

Forman Inspection Services, LLC

Property Inspection Report



1234-1245 Multi Family st., Anywhere, CO 12345

Inspection prepared for: John Smith

Real Estate Agent: John Smith - Commercial Real Estate Company

Date of Inspection: 12/6/2022 Time: 10:00 Size: 16,040 sq. ft. per listing

Weather: Cloudy/Cool

This report covers the above listed structure as well as its surrounding grounds and parking surfaces

Inspector: Chuck Forman

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Email: cforman61@gmail.com



DISCLAIMER:

This inspection report reflects the condition of the property as found on the day of the inspection.

This inspection and report are designed to conform to the Standards of Practice of the National Association of Commercial Building Inspectors (NACBI), and in accordance with the common ASTM E2018-08 Commercial Inspection Standards, and may not include an inspection of cosmetic or aesthetic items. The inspection will be performed only on readily accessible components of the structure. This includes general systems and components and is aimed at identifying any system or component, which requires immediate attention or major repair. The inspection is performed in compliance with accepted standards of practice and performance and conforms to or exceeds the standards established by the National Association of Commercial Building Inspectors (NACBI). The report includes the following items (based upon the Maintenance Inspection Agreement agreed upon between the parties):

Exterior (grounds, property exterior, fences & gates, porches, decks, patios, parking areas (structures) playgrounds, general entertainment areas, etc.)

Structure (roof, attic, and foundation)

Interior (tenant units, general meeting areas, lobbies, exercise areas, laundry rooms, etc.)

Utility Systems (electrical, heating, plumbing, gas systems, etc.)

Additional Systems (smoke alarm, safety/fire alarms, emergency lighting and general safety systems, etc.)

The inspection is limited to visual observations of apparent conditions existing at the time of the inspection. When necessary and appropriate the inspector will perform simple mechanical tests to determine whether or not a system or appliance is in good working order. The inspection and report are performed and prepared for the sole, confidential and exclusive use and possession of the customer and / or the customer's agent or delegate. If the inspector recommends consulting other specialized experts, any such consultation shall be at the customer's sole discretion and expense. The inspection of Septic Tanks and Natural gas or Propane tanks and lines should be done by qualified persons, trained specifically for these items. Unless otherwise noted, the inspector makes no representation as to such specialty training. Findings reported here are based solely on a visual inspection. When evaluating the safety aspect of these critical systems, a trained, qualified technician should be employed.

This inspection and report are not an expressed or implied warranty of any items inspected.

Deficiencies and defects, which are latent or concealed, are excluded from the inspection. The inspector is not required to move debris, furniture, equipment, carpeting or other items, which may impede access or limit visibility, or enter any area with less than 24 inches clearance. This inspection is not a substitute to replace any real property disclosure statements required by law; nor does it substitute or replace any disclosure obligation of the customer. The inspector has no present or contemplated future interest in the property described and covered by this inspection report.

The inspector will not report on cosmetic/aesthetic defects which include but are not limited to the following: foggy window panes, scratches, small holes, defective carpet, typical minor cracks found in concrete, stucco, CB construction and asphalt, painting requirements when structural damage is not imminent, and other minor defects which have no bearing on the structural integrity of the property.

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Report Summary

8.4.1 Site		
Page 9 Item: 1	Topo Issues	<ul style="list-style-type: none"> • Signs of poor drainage. Recommend repairs.
Page 9 Item: 2	Drainage Issues	<ul style="list-style-type: none"> • Gutter downspout extensions should get the storm water at least 6 feet away from the foundation walls of the structure. Recommend additional extensions. • Drainage systems blocked by debris in areas. Recommend repairs.
Page 9 Item: 4	Paving, Curbing, Parking Issues	<ul style="list-style-type: none"> • Significant deterioration noted in areas of the parking lots surface. Recommend repairs by a licensed contractor. • Recommend crack filling to aid in extending the life of the existing asphalt surface. Recommend repairs by a licensed contractor. • Alligating noted in areas of the parking lot at the time of the inspection. This is generally caused by heavy trucks/equipment and is indicative of sub surface failure. Recommend monitoring of the areas for repair/resurfacing within the next several years.
Page 13 Item: 5	Flatwork Issues	<ul style="list-style-type: none"> • Pan rusting and deterioration noted below the upper level walkways and landings at the time of the inspection. Recommend repairs by a licensed contractor prior to taking possession of the property. • Significant spalling noted in areas of the flatwork at the time of the inspection. Recommend repairs by a licensed contractor. • No ADA ramp system installed at the ADA parking area on the east side structure at the time of the inspection. • Trip hazards noted. Recommend repairs. • Significant cracking noted at the time of the inspection. Recommend repairs. • Balustrade openings too wide on the stairs and upper level railing systems at the time of the inspection. Opening should not exceed 4". Recommend repairs by a licensed contractor.
Page 16 Item: 6	Landscaping/Appurtenances Issues	<ul style="list-style-type: none"> • The landscaping requires attention. • Foliage in contact with structure at time of inspection. Recommend trimming/removal. • The inspector could not locate the backflow preventer for the irrigation system at the time of the inspection. Recommend consulting with the current owners to assure that there is one installed and that it is current on all testing requirements. • Fencing damage noted around the property at the time of the inspection. Recommend repairs by a licensed contractor.

