of construction. All surfaces are in serviceable condition.

FRONT ELEVATION EXTERIOR ENTRY DOOR & TRIM (exterior view)

Comments: The front door fits securely in the existing jamb. The door is fitted with a keyed passage along with a dead bolt lock.

The trim is painted wood on both the exterior and interior. It is important to keep the weather stripping in good order to help isolate the interior from the exterior weather. Periodic cleaning and replacement if damaged is recommended. The threshold is aluminum.

Door hardware should be serviced once a year and the weather stripping kept cleaned and replaced if damaged. At the time of transaction the new owners may want to have the door locks re keyed for safety.

EXTERIOR WINDOWS, FRAMES & TRIM (exterior view)

Comments: The windows are dual paned composite type. They are a combination of fixed and sliding type operating. A sampling of the windows were tested and those tested were found to be in working order. With dual paned windows they should be cleaned and inspected periodically for fogging between the two panes of glass.

At the time of the inspection the windows will need to be cleaned then reinspected. All of the operating windows should be cleaned along the bottom track and in the casements. Once cleaned all of the moving hardware should be lubricated once a year.

EXTERIOR ENTRY LIGHTING (front elevation)

Comments: An incandescent light fixture operates from a switch inside the entry door with the same system lighting the back of the house. A good safety improvement would be to have a light to illuminate the street address on the front of the property in case of an emergency.

DOORS TO REAR EXTERIOR

Comments: There is a dual paned glass panel composite sliding door from the living room onto the front patio. The door was in working order at the time of the inspection.

Door hardware should be serviced once a year and the weather stripping kept cleaned and replaced if damaged. At the time of transaction the new owners may want to have the door locks re keyed for safety.

The trim is painted wood on both the exterior and interior. It is important to keep the weather

stripping in good order to help isolate the interior from the exterior weather. Periodic cleaning and replacement if damaged is recommended.

LOT GRADING/TOPOGRAPHY

Comments: This inspection does not include geological conditions or site stability information.

GENERAL INFORMATION

Comments: It is always advised for buyer or seller to contact a licensed contractor specific to the trade to service or repair the issues outlined in this inspection report.

Recommendations:

- There is soil-to-concrete/siding contact around the perimeter of the house. It is recommended that the soil level around the perimeter of the building be cleared to help prevent moisture intrusion into the exterior sub structure which can damage the exterior siding. This can be noted along the left exterior side wall. This should be addressed by the HOA

- It is recommended that any plants which are rubbing against the exterior siding be trimmed back. This will help keep moisture away from the siding. Along the front right are some Bamboo plants which if not controlled can damage the foundation of the structure along with the exterior siding. Contact the HOA about replanting the Bamboo in sealed planter boxes.

- On the front right is a stainless steel cover plate which should be reset to fully cover the hole in the wall. This will help prevent small animals from accessing the structure.

- A sampling of the windows were tested and all of the windows need to be lubricated and cleaned in the corners where mildew is starting to grow. Otherwise all are in serviceable condition.

- The living room sliding glass door was stiff to operate at the time of the inspection. It is recommended that the bottom track be cleaned and all moving and locking hardware be lubricated.

- On the front and back left side soffit are some old mildew and dirt stains on the painted plywood and some areas of soft wood. It is recommended that these areas be repaired by the HOA.

- There is a slight film of dirt and mildew stains on some of the exterior siding and trim. These areas include along the left exterior side by the plumbing and electrical mains. It is recommended that these areas be washed to help prevent moisture intrusion into the wood.

- The HOA should reset the loose wall light along the left side walkway.

FOUNDATION & STRUCTURAL COMPONENTS

DESCRIPTION, OBSERVATIONS & RECOMMENDATIONS

Foundation:	Concrete reinfected slab
Columns:	Not applicable
Floor Joists:	Not applicable
Ceiling Joists:	2" x 4" truss type construction in garage, estimated 2" x 8"
Wall Studs	Estimated 2" x 4" and 2" x 6"
Sway Braces:	Not visible
Beams:	Not visible
Subfloor Structure:	Not visible (plywood, estimated)
Sills Visibly Bolted to Foundation:	Not visible in house, yes in garage
Subarea Insulation:	None
Access to Crawlspace:	Not applicable
Access to Attic:	Locked metal drop panel in the upstairs hallway
Attic Ventilation:	Soffit blocking screened vents
Attic Insulation:	Batten type, estimated

FOUNDATION

Comments: This structure is built on a concrete reinforced slab foundation. The only exposed section of the slab foundation is what can be seen in the garage and around the perimeter of the base of the structure. There is no access to see if inside the walls if the perimeter of the concrete slab has a short concrete footing or if the slab foundation is flat all of the way to its outboard edge.

This exposed section has a slight film of efflorescence. The structure has settled some. This is typical for a house of this age and construction. The plumbing waste water system is commonly built into the concrete slab foundation. Depending upon the construction plans, the water supply piping is ether built into the concrete slab or the wall framework. For more information about this foundation the buyer should look into finding a set of the construction plans. The city of Capitola Building Department may have a copy on file.

FLOOR & CEILING JOISTS

Comments: Ceiling joists in the attic are covered with batten type insulation. Floor joists are not visible.

WALL STUDS

Comments: All of the exposed framing appears to be in good condition.

FLOOR STRUCTURE

Comments: The material is in good condition and is the usual type of material used for structures of this period.

SURFACE DRAINAGE

Comments: Drainage at down spouts is directed away from the structure through a submerged drainage system which keeps water from pooling and undermining the foundation.

MINOR PROPERTY SLOPE DRAINAGE

Comments; This property has a sub drainage system in place. It is important that the junction where the rain gutter connects to the down spout is cleaned of detritus and that rain water run off flows unobstructed.

The sub drainage system should be flushed with a hose once a year prior to the rainy season and its exit points be located and marked to make sure that the sub system is free of obstructions. A sub drainage system water flow is not part of this inspection. All of the above service items should be conducted by the HOA.

ATTIC

Comments: There is an attic access in the upstairs hallway ceiling via a locked metal hinged port. At the time of the inspection there was no key present to open this ceiling port. It is recommended that the buyer ask the owner or the property management company for access into this space to inspect.

GENERAL INFORMATION

Comments: It is always advised for buyer or seller to contact a licensed contractor specific to the trade to service or repair the issues outlined in this inspection report.

Recommendations:

- Around the left front corner of the building are some hairline vertical and horizontal cracks in the concrete foundation. These areas should be monitored by the HOA. Once cleaned they should be sealed with a two part concrete epoxy.

- If and/or when the downstairs flooring is removed to be replaced the concrete slab should be inspected.

- There is an attic access in the upstairs hallway ceiling via a locked metal hinged port. At the time of the inspection there was no key present to open this ceiling port. It is recommended that the buyer ask the owner or the property management company for access into this space to inspect.