8.4.2 Structural

Page 21 Item: 1

Structural Frame &
Bld Envelope
Issues

- Inadequate attic insulation noted at the time of the inspection. In this part of the country, based on recommendations by the U.S. Department of Energy (DOE) and the International Energy Conservation Code (IECC), the insulating R-value in an attic should be between R38 to R60 dependent upon the type of heating systems used within the structure.
- Inadequate attic ventilation noted at the time of the inspection. Proper ventilation of the attic is critical to the performance of the roof and attic structure and also aids in preventing such items as ice damming and mold growth. There should be equal amounts of both upper and lower ventilation systems for proper attic ventilation. Recommend having a licensed contractor calculate and install the proper amount of ventilation required to provide proper air flow throughout the attic system.
- Peeling paint noted on the wood/composition siding material on both structures. Recommend repairs by a licensed contractor.
- Wood rot/deterioration noted on the wood/composition siding in areas on both structures at the time of the inspection. Recommend repairs by a licensed contractor.
- Siding material touching the roofing material in areas at the time of the inspection. Recommend repairs by a licensed contractor.
- Missing/rotted/deteriorated wood trim noted in areas at the time of the inspection. Recommend repairs by a licensed contractor.
- Moisture damaged soffit/eave material noted in areas around both of the structures at the time of the inspection. This was most likely caused by ice damming which was caused by inadequate attic insulation and ventilation. Recommend repairs as needed by a licensed contractor.
- Missing safety stamps noted on the bathroom windows at the time of the inspection. While not required at the time of construction today's standards require any window located within 3 feet of a tub/shower surround be glazed with safety glass. Recommend repairs as needed by a licensed contractor.
- No vapor barrier or inadequate vapor barrier noted in crawl spaces at the time of the inspection. Recommend repairs by a licensed contractor.
- Significant foundation wall cracking noted on both structures at the time of the inspection. Recommend repairs by a licensed contractor.
- Due to the amount of structural movement, flooring deflection as well as improper/inadequate past repairs we recommend that both of the structures be evaluated by a licensed structural contractor prior to taking possession of the property.
- Leaning support posts noted in areas below the structures at the time of the inspection. Recommend repairs by a licensed contractor.

		<ul style="list-style-type: none"> • Damaged ceilings noted in boiler rooms at the time of the inspection. Fire Hazard. Recommend repairs by a licensed contractor. • Steel pan damage and possible concrete deterioration noted on the concrete stair systems on the east side structure at the time of the inspection. The under side of the stairs were covered preventing viewing at the time of the inspection. Recommend repairs by a licensed contractor. • Warped siding material noted on upper level east side of west building. Recommend repairs by a licensed contractor. • Expansion joint sealant repairs required in areas. Recommend repairs by a licensed contractor. • Cracked/broken window glass noted in areas. Recommend repairs by a licensed contractor. • Minor foundation wall cracking noted in areas. Recommend monitoring for future repairs. • Cracked mortar noted in areas. Recommend tuck pointing repairs by a licensed contractor. • Moisture damaged facia noted in areas. Recommend repairs by a licensed contractor. • Tuck pointing required in areas. Recommend repairs by a licensed contractor. • Recommend assuring that any area where 2 separate substrates meet should be properly caulked/sealed. Recommend repairs by a licensed contractor.
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8.4.3 Roofing

Page 44 Item: 1	Roofing Issues	<ul style="list-style-type: none"> • Minor shingle damaged noted in areas at the time of the inspection. Recommend monitoring for future repairs. • Missing kickout flashing noted in areas on the lower level roofing systems. Recommend repairs by a licensed contractor. • Missing sealant on exposed ridge row nails noted on the west side structures roof at the time of the inspection. Recommend repairs by a licensed contractor. • Spongy/weak decking noted under foot on both roofing systems at the time of the inspection. Recommend monitoring for future repairs. • Tree touching roof on the upper west side structure. Recommend removal and roof evaluation in this area prior to taking possession of the property.
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8.4.4 Plumbing

Page 50 Item: 1	Plumbing Issues	<ul style="list-style-type: none"> • Active sewer leak noted below the east side structure at the time of the inspection causing flooding of the crawl space area. Recommend repairs and cleanup by a licensed contractor prior to taking possession of the property. • Improper slope noted in the sewer line below the east side structure at the time of the inspection. Recommend repairs as needed by a licensed contractor. • Minor sewer leak caused by missing cap noted below the west side structure at the time of the inspection. Recommend repairs by a licensed contractor.
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8.4.5 Heating

Page 56 Item: 1	Heating Issues	<ul style="list-style-type: none"> • East Bldg. Boiler: Inspector could not locate a data plate for this boiler at the time of the inspection. The boiler was functional but in poor condition and appeared to have reached the end of its serviceable life expectancy. The nominal serviceable life expectancy of a hot water cast iron boiler system is 35 years. Recommend replacement by a licensed contractor prior to taking possession of the property. • One or more zone valves did not appear to be functioning properly at the time of the inspection. Recommend repairs as needed by a licensed contractor. • East Bldg. Boiler: The TPRV for the boiler was leaking at the time of the inspection. Recommend repairs by a licensed contractor. • Minor leak noted on boiler piping in west side crawl space. Recommend repairs by a licensed contractor.
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8.4.7 Electrical