DESCRIPTION, OBSERVATIONS & RECOMMENDATIONS

Membrane:	Finished metal panels with ribbed seams
Layers of membrane:	One
Signs of Felt Paper:	Yes
Roof Line Sagging:	No, front entrance way roof has a damaged spot at the back wall flashing
Shingles Missing or Damaged:	None noted
Skylights:	None
Perimeter Flashing:	Yes, part of rain gutter
Roof Stacks & Caps:	Galvanized sheet metal
Rainwater Collection System:	Galvanized down spouts and rain gutters
Drainage Outflow:	Along the base of the structure into the river rock drainage channels, part of the complex
Roofing Penetrations:	Galvanized sheet metal
Evidence of Wall Leaking:	None

MEMBRANE

Comments: The roofing membrane is a metal standing seam type. Standing seam metal roofing is defined as a concealed fastener metal panel system that features vertical legs and a broad, flat area between the two legs. It's also described as having raised seams, or vertical legs, that rise above the level of the panel's flat area. Standing seam systems can be used for either metal roofing, which is the most common, or metal walls.

The main idea to remember for standing seam systems is that the fastener is hidden, whether the panel is attached to the roof deck using a clip or is directly fastened to the decking material under the vertical leg using a fastener flange.

Mechanically seamed panels are also roll formed with specific edges that line up with each other. Once the two panels are engaged, a hand or mechanical seamer is used to bend the edges and lock the panels together. There are two different versions of mechanical seams: Single lock 90-degree seams and double lock 180-degree seams.

Double lock mechanical systems feature TWO folds of the seam (or 180 degrees).
Double lock systems are suitable for low-slope applications needing extra weather-tightness.

2-inch double lock profile: Can generally be installed down to a .5/12 pitch with in-seam sealant (based on geography). 1.5-inch double lock profile: Can generally be used down to a 1/12 pitch with in-seam sealant (based on geography).

Double lock panels perform better; plus, there is less of a chance for panels to come unseamed. For properties in cold weather areas with freezing and thawing, double lock systems are good choices. As snow/ice freezes and thaws, it also expands and contracts, which could potentially disengage a snap-lock profile.

PANEL WIDTHS

Panel widths tend to vary by manufacturer, but most standing seam metal roof panels are between 12" and 18" in width, with approximately 16" being the most common. Unlike lap seam or other exposed fastener panels that can be purchased at big box stores like Home Depot or Lowe's, standing seam panels are not designed to be as wide as these counterparts, as doing so would impact the performance. Some roll forming machines can adjust to roll wider panels than 18", but be sure to check with your manufacturer or installer to verify that engineering is still valid if applicable.

SEAM HEIGHTS

Equally as important as panel widths are the heights of the standing seam portion of the panel system, which may also be referred to as the rib height. Most standing seam systems can have anywhere from a 1" to a 3" seam. However, 1½" and 2" tend to be some of the most common choices. For snap-lock systems, 1¾" seams are the most architecturally specified panel, especially for commercial applications.

PERIMETER FLASHING

Comments: In good condition.

ROOF STACKS & CAPS

Comments: The galvanized sheet metal stacks and caps appear to be original. No evidence of significant deterioration or indication of failure was noted - they are in good condition.

RAINWATER COLLECTION SYSTEM

Comments: The sheet metal gutters and downspouts appear to be in serviceable to good condition. Care should be taken to make certain that the gutters remain open and free of stoppages.

DRAINAGE OUTFLOW

Comments: The drainage outflow has been set to run within 18" of the base of the structure. From the exit points at the base of the downspouts the rain water run off exits into a built in yard river rock channel drain. The channel drains then wind through the property and exit into some of the yard and driveway drains. At the time of the inspection this system was working as the water feature in the front court yard was being drained for service.

ROOF PENETRATIONS

Comments: Galvanized roof jacks are installed at areas of roof penetrations for plumbing vents. They appear to be properly connected to the roof sub-structure and sealed by the roofing membrane.

GENERAL INFORMATION

Comments: It is always advised for buyer or seller to contact a licensed contractor specific to the trade to service or repair the issues outlined in this inspection report.

Recommendations:

- It is recommended that the roof surface be inspected and cleaned once a year at all the valleys to remove detritus accumulation. Rain gutters should be cleaned at the same time. This should be addressed by the HOA.

- The front roofing membrane above the entrance way has a ding in it at the base of the wall flashing. This should be further inspected by the HOA's roofing contractor.

ELECTRICAL SYSTEM

DESCRIPTION, OBSERVATIONS & RECOMMENDATIONS

Service on:	Yes
Power entry:	Below ground main feed to all units on the left side of the building to the left
Main Location:	Left side of the building to the left
Main service amperage:	The main electrical power shut off label was not visible. It appears to be 600 AMP service. To each unit the main electrical shut off breaker is 70 AMPS
Service grounded at main box:	Yes
Main service box weather proofed:	Yes
220 Volt capacity:	Yes
Location of Sub panel:	Upstairs right side bedroom wall behind the door
Amp type of circuit breakers:	Miscellaneous 15, 20 and 30 AMP circuit breakers
GFCI circuit breakers:	Top left inside the sub panel
Panel Notes:	Well labeled

BELOW GROUND SERVICE

Comments: The feed from the PG&E pole is below ground. PG&E typically have a ground box located in the public sidewalk which supplies power around the area. The wires to the structure are 24" under ground and come up to the main electrical shut off box via electrical conduit. Wires from the main electrical box back to the PG&E sub box should only be serviced and inspected by a PG&E person.

CONDUCTORS

Comments: The conductors are appropriate for delivery 240v/120v of power to the building.

MAIN PANEL

Comments: Easily accessible, on right side of the building. There are no labels on the main panel.

SUB-PANEL

Comments: The sub-panel is easily accessible in the upstairs left bedroom on the wall behind the bedroom door. The sub panel is well noted.

WIRING NOTES

Comments: GFCI plugs are required at all outlets within six feet of a source of water. The GFCI circuitry within the outlet checks constantly for a difference between the incoming and outgoing currents. If there is a difference as little as 5 milliamps indicating a current leak (possibly through one's body causing a shock) the GFCI shuts down the reciprocal outlets downstream. All improperly wired plug and light outlets must be corrected. All missing and burned-out light bulbs should be replaced. A sampling of lights and electrical outlets were tested. Those tested were found to be in good working order

ELECTRICAL SWITCHES, OUTLETS AND COVER PLATES

Comments: It is recommended that all of the exterior electrical cover plates on switches and outlets be exterior grade weather proof units. Outlets should have GFCI type outlets and cover plates which can protect the outlets when in use.

All of the interior switch plates and outlet covers should be properly secured with the utilities and be set flush. Only a sampling of electrical outlets are tested at the time of the inspection. Any damaged and missing cover plate, outlet and or switch should be replaced by an electrical contractor. Always monitor dimmer switches, older units as they age can develop flat spots and will not work. All missing and burned-out light bulbs should be replaced. All abandoned wires and electrical boxes should be removed. All electrical junction boxes should be sealed with cover plates.

A sampling of outlets and light switches were tested and those that were tested were found to be in good working order.

GENERAL INFORMATION

Comments: It is always advised for buyer or seller to contact a licensed contractor specific to the trade to service or repair the issues outlined in this inspection report.

Recommendations:

- It is recommended that the buyer make up a map of the location of the main electrical breaker and a list of all the sub breakers.

PLUMBING SYSTEM

DESCRIPTION, OBSERVATIONS & RECOMMENDATIONS

Main Line:	Copper
Water Main Supply Valve:	Main shut off valves are located in the set in ground water meter boxes, this units main shut off valve was not located as the box lids were not labeled
Supply Lines:	Copper and C - PVC
Water Pressure	80 PSI tested at the front right hose bib
Water Filtration System:	Not part of this inspection
Local Shut Off Valves:	At each utility
Waste & Disposal Lines:	ABS where exposed
Sewer Cleanouts:	At the front of the unit and in the concrete walkway
Fuel System:	Natural gas, meters and main shut off valves are located on the left side of the structure
Water Heater:	Apollo, tank type gas unit
Holding Tank Size:	50 Gallon
Water Supply Local Shut off Valve:	C- PVC ball valve shut off at the water supply side
Power Supply;	Gas
In Line Sediment Trap:	None
Earthquake Strapping:	Yes
Estimated Age:	2008 date on unit, estimated
Temperature Pressure Relief Valve:	Yes, side mount
Tailpipe:	3/4" C- PVC pipe
Water Temperature Setting:	Very hot
Water Heater In Pan:	None
Flexible Gas Line With Local Valve:	Yes, ½" yellow flex tubing from the local shut off valve
Vented:	Yes
Draft Hood Properly Installed:	Yes

Adequate Combustion Air:	Yes
Water and Gas Pipes Bonded:	No
Flue Pipe Shared:	No

MAIN LINE PUBLIC WATER SUPPLY SYSTEM

Comments: The main water service delivers adequate water pressure throughout the system. This is a public utility water supply system. The water supply pipe from the public meter is not part of this inspection as it can not be fully viewed. The water consumption report from the utility invoice would be good to review.

At the current time there are companies which manufacture inline water emergency shut off and water consumption valves which can be linked to cell phone. This would be an upgrade worth looking into as the price of water is going up.

If this structure has a water filtration system it should be cleaned and serviced by the company who installed it. This type of service should be done once a year.

A good upgrade would be to paint the main water shut off valve blue so it can be easily identified in case the system needs to be shut down for a service.

SUPPLY LINES

Comments: All of the supply lines deliver adequate water pressure at the fixtures tested. Underground pipes or pipes inside walls cannot be judged for sizing, leaks or corrosion. Water quality testing or testing for hazards such as lead are not part of this inspection.

A water pressure reading at the exterior of the structure will tell you exactly how forceful your water is in PSI (pounds per square inch). Normal water pressure is generally between 40 and 80 PSI; most homeowners prefer something right in the middle around 60 PSI. Once you measure your home's water pressure, you can adjust it to a setting that is ideal for all family members and household uses.

Checking and adjusting your water pressure can also save you money and improve the quality of your life. If the water pressure is too high, you may be using too much water each day; if it's too low, you may be taking longer to perform cleaning and bathing tasks or not adequately getting the job done. (If you're a shower taker, chances are you want all the pressure you can get!)

Water pressure readings are a great way to monitor the health of your plumbing system. Sudden changes in water pressure could be a sign of a serious plumbing problem. Decreases in water pressure and flow could indicate a serious blockage somewhere in your piping. And surges in water pressure intensity are not normal and could put undue stress on pipes, fixtures and appliances (such as your washing machine and dishwasher). Too much pressure can also wear down washers, cause faucets to drips and leaks, as well as make toilets run constantly

Most structures built in the last 25 - 30 years have a pressure reducing valve on the supply line coming into the unit. It's usually pretty simple to adjust that valve to increase or reduce the water pressure. First, locate the valve; most likely it will be found near your water shut off pipe for the structure. The pressure reducing valve is made of brass with a bell-shaped middle section with a

screw in the end of the bell. This unit can be adjusted by a plumber. If none is in place and your water pressure at the structure is over 80 PSI it is worth to have a plumber install this type adjustable water pressure valves.

WATER MONITORING SYSTEMS

Comments: Excessive water consumption is of concern to property owners. At the public municipality level the future of water monitoring is a Advanced Metering Infrastructure.

Advanced Metering Infrastructure, or AMI, has become somewhat of a buzz word in the water industry over the last few years and it's being adopted more and more by water utilities under pressure to increase efficiency.

AMI enables two-way communication over a fixed network between the utility system and the metering endpoints. It's a much more powerful and robust system that's proving its value in some challenging environments, from the rural plains to bustling urban centers.

AMI systems can be continuously monitored by hourly interval reads by a municipality when installed. Recent advancements in meter data management have transformed the vast spreadsheets and tedious data-mining activities of just a few years ago into push-button reports, allowing a water utility to find evidence of leaks before they hit the surface sometimes years before. It can prevent a small leak from becoming a big leak, or worse, a water main break. This type of system in being introduced to several local municipalities around the state.

There are several other local companies which make an inline water monitoring device/system which can be incorporated into ones mobile device to shut the water supply system off in case of an emergency leak along with it being set up to monitor water use to each of the in house water utilities. Typically this device is placed inline between the house shut off valve and where the water feed pipes enters the structure, typically installed by a plumbing contractor.

WASTE & DISPOSAL PUBLIC UTILITY SYSTEM

Comments: All lines drain freely indicating no major clogs existing in the system. City sewer service, septic systems and all underground pipes are not a part of this inspection. Future drainage performance is also not determined. It is recommended that the HOA have the main trunk waste water pipe cabled and videoed to check the type of waste water trunk line pipe it is and its condition.

FUEL SYSTEM NATURAL GAS

Comments: The fuel system is natural gas from the PG&E meter which is located left side of the building along with a bank of gas meters for the other units in this structure. Gas is delivered to the water heater and the kitchen range.

It is recommended that an emergency shut off handle which is set on the gas meter be cleaned and painted a bright color in the event of fire or earth quake it can be easily seen.
Any gas supply pipes which show signs of rust should be leak tested and or painted with a rust inhibiting enamel.