Page 61 Item: 1	Electrical Issues	<ul style="list-style-type: none"> • No GFCI protection for the majority of the restrooms and kitchens at the time of the inspection. Recommend repairs by a licensed electrician. • The cover plate for the main disconnect in the west building was open and not secured properly at the time of the inspection. Recommend repairs by a licensed contractor. • Zinsco panels were noted in the tenant units and main electrical rooms at the time of the inspection. These systems have been considered a fire/safety hazard. Recommend replacement of all Zinsco panels and breakers prior to taking possession of the property. Recommend repairs by a licensed contractor. • Aluminum wiring noted within the buildings at the time of the inspection. Recommend pig tailing of all aluminum wire connections within the structures. Recommend repairs by a licensed electrician. • Exterior outlet missing weather cover. Recommend repairs. • Exposed electrical wiring noted in areas. Recommend repairs by a licensed electrician. • Exterior GFCI outlets were tested and failed at the time of the inspection. Recommend repairs by a licensed electrician.
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8.4.9 Life Safety/Fire

Page 66 Item: 1	Life Safety/Fire Issues	<ul style="list-style-type: none"> • One or more smoke alarms or carbon monoxide detectors missing at the time of the inspection. Recommend repairs by a licensed contractor, • Recommend replacement of any/all smoke alarms and carbon monoxide detectors 10 years of age or older. • Last date of inspection/certification for the fire extinguishers was 4/20. These systems are required to be inspected/certified annually. Recommend repairs by a licensed contractor.
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8.4.10 Interior

<p>Page 69 Item: 1</p>	<p>Interior Issues</p>	<ul style="list-style-type: none"> • Unit 20: Damaged radiator system noted. Significant flooring deflection noted. Tub finish in poor condition. Significant wall movement noted. Recommend repairs. • Unit 21: Missing cover plate noted on electrical panel. Wall damage noted in bathroom. Flooring damage noted. Tub spigot missing. Recommend repairs. • Unit 19: Significant wall movement and ceiling cracking noted. Recommend repairs. • Unit 18: Carpet damage noted. Tub/shower surround requires caulk/grout repairs. Significant flooring deflection noted. Recommend repairs. • Unit 17: Tub/shower surround damage noted. Tub faucet damage. Recommend repairs. • Unit 16: Kitchen ceiling cracking. Bathroom ceiling damage. Wall damage noted. Door trim missing. Recommend repairs. • Unit 22: Carpeting in poor condition. Vinyl flooring damage noted. Missing dead cover on electrical panel. Wall damage noted in bathroom. Cracked mirror on closet door. Recommend repairs. • Unit 24: Carpet in poor condition. Ceiling/wall junction cracking. Vinyl floor damage. Wall damage noted below kitchen sink. Recommend repairs. • Unit 5: Tub finish in poor condition. Recommend repairs. • Unit 6: Kitchen sink faucet leaking at valve handle. Recommend repairs. • Unit 8: Carpet in poor condition. Recommend repairs. • Unit 13: Cracked window glass. Broken window glass in rear of unit. Tub/shower surround requires caulk/grout repairs. Tub finish in poor condtion. Closet door damage noted. Vinyl flooring damage noted. Recommend repairs. • Unit 12: Carpet in poor condition. Vinyl flooring damage. Moisture damage noted below bedroom window. Recommend repairs. • Unit 11: Front door trim damaged. Significant flooring deflection. Flooring damage noted. Recommend repairs. • Unit 10: Flooring damage. Tub/shower surround requires caulk/grout repairs. Tub finish in poor condition. Broken bathroom window glass. Recommend repairs. • Unit 9: Ceiling cracking. Sub standard plumbing noted below kitchen sink. Carpet in poor condition. Tub finish in poor condition. Recommend repairs. • Unit 3: Carpet damage. Separation noted between kitchen counter and wall. Kitchen cabinet failure noted. Vinyl flooring damage. Tub/shower surround requires caulk/grout repairs. Bedroom closet door damage noted. Recommend repairs. • Unit 2: Tub/shower surround requires caulk/grout repairs. Significant ceiling cracking noted. Significant wall movement noted. Recommend repairs. • Unit 1: Significant floor deflection noted. Missing bedroom door. Significant wall/ceiling junction cracking noted. Carpet damage. Significant floor settling noted. Recommend repairs.
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		<ul style="list-style-type: none"> • Unit 4: Kitchen counter and wall separation noted. Vanity sink rusting. Past moisture damage noted in bathroom wall but no moisture present at the time of the inspection. Recommend repairs. • Unit 23: Carpet damage noted. Tub in poor condition. Recommend repairs. • Laundry Room: Flooring damage noted. Recommend repairs.
<p>8.5 Additional Considerations</p>		
<p>Page 97 Item: 1</p>	<p>Additional Consideration Issues</p>	<ul style="list-style-type: none"> • Based on the age of the property we recommend lead paint and asbestos testing prior to any significant renovation projects.

8.4.1 Site

1. Topo Issues

Description: 8.4.1.1: Topography - The topography of the property is gently sloped to direct ground water away from the foundation of the structure.

Observations:

- Gentle slope
- Signs of poor drainage. Recommend repairs.

2. Drainage Issues

Materials: 8.4.1.2: Storm Water Drainage - Storm water is controlled and directed by a series of swells and grade directing storm water run off toward the city storm water drainage systems.

Observations:

- Gutter downspout extensions should get the storm water at least 6 feet away from the foundation walls of the structure. Recommend additional extensions.
- Drainage systems blocked by debris in areas. Recommend repairs.