DRIP TRAPS VERSUS SEDIMENT TRAPS

Comments: Note that there is a lot of confusion about the differences between the two. Plumbers

and some inspectors will often use the terms interchangeably. However:

- Sediment traps are basically for the purposes of catching sediment and contaminates in a gas line.
- Drip traps are basically for catching condensation and moisture in a gas line.

Installed at different locations

A drip trap can be installed anywhere at the low point in the piping system, if there is moisture in the gas to allow for the removal of the condensation. The outlet of the meter is one such location.

Sediment traps are usually installed very close to the water heater or furnace valve.

WATER HEATER TANK TYPE SYSTEM

Comments: The water heater was manufactured by Apollo and has a C- PVC ball type shut off water supply valve. The unit has a manufacture date of 2008 The unit was in working order at the time of the inspection. This is on the high end age limit for this type of water heater. The unit should be flushed and monitored.

The most common way to heat water in the United States is with a tank-style water heater. Tank water heater units heat water even when not in use, to compensate for standby heat loss. Insulation between the storage tank and the outer jacket slows this heat loss, but cannot eliminate it entirely. To maintain a preset water temperature, the water heater must cycle on periodically, even when there is no demand for hot water.

Tank water heaters generally have about 70% usable capacity, meaning a typical 50-gallon tank has about 30-35 gallons of truly hot water in reserve for usage. If there is high demand over a short period – a family taking back-to-back showers in the morning or a vacation home packed with guests – the hot water can run out. When it does, homeowners have to wait for the water to get hot again.

From the cold water supply to the water heater unit there should be a shut off valve. The valve should be in serviceable condition without signs of leak stains. If the valve is an older gate type it is recommended it be upgraded to a ball type 1/4 turn valve. The hoses from the shut off valve to the unit and from the hot water output fitting should be stainless steel bradded hose units.
The gas unit should have a brass shut off valve inline from the hard gas supply pipe. The gas supply pipe from the brass valve should be a flex stainless steel tubing type to the unit. The intake and exhaust system for this type of unit should be inspected and cleaned once a year. Do not store items close to the top of the tank type water heater or close to the lower combustible air intake vent at the lower side of the unit.

The water heater contains a 150-degree pressure relief valve, (TPRV)which will open and exit water in the tank which is either to hot or has to much water pressure. The TPRV should exit the structure to prevent water damage if it opens to the structure. Tank type water heaters need to be secured to the structure.

Proper strapping of water heater includes the installation of 1½ inch bolted galvanized straps that completely surround the unit at its upper and lower third. The ends of the straps must be through or lag bolted to a structural member. Further, it must be properly braced so that the straps may be tightened against it.

A tank type water heater should be drained once a year. The condition of the interior of a tank unit is unknown. The life expediency of a tank type water heater can only be checked by the age of the unit, typically they age out after 12 to 15 years and if the unit knocks when it is running. The knocking sound is produced by a mineral build up inside of the water heater tank. This can be detected only when the tank has been in use over time. It can not be detected during the time of an inspection.

Estimate of remaining life is not part of this inspection.

There is no sign of moisture at the footings of the heater.

GENERAL INFORMATION

Comments: It is always advised for buyer or seller to contact a licensed contractor specific to the trade to service or repair the issues outlined in this inspection report.

Recommendations:

- The unit's main water shut off valve in the complex should be located and the lid labeled.

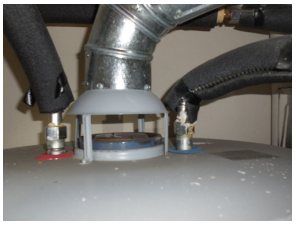
- On the left side of the structure the gas meters and exterior pipes should be cleaned of rust stains then repainted with a rust inhibiting oil based enamel. Once painted each gas meter and the shut off valve should be relabeled to each unit.

- In the exterior closet behind the gas meter the HOA should have the gas pipes properly supported with correct pipe strapping, not wire.

- On the front patio the hose bib is above the exterior electrical outlet. The hose bib should be relocated to a place which will not allow water to drip onto the electrical box. This is a safety hazard.

- The water heater closet should be cleaned out and the gas pipe exiting the left inside wall of the closet should be cleaned of rust stains then repainted with a rust inhibiting enamel paint.

- The water heater has old leak stains on the right upper tub. This supply stainless steel tube should be replaced. Also the piping foam insulation should be cut up 6" away from the draft hood as this can melt the tubing insulation.



DESCRIPTION, OBSERVATIONS & RECOMMENDATIONS

Description:	Original Lennox forced air system, located in the upstairs hallway wall
Fuel System:	Electric for the fan and a heating element from the water heater
Estimated Age:	Original
Flexible Gas Line With Local Shutoff:	None
Sediment Inline Trap:	Not Applicable
Venting:	Not Applicable
Combustion Air:	Not Applicable
Ducting Insulated:	Yes, estimated based on the date of build
Flue Pipe Shared With Water Heater:	No
Burners:	None, heat comes from the water heater
Distribution:	Forced air
Normal Controls:	Control in downstairs hallway
Air Filtration:	In unit, needs to be replaced, size 18" x 18" x 1"
Fireplace:	None
Working Damper:	Not Applicable
Spark Arrester/Raincap:	None

DESCRIPTION

Comments: The forced air furnace is located in the upstairs hallway. It appears this unit relies on the water heater as a heat source and the warm air is distributed by a fan in the furnace. At the time of the inspection the white metal plate was removed which exposed the front of the unit and the air filter. The air filter was very dirty and the entire system should be cleaned and serviced.

DISTRIBUTION

Comments: Forced air

NORMAL CONTROLS

Comments: Located on the wall in the downstairs hallway

FIREPLACE

Comments: None

AIR CONDITIONING UNIT

Comments: None

GENERAL INFORMATION

Comments: It is always advised for buyer or seller to contact a licensed contractor specific to the trade to service or repair the issues outlined in this inspection report.

Recommendations:

- It is recommended that the furnace be professionally serviced and cleaned. There is a major amount of dust and lint build-up in the filter and most likely in the heat exchanger area. This type of furnace system should be serviced once every two years.

- At the time of the furnace service all of the heating output registers should be removed and cleaned.

DESCRIPTION, OBSERVATIONS & RECOMMENDATIONS

Entry Door & Trim:	Painted composite door and painted composite trim with deadbolt
Windows, Frames & Trim:	Trim is painted sheetrock and composite
Interior Doors, Frames & Trim	Painted composite doors with painted composite trim
Interior Wall Finishes:	Paint on sheetrock
Interior Ceiling Finishes:	Paint on sheetrock
Interior Floors & Finishes	Combination of Finished Oak, carpet, tile and linoleum
Fireplace/Wood Stove:	In living room

ENTRY DOOR & TRIM

Comments: The painted composite/metal door fits securely in its existing jamb. It is fitted with a keyed passage and dead bolt lock. In order to meet the current energy ordinance all doors that separate heated from un-heated areas must be properly weatherstripped. All door locking hardware should be lubricated as needed.

INTERIOR WINDOWS, FRAMES & TRIM

Comments: The windows are trimmed out with painted composite planking and sheetrock. All of the windows tested appear to be in working condition.

INTERIOR DOORS, FRAMES & TRIM

Comments: All of the interior doors fit securely in their existing jambs. Their hardware operated with limitations that are usual and normal for hardware of this type and age. Some of the interior doors need to be adjusted. Each door should have door stop which will help prevent the door handle from damaging the wall when opened. The upstairs right bedroom closet doors are missing the floor track divider.

INTERIOR WALLS FINISHES

Comments: All of the walls were painted sheetrock with sheens appropriate to the rooms - gloss in kitchen and bathroom, flat otherwise.

CEILING FINISHES

comments: All of the ceilings were painted sheetrock All appear to be in serviceable condition.

FLOORS & FLOORING FINISHES

Comments: The floor treatments in the house include finished Oak, linoleum, along with tile and carpet - the flooring appears to be in poor to serviceable condition.

GENERAL INFORMATION

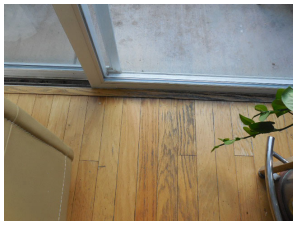
Comments: It is always advised for buyer or seller to contact a licensed contractor specific to the trade to service or repair the issues outlined in this inspection report.

Recommendations:

- It is recommended interior be emptied and cleaned to further assess the interior paint job. Based on the current condition the unit should be repainted.

- In the living room the ceiling track lighting system is missing the light fixtures.

- The wood flooring in the downstairs has age related damages and some water damage to the left of the refrigerator. The wood flooring should be priced out for refinishing.



- The carpet in the downstairs closet, up the stairs and in the left bedroom should be replaced due to stains and wear and tear.

- A section of the composite baseboard trim in the stairway has moisture damage and should be replaced.

- Most of the downstairs door stops were missing at the time of the inspection and should be replaced.

- The upstairs right bedroom closet doors are missing the floor track divider, this should be replaced.

DESCRIPTION, OBSERVATIONS & RECOMMENDATIONS

Counter top:	Original composite
Flooring:	Finished Oak planking
Cabinets:	Simulated wood finish
Sink:	Single compartment stainless steel
Disposal:	Yes, in good working order, rubber gasket will need to be replaced
Ventilation/Exhaust Venting:	Two-speed fan with light above range, built into the microwave unit
Kitchen Range:	Gas Bertazzon stainless steel unit, in working order but needs to be fully cleaned
Oven:	Part of range unit
Refrigerator:	Liebetterr, in good working order
Dishwasher:	Bosch, not working at the time of the inspection
Drinking Water Augmentation:	None
GFCI Outlets:	Yes

COUNTER TOP

Comments: The countertops and back splash are in good condition. The sub structure shows signs of water stains on the bottom of the cabinet under the sink. Old water stains on P trap under the kitchen sink were noted, this is not uncommon. It is recommended that periodic inspection and cleaning of the waste water pipes under a sink be done. The bottom shelf is composite.

FLOORING

Comments: The flooring in the kitchen shows some signs of water stains and wear and tear.

CABINETS

Comments: The simulated wood cabinets are part of the kitchen installation. They appear to be decent quality units and are properly connected to the wall support systems. All of the doors and drawers that were tested operated well. All of the cabinets will need to be cleaned and the hinges serviced and repaired as noted.

SINK

Comments: The kitchen sink fills, holds water and drains normally.

VENTILATION/EXHAUST VENTING

Comments: Windows and the fan are in good working order. The fan will need to be cleaned

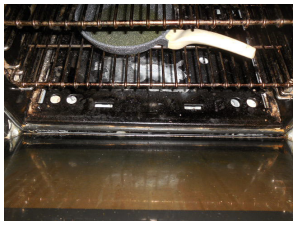
APPLIANCES

Comments: Appliances are not moved. Refrigerators, freezers and built-in ice makers are not part of this inspection.

GENERAL INFORMATION

Comments: It is always advised for buyer or seller to contact a licensed contractor specific to the trade to service or repair the issues outlined in this inspection report.

Recommendations:



- It is recommended that the kitchen be professionally cleaned including all of the appliances, outside and inside of the cabinets.

- Several of the kitchen cabinet doors are loose and will need to have the hinges serviced, adjusted and lubricated.

- The Bosch dishwasher will need to be serviced as it has standing water in the bottom of the unit. The unit should be removed, cleaned, the waste water pipe flushed and the damaged door handle replaced. The unit should be pulled away from the wall to clean behind the unit.

- The kitchen range and the microwave should be cleaned inside and out. The fan and the filter will need to be removed and cleaned. The oven should be taken apart to be properly cleaned also the range should be pulled away from the wall to clean behind the unit.

- The disposal rubber sink gasket should be replaced due to age.

- The P trap under the sink should be removed and cleaned.

- The cabinet under the kitchen sink has old water stains which should be cleaned off and repaired as needed.

- The kitchen once cleaned should be repainted on the walls ceiling and window trim.

- Install fire extinguishers in the kitchen.

Toilet:	Each toilet is 1.28 GPF unit in working order
Sink:	Porcelain pedestal in the downstairs bathroom, upstairs each bathroom has a porcelain sink set on composite stone counter tops
Vanity:	Simulated wood
Bathtub:	Composite tub with composite simulated stone wall panels and shower head in the upstairs right bathroom
Shower:	Composite shower pan with composite simulated stone walls, glass panels and door
Flooring:	Clear finished wood in the downstairs bathroom and tile in both the upstairs bathrooms
Ventilation:	Fan in each bathroom
GFCI Outlets:	Yes, in each bathroom
Safety Features:	None

TOILETS

Comments: Each of the toilets is in working order. All of the toilets are low-flow which complies to current City of Capitola Water Conservation Code. Each toilet will need to be cleaned of the mineral deposits in the toilet bowels. A good service call for a toilet is to flush the toilet tank once a year with bleach. This will remove the film of mildew which can form inside the toilet tank.

SINKS

Comments: The bathroom sinks turned on. The sink stops and the P traps should be cleaned and serviced once a year. The sink stop in the upstairs right bathroom is damaged and will need to be replaced. Hair can clog the drainage system. It is recommended that periodic inspection and cleaning of the waste water pipes under a sink be done.

VANITY

Comments: The vanities appear to be in decent condition with doors and drawers operating normally. At the time of the inspection the areas under the sinks was dry.