Drainage systems blocked by debris in areas. Recommend repairs.

3. Ingress-Egress Issues

Materials: 8.4.1.3: Ingress and Egress - The main means of ingress/egress for the property is via W. 10th Avenue

Observations:

- No significant findings

4. Paving, Curbing, Parking Issues

Materials: 8.4.1.4: Paving, Curbing and Parking - Surface parking on an asphalt parking lot

Observations:

- The parking lot surface was in fair condition at the time of the inspection.
- ADA parking was clearly marked at the time of the inspection.
- Significant deterioration noted in areas of the parking lots surface. Recommend repairs by a licensed contractor.
- Recommend crack filling to aid in extending the life of the existing asphalt surface. Recommend repairs by a licensed contractor.
- Alligating noted in areas of the parking lot at the time of the inspection. This is generally caused by heavy trucks/equipment and is indicative of sub surface failure. Recommend monitoring of the areas for repair/resurfacing within the next several years.



Recommend crack filling to aid in extending the life of the existing asphalt surface. Recommend repairs by a licensed contractor.



The parking lot surface was in fair condition at the time of the inspection.



Recommend crack filling to aid in extending the life of the existing asphalt surface. Recommend repairs by a licensed contractor.



The parking lot surface was in fair condition at the time of the inspection.



Alligatoring noted in areas of the parking lot at the time of the inspection. This is generally caused by heavy trucks/equipment and is indicative of sub surface failure. Recommend monitoring of the areas for repair/resurfacing within the next several years.

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ADA parking was clearly marked at the time of the inspection.

ADA parking was clearly marked at the time of the inspection.



Significant deterioration noted in areas of the parking lots surface. Recommend repairs by a licensed contractor.



Recommend crack filling to aid in extending the life of the existing asphalt surface. Recommend repairs by a licensed contractor.



Significant deterioration noted in areas of the parking lots surface. Recommend repairs by a licensed contractor.



Significant deterioration noted in areas of the parking lots surface. Recommend repairs by a licensed contractor.



Significant deterioration noted in areas of the parking lots surface. Recommend repairs by a licensed contractor.



Alligatoring noted in areas of the parking lot at the time of the inspection. This is generally caused by heavy trucks/equipment and is indicative of sub surface failure. Recommend monitoring of the areas for repair/resurfacing within the next several years.

5. Flatwork Issues

Materials: 8.4.1.5: Flatwork: There was concrete flatwork noted on the west side of the east structure and the east side of the west structure.

Observations:

- Pan rusting and deterioration noted below the upper level walkways and landings at the time of the inspection. Recommend repairs by a licensed contractor prior to taking possession of the property.
- Significant spalling noted in areas of the flatwork at the time of the inspection. Recommend repairs by a licensed contractor.
- No ADA ramp system installed at the ADA parking area on the east side structure at the time of the inspection.
- Trip hazards noted. Recommend repairs.
- Significant cracking noted at the time of the inspection. Recommend repairs.
- Balustrade openings too wide on the stairs and upper level railing systems at the time of the inspection. Opening should not exceed 4". Recommend repairs by a licensed contractor.



No ADA ramp system installed at the ADA parking area on the east side structure at the time of the inspection.



Trip hazards noted. Recommend repairs.



Significant cracking noted at the time of the inspection. Recommend repairs.



Significant spalling noted in areas of the flatwork at the time of the inspection. Recommend repairs by a licensed contractor.



Pan rusting and deterioration noted below the upper level walkways and landings at the time of the inspection. Recommend repairs by a licensed contractor prior to taking possession of the property.



Pan rusting and deterioration noted below the upper level walkways and landings at the time of the inspection. Recommend repairs by a licensed contractor prior to taking possession of the property.



Balustrade openings too wide on the stairs and upper level railing systems at the time of the inspection. Opening should not exceed 4". Recommend repairs by a licensed contractor.



Pan rusting and deterioration noted below the upper level walkways and landings at the time of the inspection. Recommend repairs by a licensed contractor prior to taking possession of the property.



Pan rusting and deterioration noted below the upper level walkways and landings at the time of the inspection. Recommend repairs by a licensed contractor prior to taking possession of the property.



Signifiicant spalling noted in areas of the flatwork at the time of the inspection. Recommend repairs by a licensed contractor.



Significant spalling noted in areas of the flatwork at the time of the inspection. Recommend repairs by a licensed contractor.



Trip hazards noted. Recommend repairs.

6. Landscaping/Appurtenances Issues

Materials: 8.4.1.6: Landscaping and Appurtenances - The property had been landscaped at the time of the inspection.

Observations:

- The property had an irrigation system at the time of the inspection.
- The landscaping requires attention.
- Foliage in contact with structure at time of inspection. Recommend trimming/removal.
- The inspector could not locate the backflow preventer for the irrigation system at the time of the inspection. Recommend consulting with the current owners to assure that there is one installed and that it is current on all testing requirements.
- Fencing damage noted around the property at the time of the inspection. Recommend repairs by a licensed contractor.



The property had an irrigation system at the time of the inspection.



The landscaping requires attention.



The landscaping requires attention.



Fencing damage noted around the property at the time of the inspection. Recommend repairs by a licensed contractor.



Foliage in contact with structure at time of inspection. Recommend trimming/removal.



Fencing damage noted around the property at the time of the inspection. Recommend repairs by a licensed contractor.



Fencing damage noted around the property at the time of the inspection. Recommend repairs by a licensed contractor.



Fencing damage noted around the property at the time of the inspection. Recommend repairs by a licensed contractor.

7. Recreational Facility Issues

Materials: 8.4.1.7: Recreational Facilities - There were no recreational facilities on the property at the time of the inspection.

Observations:

- There were no recreational facilities on the property at the time of the inspection.

8. Utilities Issues

Materials: 8.4.1.8: Utilities - The property had gas, potable water and electrical utilities at the time of the inspection. • Out of Scope Issues—Operating conditions of any systems or accessing manholes or utility pits.

Observations:

- Electrical utilities enter the structure through the east and west sides of the buildings.
- Gas utilities enter the structure through the east and west sides of the buildings.
- Potable water utilities enter the structure through the north side of the building.
- Special Utility Systems: There were no special utility systems noted on the property at the time of the inspection.

8.4.2 Structural

1. Structural Frame & Bld Envelope Issues

Materials: 8.4.2: Structural Frame and Building Envelope: Multi Family Property • 8.4.2.1: Observations - Originally constructed in 1970 the property consisted of 2 separate structures comprising a total of 16,040 sq. ft, of multi family living. The buildings were a combination of CMU and stick framed structures supported on poured in place concrete foundation walls with crawl spaces located below each structure. The exterior envelope of the structures consisted of a combination of CMU and composition/wood siding material with aluminum framed single pane glass windows. • Out of Scope Issues—Entering of plenum, crawl, or confined space areas (however, the field observer will observe conditions to the extent easily visible from the point of access to the crawl or confined space areas, provided such points of access are readily accessible), determination of previous substructure flooding or water penetration unless easily visible or if such information is provided.

Observations:

- The majority of the exterior envelopes of the structures appeared to be in fair condition at the time of the inspection.
- Some attic areas were not able to be viewed due to either the hatch systems being sealed shut or the inspector not being able to open the hatches for some reason.
- Inadequate attic insulation noted at the time of the inspection. In this part of the country, based on recommendations by the U.S. Department of Energy (DOE) and the International Energy Conservation Code (IECC), the insulating R-value in an attic should be between R38 to R60 dependent upon the type of heating systems used within the structure.
- Inadequate attic ventilation noted at the time of the inspection. Proper ventilation of the attic is critical to the performance of the roof and attic structure and also aids in preventing such items as ice damming and mold growth. There should be equal amounts of both upper and lower ventilation systems for proper attic ventilation. Recommend having a licensed contractor calculate and install the proper amount of ventilation required to provide proper air flow throughout the attic system.
- Peeling paint noted on the wood/composition siding material on both structures. Recommend repairs by a licensed contractor.
- Wood rot/deterioration noted on the wood/composition siding in areas on both structures at the time of the inspection. Recommend repairs by a licensed contractor.
- Siding material touching the roofing material in areas at the time of the inspection. Recommend repairs by a licensed contractor.
- Missing/rotted/deteriorated wood trim noted in areas at the time of the inspection. Recommend repairs by a licensed contractor.
- Moisture damaged soffit/eave material noted in areas around both of the structures at the time of the inspection. This was most likely caused by ice damming which was caused by inadequate attic insulation and ventilation. Recommend repairs as needed by a licensed contractor.
- Missing safety stamps noted on the bathroom windows at the time of the inspection. While not required at the time of construction today's standards require any window located within 3 feet of a tub/shower surround be glazed with safety glass. Recommend repairs as needed by a licensed contractor.
- No vapor barrier or inadequate vapor barrier noted in crawl spaces at the time of the inspection. Recommend repairs by a licensed contractor.
- Significant foundation wall cracking noted on both structures at the time of the inspection. Recommend repairs by a licensed contractor.
- Due to the amount of structural movement, flooring deflection as well as improper/inadequate past repairs we recommend that both of the structures be evaluated by a licensed structural contractor prior to taking possession of the property.
- Leaning support posts noted in areas below the structures at the time of the inspection. Recommend repairs by a licensed contractor.
- Damaged ceilings noted in boiler rooms at the time of the inspection. Fire Hazard. Recommend repairs by a licensed contractor.

- Steel pan damage and possible concrete deterioration noted on the concrete stair systems on the east side structure at the time of the inspection. The under side of the stairs were covered preventing viewing at the time of the inspection. Recommend repairs by a licensed contractor.
- Warped siding material noted on upper level east side of west building. Recommend repairs by a licensed contractor.
- Expansion joint sealant repairs required in areas. Recommend repairs by a licensed contractor.
- Cracked/broken window glass noted in areas. Recommend repairs by a licensed contractor.
- Minor foundation wall cracking noted in areas. Recommend monitoring for future repairs.
- Cracked mortar noted in areas. Recommend tuck pointing repairs by a licensed contractor.
- Moisture damaged fascia noted in areas. Recommend repairs by a licensed contractor.
- Tuck pointing required in areas. Recommend repairs by a licensed contractor.
- Recommend assuring that any area where 2 separate substrates meet should be properly caulked/sealed. Recommend repairs by a licensed contractor.



Moisture damaged soffit/eave material noted in areas around both of the structures at the time of the inspection. This was most likely caused by ice damming which was caused by inadequate attic insulation and ventilation. Recommend repairs as needed by a licensed contractor.