BATHTUBS & SHOWERS

Comments: The showers worked at the time of the inspection.

Recommendations

- Each of the bathroom ceiling fans will need to be cleaned at the cover, inside the fan chamber and at the exhaust ports.

- All of the bathroom P traps should be removed and cleaned.

- The upstairs shower stall glass doors and wall will need to be cleaned. The pan once cleaned should have the pan to wall caulk seam replaced and the faucet cleaned and serviced.

- The wall mirror in the upstairs left bathroom has delaminated at the edges and should be replaced.

- The upstairs right bathroom tub valve and handle will need to be serviced and cleaned.

- The upstairs right bathroom sink stop is damaged and should be replaced.

DESCRIPTION, OBSERVATIONS & RECOMMENDATIONS

Location:	In upstairs hallway closet
Washing Machine:	Front load Frigidaire unit, needs to be cleaned
Pan with drain under washer:	None
Dryer:	Front load Frigidaire unit, needs to be cleaned and repaired since there is no heat output
Flexible Gasline With Shut Off:	None
Piping (Waste & Water):	Copper and ABS (wall reset valves and waste hose fitting), not visible at the time of the inspection
Wiring:	110 and 220 volt access
Wash Basin:	None
Ventilation:	None

LAUNDRY APPLIANCES

Comments: Both units will need to be cleaned and serviced. It is important to periodically inspect and clean the lint filter from the washer which drains into the waste water system. The dryer lint vent should be duct should be hard piped or flexible 4" duct piping which exits the structure through a one way flapper vent. This flapper vent will help prevent small animals from gaining access into the dryer venting system. The area behind the units should be kept clean of lint and dust.

PIPING

Comments: The plumbing system for the washer appears adequate for normal supply and drainage. Water feed lines were off and valves are wall-mounted type. There is a capped off gas line for a gas dryer.

WIRING

Comments: There is 120v grounded duplex plug outlet that would provide power the washer. The power source for the dryer is 220 volts for the dryer, as noted by the 30 AMP sub breaker.

GAS SUPPLY

Comments: None

GENERAL INFORMATION

Comments: It is always advised for buyer or seller to contact a licensed contractor specific to the trade to service or repair the issues outlined in this inspection report.

Recommendations:

- It is recommended that the laundry machines be removed from the upstairs closet and the closet be cleaned. Before resetting the machines a pan should be installed under the units which has a drain tub which exits to the exterior of the building.

- The washer should have the inside of the rubber door gasket cleaned of dirt and mildew stains.

- The dryer does not put out heat at the time of the inspection. The unit should be cleaned and serviced.

- It is recommended that the supply lines from the wall valves to the machine be stainless steel reinforced type. The typical black rubber ones can burst if water pressure is left on continually. The stainless steel hoses help prevent the rubber hoses from bubbling under constant pressure.

DESCRIPTION, OBSERVATIONS & RECOMMENDATIONS

Window Bars:	None
Security Gate	None
Window Locks:	Part of windows
Doorbell:	Yes in working order
Intercom System:	None, not part of this inspection
Gate Release "Buzzer":	None
Exterior Safety Lighting:	Yes
Burglar Alarm:	None
Fire Extinguisher:	None
Smoke Detectors:	Yes, in the hallway and bedrooms
Carbon Monoxide Detector:	Yes, in the hallway
Fire Sprinklers:	Yes, located on the left side of the next building
Fire Escape:	None

SMOKE DETECTORS

Comments: Smoke detectors are required in each sleeping area and the areas common to them. In new residences, the smoke alarms must be hardwired into the home's electrical system plus incorporate a battery backup in the event of power failure. Smoke alarms retrofitted into existing residences may be solely battery powered. The law requires that all smoke detectors be ones that are solely battery powered which contain a non replaceable, non removable battery that is capable of powering the smoke detector for at least ten years. All smoke detectors will have to be upgraded from 08.01.2015

CARBON MONOXIDE DETECTORS

Comments: Carbon Monoxide detectors are required on each level of the home in the common hallways. A new law requires that all carbon monoxide detectors be ones that are solely battery powered which contain a non replaceable, non removable battery that is capable of powering the carbon monoxide detector for at least ten years. All carbon monoxide will have to be upgraded from 08.01.2015

The Carbon Monoxide Poisoning Prevention Act of 2010 requires owners of all single-family homes with an attached garage or a fossil fuel source (a furnace, HAVC unit, fireplace, gas stove, etc.) to install carbon monoxide detectors within the home. Owners of multi-family leased or rental dwellings, such as apartment buildings, rented single family homes and duplexes are also

obligated to install CO detectors.

CO detectors are not the same as smoke detectors, but there are devices that function as both, emitting different sounds depending upon whether it detects smoke or carbon monoxide.

At high levels, this invisible and odorless gas can have deadly effects within minutes. Carbon monoxide (CO) is manufactured when a fuel such as gas, oil, kerosene, wood or charcoal is burned. If your appliances that use fuel are properly used and maintained, the amount of CO they generate is minimal. But, when an appliance isn't operating correctly or they are used improperly, dangerous levels of CO can result.

FIRE SPRINKLER SYSTEM

Comments: This complex has a fire sprinkler system. Each building appears to have its owen control system. For this building the water pressure read out was 90 PSI. The last date of service tag was 06.2018. On the service tag it states these systems are inspected once a year. The buyer should check with the HOA to make sure this is the case as it is out of date based on the last service tag.

FIRE EXTINGUISHERS

Comments: It is suggested to the buyers that several hand-held fire extinguishers be purchased and kept about the property. It is advised to have a fire extinguisher mounted in the garage, one in the kitchen and one in each bedroom.

FLASH LIGHTS

Comments: It is advised to have a flash light in each bedroom in case the house needs to be evacuated when it is dark inside.

FIRE ESCAPE

Comments: Mechanical fire escapes are not required for single-family residential property. However, the buyers should be aware that the habitable areas have two means of egress, which meets the current standard.

GENERAL INFORMATION

Comments: It is always advised for buyer or seller to contact a licensed contractor specific to the trade to service or repair the issues outlined in this inspection report.

Recommendations:

- Fire extinguishers should be located in kitchen and bedrooms.

- The last date of service tag for the fire sprinkler system was 06.2018. On the service tag it states these systems are inspected once a year. The buyer should check with the HOA to make sure this is the case as it is out of date based on the last service tag.

- The smoke detectors in each of the upstairs bedrooms should be upgraded to newer 10 year battery life units.

- The unit will need to have a carbon/smoke detector installed on each level of the unit in the hallways.

- It is recommended that the buyer set up a safety exit plan in case of an emergency. Along with a safe location to meet up and cell phone number which can be used as a home base contact point.

- If the buyer has pets it is recommended that a pet notification sticker be placed at the front door of the house in case of an emergency.