Wood rot/deterioration noted on the wood/composition siding in areas on both structures at the time of the inspection. Recommend repairs by a licensed contractor.



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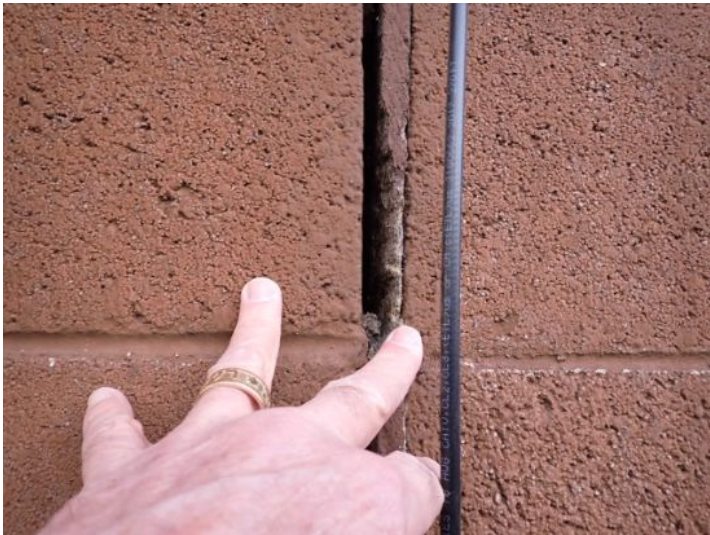
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Moisture damaged soffit/eave material noted in areas around both of the structures at the time of the inspection. This was most likely caused by ice damming which was caused by inadequate attic insulation and ventilation. Recommend repairs as needed by a licensed contractor.



The majority of the exterior envelopes of the structures appeared to be in fair condition at the time of the inspection.



Expansion joint sealant repairs required in areas. Recommend repairs by a licensed contractor.



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Cracked/broken window glass noted in areas. Recommend repairs by a licensed contractor.



Cracked/broken window glass noted in areas. Recommend repairs by a licensed contractor.



Minor foundation wall cracking noted in areas. Recommend monitoring for future repairs.



Cracked mortar noted in areas. Recommend tuck pointing repairs by a licensed contractor.



Moisture damaged soffit/eave material noted in areas around both of the structures at the time of the inspection. This was most likely caused by ice damming which was caused by inadequate attic insulation and ventilation. Recommend repairs as needed by a licensed contractor.



Cracked mortar noted in areas. Recommend tuck pointing repairs by a licensed contractor.



Significant foundation wall cracking noted on both structures at the time of the inspection. Recommend repairs by a licensed contractor.



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Minor foundation wall cracking noted in areas. Recommend monitoring for future repairs.



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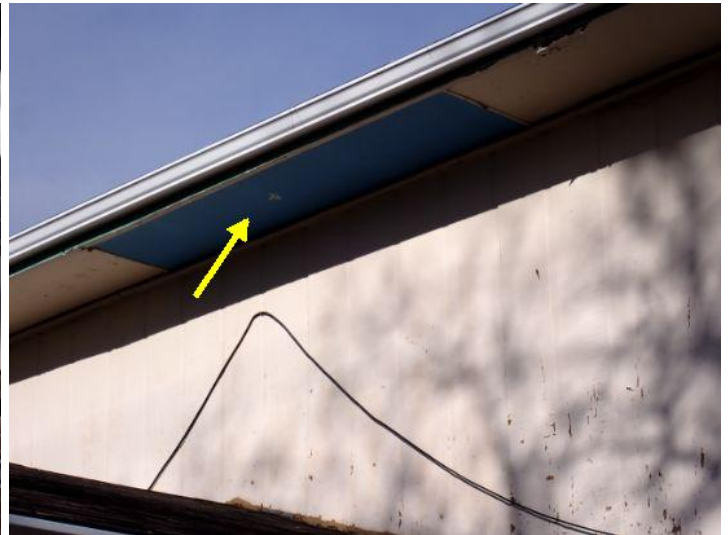
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Peeling paint noted on the wood/composition siding material on both structures. Recommend repairs by a licensed contractor.



Peeling paint noted on the wood/composition siding material on both structures. Recommend repairs by a licensed contractor.



Moisture damaged fascia noted in areas. Recommend repairs by a licensed contractor.



The majority of the exterior envelopes of the structures appeared to be in fair condition at the time of the inspection.



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Moisture damaged fascia noted in areas. Recommend repairs by a licensed contractor.



Moisture damaged fascia noted in areas. Recommend repairs by a licensed contractor.



The majority of the exterior envelopes of the structures appeared to be in fair condition at the time of the inspection.



The majority of the exterior envelopes of the structures appeared to be in fair condition at the time of the inspection.



The majority of the exterior envelopes of the structures appeared to be in fair condition at the time of the inspection.



Missing safety stamps noted on the bathroom windows at the time of the inspection. While not required at the time of construction today's standards require any window located within 3 feet of a tub/shower surround be glazed with safety glass. Recommend repairs as needed by a licensed contractor.



Due to the amount of structural movement, flooring deflection as well as improper/inadequate past repairs we recommend that both of the structures be evaluated by a licensed structural contractor prior to taking possession of the property.



Some attic areas were not able to be viewed due to either the hatch systems being sealed shut or the inspector not being able to open the hatches for some reason.



Inadequate attic insulation noted at the time of the inspection. In this part of the country, based on recommendations by the U.S. Department of Energy (DOE) and the International Energy Conservation Code (IECC), the insulating R-value in an attic should be between R38 to R60 dependent upon the type of heating systems used within the structure.



Warped siding material noted on upper level east side of west building. Recommend repairs by a licensed contractor.



Warped siding material noted on upper level east side of west building. Recommend repairs by a licensed contractor.



Some attic areas were not able to be viewed due to either the hatch systems being sealed shut or the inspector not being able to open the hatches for some reason.



Damaged ceilings noted in boiler rooms at the time of the inspection. Fire Hazard. Recommend repairs by a licensed contractor.



Damaged ceilings noted in boiler rooms at the time of the inspection. Fire Hazard. Recommend repairs by a licensed contractor.



No vapor barrier noted in crawl spaces at the time of the inspection. Recommend repairs by a licensed contractor.



Due to the amount of structural movement, flooring deflection as well as improper/inadequate past repairs we recommend that both of the structures be evaluated by a licensed structural contractor prior to taking possession of the property.



Due to the amount of structural movement, flooring deflection as well as improper/inadequate past repairs we recommend that both of the structures be evaluated by a licensed structural contractor prior to taking possession of the property.



Leaning support posts noted in areas below the structures at the time of the inspection. Recommend repairs by a licensed contractor.



Due to the amount of structural movement, flooring deflection as well as improper/inadequate past repairs we recommend that both of the structures be evaluated by a licensed structural contractor prior to taking possession of the property.



Tuck pointing required in areas. Recommend repairs by a licensed contractor.



The majority of the exterior envelopes of the structures appeared to be in fair condition at the time of the inspection.



Cracked mortar noted in areas. Recommend tuck pointing repairs by a licensed contractor.



Significant foundation wall cracking noted on both structures at the time of the inspection. Recommend repairs by a licensed contractor.



Minor foundation wall cracking noted in areas. Recommend monitoring for future repairs.



Minor foundation wall cracking noted in areas. Recommend monitoring for future repairs.



Significant foundation wall cracking noted on both structures at the time of the inspection. Recommend repairs by a licensed contractor.



Significant foundation wall cracking noted on both structures at the time of the inspection. Recommend repairs by a licensed contractor.



The majority of the exterior envelopes of the structures appeared to be in fair condition at the time of the inspection.



Recommend assuring that any area where 2 separate substrates meet should be properly caulked/sealed. Recommend repairs by a licensed contractor.



Moisture damaged soffit/eave material noted in areas around both of the structures at the time of the inspection. This was most likely caused by ice damming which was caused by inadequate attic insulation and ventilation. Recommend repairs as needed by a licensed contractor.



Moisture damaged soffit/eave material noted in areas around both of the structures at the time of the inspection. This was most likely caused by ice damming which was caused by inadequate attic insulation and ventilation. Recommend repairs as needed by a licensed contractor.



Moisture damaged fascia noted in areas. Recommend repairs by a licensed contractor.



Missing/rotted/deteriorated wood trim noted in areas at the time of the inspection. Recommend repairs by a licensed contractor.



Siding material touching the roofing material in areas at the time of the inspection. Recommend repairs by a licensed contractor.



Damaged ceilings noted in boiler rooms at the time of the inspection. Fire Hazard. Recommend repairs by a licensed contractor.



Damaged ceilings noted in boiler rooms at the time of the inspection. Fire Hazard. Recommend repairs by a licensed contractor.



Leaning support posts noted in areas below the structures at the time of the inspection. Recommend repairs by a licensed contractor.



No vapor barrier noted in crawl spaces at the time of the inspection. Recommend repairs by a licensed contractor.



Leaning support posts noted in areas below the structures at the time of the inspection. Recommend repairs by a licensed contractor.



Leaning support posts noted in areas below the structures at the time of the inspection. Recommend repairs by a licensed contractor.



Due to the amount of structural movement, flooring deflection as well as improper/inadequate past repairs we recommend that both of the structures be evaluated by a licensed structural contractor prior to taking possession of the property.



Due to the amount of structural movement, flooring deflection as well as improper/inadequate past repairs we recommend that both of the structures be evaluated by a licensed structural contractor prior to taking possession of the property.



Due to the amount of structural movement, flooring deflection as well as improper/inadequate past repairs we recommend that both of the structures be evaluated by a licensed structural contractor prior to taking possession of the property.



Siding material touching the roofing material in areas at the time of the inspection. Recommend repairs by a licensed contractor.



Wood rot/deterioration noted on the wood/composition siding in areas on both structures at the time of the inspection. Recommend repairs by a licensed contractor.



Missing/rotted/deteriorated wood trim noted in areas at the time of the inspection. Recommend repairs by a licensed contractor.



Wood rot/deterioration noted on the wood/composition siding in areas on both structures at the time of the inspection. Recommend repairs by a licensed contractor.

8.4.3 Roofing

1. Roofing Issues

Materials: 8.4.3: Roofing - Hip Roofing • 8.4.3.1: Observations - The roofing systems were constructed using wood truss support systems with plywood decking covered with asphalt composition shingles. • Out of Scope Issues—Walking on pitched roofs, or any roof areas that appear to be unsafe, or roofs with no built-in access, or determining any roofing design criteria.