- If the owners go away and have a house sitter, it is recommended that they leave a map of the utility shut off valves and switches along with names and numbers of the persons the owners use for emergency repairs.

- It is recommended that the home buyer put together an emergency safety kit with food, dry clothing, water and if you have pets supplies for them. The State of California has a web site which can help persons put together a safety kit.

- It would be a good idea for the buyer to draw a map of the house and the locations of the electrical, gas and plumbing main valves are so they can easily be located in case of an emergency.

- It is recommended that the property and house numbers be located in a place which can easily be read by service persons.

- Due to the change in California's climate it is recommended that any dead plants and trees should be removed from the property and all brush should be cut back from the structure for fire safety.

- It is recommended that all instruction manuals for each utility in this house be reviewed and the product ID and registration be recorded in the buyers name for future services.

CODE COMPLIANCE

From time to time in this report there has been some mention to Building Codes. This inspection does not directly quote current building codes. Because of our experience, we have become familiar with some of the standard practices, which are enforced by various local building departments. When we see these items we may point them out. The comments in relations to these items should be taken with the understanding that they may be interpreted differently by the building inspector and that different cities and counties throughout the Bay Area may interpret them differently as well. Our intention in mentioning "code" is to point out possible situations that require attention.

For more information regarding Code Compliance in your area, please contact the local building department.

FINDINGS

LISTED BELOW ARE THE RECOMMENDATIONS
OUTLINED IN THE BODY OF THIS REPORT.
ATTENTION TO THESE SUGGESTIONS WILL
IMPROVE NOT ONLY THE SAFETY OF YOUR
HOME BUT ITS APPEARANCE AS WELL

1. There is some dirt around the perimeter foundation on this building. It is recommended that the HOA clean the dirt away from the base of the structure to help prevent moisture and insect intrusion.

2. There are some ground water drains around this structure which the HOA should keep clean. These drains should be checked prior to the first rains of the season by the HOA.

3. The HOA should repaint the two front steel bars along the concrete walkway to the unit.

4. The wood fence around the front left patio should be cleaned and painted by the HOA.

5. The front left concrete patio and the front landing should be washed of moss, effloresce stains and dirt.

6. In the front of the unit one of the river rock channel drain composite trim boards is proud and should be repaired by the HOA.

7. The front roll up garage door will need to be serviced. The back right roll is off the channel track and the door skirt on the bottom left edge is damaged and should be replaced. Also the door moving hardware should be serviced and lubricated.

8. It is recommended that the garage be emptied and re inspected as it was full at the time of the inspection.

9. There are some old water stains inside the garage walls. A good improvement is to wash the interior, prime and paint the walls and ceiling.

10. There are some old water stains at the base of the interior front garage door. It is recommended that this area be monitored.

11. There is a slight film of dirt on the garage slab. It is recommended that once the garage is cleared of the owners belongings the slab be washed.

12. The light fixture in the garage should have a lens cover installed to comply to current safety code.

13. The remote control for the front garage door was not present at the time of the inspection. A good improvement would be to replace this unit.

14. There is soil-to-concrete/siding contact around the perimeter of the house. It is recommended that the soil level around the perimeter of the building be cleared to help prevent moisture intrusion into the exterior sub structure which can damage the exterior siding. This can be noted along the left exterior side wall. This should be addressed by the HOA

15. It is recommended that any plants which are rubbing against the exterior siding be trimmed back. This will help keep moisture away from the siding. Along the front right are some Bamboo plants which if not controlled can damage the foundation of the structure along with the exterior siding. Contact the HOA about replanting the Bamboo in sealed planter boxes.

16. On the front right is a stainless steel cover plate which should be reset to fully cover the hole in the wall. This will help prevent small animals from accessing the structure.

17. A sampling of the windows were tested and all of the windows need to be lubricated and cleaned in the corners where mildew is starting to grow. Otherwise all are in serviceable condition.

18. The living room sliding glass door was stiff to operate at the time of the inspection. It is recommended that the bottom track be cleaned and all moving and locking hardware be lubricated.

19. On the front and back left side soffit are some old mildew and dirt stains on the painted plywood and some areas of soft wood. It is recommended that these areas be repaired by the HOA.

20. There is a slight film of dirt and mildew stains on some of the exterior siding and trim. These areas include along the left exterior side by the plumbing and electrical mains. It is recommended that these areas be washed to help prevent moisture intrusion into the wood.

21. The HOA should reset the loose wall light along the left side walkway.

22. Around the left front corner of the building are some hairline vertical and horizontal cracks in the concrete foundation. These areas should be monitored by the HOA. Once cleaned they should be sealed with a two part concrete epoxy.

23. If and/or when the downstairs flooring is removed to be replaced the concrete slab should be inspected.

24. There is an attic access in the upstairs hallway ceiling via a locked metal hinged port. At the time of the inspection there was no key present to open this ceiling port. It is recommended that the buyer ask the owner or the property management company for access into this space to inspect.

25. It is recommended that the roof surface be inspected and cleaned once a year at all the valleys to remove detritus accumulation. Rain gutters should be cleaned at the same time. This should be addressed by the HOA.

26. The front roofing membrane above the entrance way has a ding in it at the base of the wall flashing. This should be further inspected by the HOA's roofing contractor.

27. It is recommended that the buyer make up a map of the location of the main electrical breaker and a list of all the sub breakers.

28. The unit's main water shut off valve in the complex should be located and the lid labeled.

29. On the left side of the structure the gas meters and exterior pipes should be cleaned of rust stains then repainted with a rust inhibiting oil based enamel. Once painted each gas meter and the shut off valve should be relabeled to each unit.

30. In the exterior closet behind the gas meter the HOA should have the gas pipes properly supported with correct pipe strapping, not wire.

31. On the front patio the hose bib is above the exterior electrical outlet. The hose bib should be relocated to a place which will not allow water to drip onto the electrical box. This is a safety hazard.

32. The water heater closet should be cleaned out and the gas pipe exiting the left inside wall of the closet should be cleaned of rust stains then repainted with a rust inhibiting enamel paint.

33. The water heater has old leak stains on the right upper tub. This supply stainless steel tube should be replaced. Also the piping foam insulation should be cut up 6" away from the draft hood as this can melt the tubing insulation.

34. It is recommended that the furnace be professionally serviced and cleaned. There is a major amount of dust and lint build-up in the filter and most likely in the heat exchanger area. This type of furnace system should be serviced once every two years.

35. At the time of the furnace service all of the heating output registers should be removed and cleaned.

36. It is recommended interior be emptied and cleaned to further assess the interior paint job. Based on the current condition the unit should be repainted.

37. In the living room the ceiling track lighting system is missing the light fixtures.

38. The wood flooring in the downstairs has age related damages and some water damage to the left of the refrigerator. The wood flooring should be priced out for refinishing.

39. The carpet in the downstairs closet, up the stairs and in the left bedroom should be replaced due to stains and wear and tear.

40. A section of the composite baseboard trim in the stairway has moisture damage and should be replaced.

41. Most of the downstairs door stops were missing at the time of the inspection and should be replaced.

42. The upstairs right bedroom closet doors are missing the floor track divider, this should be replaced.

43. It is recommended that the kitchen be professionally cleaned including all of the appliances, outside and inside of the cabinets.

44. Several of the kitchen cabinet doors are loose and will need to have the hinges serviced, adjusted and lubricated.

45. The Bosch dishwasher will need to be serviced as it has standing water in the bottom of the unit. The unit should be removed, cleaned, the waste water pipe flushed and the damaged door handle replaced. The unit should be pulled away from the wall to clean behind the unit.

46. The kitchen range and the microwave should be cleaned inside and out. The fan and the filter will need to be removed and cleaned. The oven should be taken apart to be properly cleaned also the range should be pulled away from the wall to clean behind the unit.

47. The disposal rubber sink gasket should be replaced due to age.

48. The P trap under the sink should be removed and cleaned.

49. The cabinet under the kitchen sink has old water stains which should be cleaned off and repaired as needed.

50. The kitchen once cleaned should be repainted on the walls ceiling and window trim.

51. Install fire extinguishers in the kitchen.

52. Each of the bathroom ceiling fans will need to be cleaned at the cover, inside the fan chamber and at the exhaust ports.

53. All of the bathroom P traps should be removed and cleaned.

54. The upstairs shower stall glass doors and wall will need to be cleaned. The pan once cleaned should have the pan to wall caulk seam replaced and the faucet cleaned and serviced.

55. The wall mirror in the upstairs left bathroom has delaminated at the edges and should be replaced.

56. The upstairs right bathroom tub valve and handle will need to be serviced and cleaned.

57. The upstairs right bathroom sink stop is damaged and should be replaced.

58. It is recommended that the laundry machines be removed from the upstairs closet and the closet be cleaned. Before resetting the machines a pan should be installed under the units which has a drain tub which exits to the exterior of the building.

59. The washer should have the inside of the rubber door gasket cleaned of dirt and mildew stains.

60. The dryer does not put out heat at the time of the inspection. The unit should be cleaned and serviced.

61. It is recommended that the supply lines from the wall valves to the machine be stainless steel reinforced type. The typical black rubber ones can burst if water pressure is left on continually. The stainless steel hoses help prevent the rubber hoses from bubbling under constant pressure.

62. Fire extinguishers should be located in kitchen and bedrooms.

63. The last date of service tag for the fire sprinkler system was 06.2018. On the service tag it states these systems are inspected once a year. The buyer should check with the HOA to make sure this is the case as it is out of date based on the last service tag.

64. The smoke detectors in each of the upstairs bedrooms should be upgraded to newer 10 year battery life units.

65. The unit will need to have a carbon/smoke detector installed on each level of the unit in the hallways.

66. It is recommended that the buyer set up a safety exit plan in case of an emergency. Along with a safe location to meet up and cell phone number which can be used as a home base contact point.

67. If the buyer has pets it is recommended that a pet notification sticker be placed at the front door of the house in case of an emergency.

68. If the owners go away and have a house sitter, it is recommended that they leave a map of the utility shut off valves and switches along with names and numbers of the persons the owners use for emergency repairs.

69. It is recommended that the home buyer put together an emergency safety kit with food, dry clothing, water and if you have pets supplies for them. The State of California has a web site which can help persons put together a safety kit.

70. It would be a good idea for the buyer to draw a map of the house and the locations of the electrical, gas and plumbing main valves are so they can easily be located in case of an emergency.

71. It is recommended that the property and house numbers be located in a place which can easily be read by service persons.

72. Due to the change in California's climate it is recommended that any dead plants and trees should be removed from the property and all brush should be cut back from the structure for fire safety.

73. It is recommended that all instruction manuals for each utility in this house be reviewed and the product ID and registration be recorded in the buyers name for future services.

HOME OWNERSHIP ADVICE

When a condominium is purchased there are several items which the buyer may want to take care of. Here is a list of some of the items:

1. Change the key locks on all of the doors, if possible change all of the locks to a master key which will fit in all of the locks.

2. Make sure that all of the windows have operational locking hardware.

3. Create a safety exit plan. Make sure that at least one source of egress will exit the house to a safe location. Away from electrical wires and gas lines.

4. Make sure that in case of an emergency that the electrical power. The water supply system and the natural gas or propane systems can be shut off as soon as possible

5. If you have pets make sure they are safe and if you are not at home during an emergency and the pet is that these is a notice on a door window that states there is a pet in the building. Also have a point person in the neighborhood who can help the pet when you are not at home.

6. Make sure the walkways around the structure are clear and clean and there are no tripping and slipping hazards.

7. Make sure that the sub area and the attic are screened and sealed from small animals.

8. Become part of the HOA board. It is helpful to be part of where you live and help with outlining the future of the property.

REGULAR MAINTENANCE

1. Check smoke and carbon monoxide detectors at least once a year.

2. Check the fuel level in the fire extinguishers, make sure they have a full charge and re charge if needed.

3. Inspect the air filter in the furnace, it is recommended that the filters be changed every six months.

4. Check the water heater, look for leaks around the base of the pan, check the tail pipe from the TPRV and make sure the bottom edge of the pipe is dry.

5. With the rising cost of water it is recommended that the buyer look into one of the water remote shut of and monitoring system. There are several on the market. This way incase of a leak your water shut of system can notify you via an app on your cell phone that the system should be shut off and a plumber should be contact to check for and repair a leak

6. Make sure the rain gutters have proper drainage slope and the down spouts are clear.

7. When you clean the shower stall or tub make sure the area around the outside of these units do not have standing water and keep the caulking in good condition around the tub and shower base.

8. Makes sure the toilets are not loose on there floor flange and that the toilet seat is secure.

9. Look under the kitchen and bathroom sinks for water stains and repair as needed.

BI ANNUAL MAINTENANCE

1. Make sure the roof is clean.

2. Make sure that the grade around the house allows rain water run off to drain away from the base of the structure.

3. If there is a sub drainage system for the down spout system that it is clear of leaf blockage and that the exit points drain properly.

4. Look at the overhead electrical wires to make sure they are not restricted by tree branches. If so contact PG&E.

5. Walk around the exterior of the structure and keep stored items away from the exterior siding, remove nests if needed

6. Open up and look into the attic to make sure it is dry and cool.

7. Trim any tree branches which over hang the roof.

8. Open up and look into the sub area when it is raining to make sure this area is dry and there is no standing water.