Observations:

- The majority of the roofing systems appeared to be in fair condition at the time of the inspection.
- **Minor shingle damaged noted in areas at the time of the inspection. Recommend monitoring for future repairs.**
- **Missing kickout flashing noted in areas on the lower level roofing systems. Recommend repairs by a licensed contractor.**
- **Missing sealant on exposed ridge row nails noted on the west side structures roof at the time of the inspection. Recommend repairs by a licensed contractor.**
- **Spongy/weak decking noted under foot on both roofing systems at the time of the inspection. Recommend monitoring for future repairs.**
- **Tree touching roof on the upper west side structure. Recommend removal and roof evaluation in this area prior to taking possession of the property.**



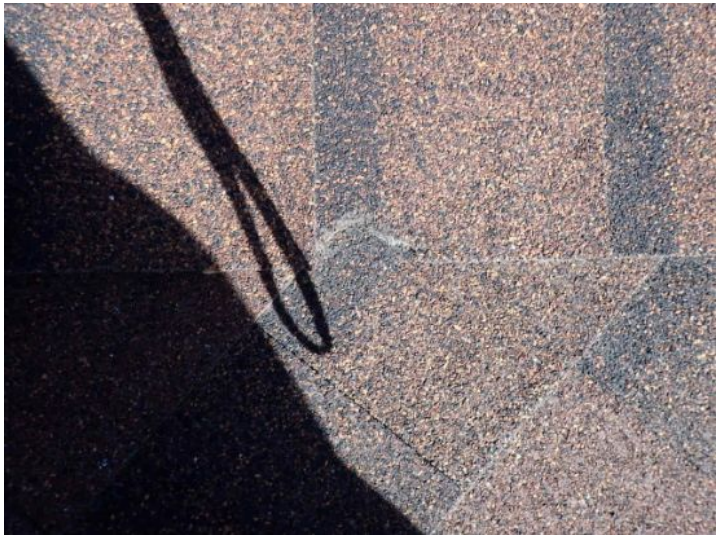
The majority of the roofing systems appeared to be in fair condition at the time of the inspection.



The majority of the roofing systems appeared to be in fair condition at the time of the inspection.



Missing kickout flashing noted in areas on the lower level roofing systems. Recommend repairs by a licensed contractor.



Minor shingle damaged noted in areas at the time of the inspection. Recommend monitoring for future repairs.



The majority of the roofing systems appeared to be in fair condition at the time of the inspection.



The majority of the roofing systems appeared to be in fair condition at the time of the inspection.



Spongy/weak decking noted under foot on both roofing systems at the time of the inspection. Recommend monitoring for future repairs.



Spongy/weak decking noted under foot on both roofing systems at the time of the inspection. Recommend monitoring for future repairs.



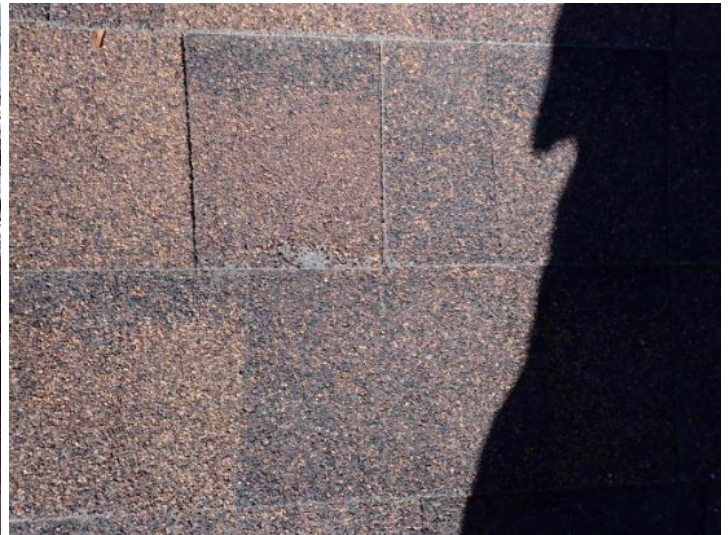
The majority of the roofing systems appeared to be in fair condition at the time of the inspection.



The majority of the roofing systems appeared to be in fair condition at the time of the inspection.



The majority of the roofing systems appeared to be in fair condition at the time of the inspection.



Minor shingle damaged noted in areas at the time of the inspection. Recommend monitoring for future repairs.



Minor shingle damaged noted in areas at the time of the inspection. Recommend monitoring for future repairs.



The majority of the roofing systems appeared to be in fair condition at the time of the inspection.



Missing kickout flashing noted in areas on the lower level roofing systems. Recommend repairs by a licensed contractor.



Minor shingle damaged noted in areas at the time of the inspection. Recommend monitoring for future repairs.



Missing sealant on exposed ridge row nails noted on the west side structures roof at the time of the inspection. Recommend repairs by a licensed contractor.



The majority of the roofing systems appeared to be in fair condition at the time of the inspection.



The majority of the roofing systems appeared to be in fair condition at the time of the inspection.



Tree touching roof on the upper west side structure. Recommend removal and roof evaluation in this area prior to taking possession of the property.



The majority of the roofing systems appeared to be in fair condition at the time of the inspection.



Spongy/weak decking noted under foot on both roofing systems at the time of the inspection. Recommend monitoring for future repairs.

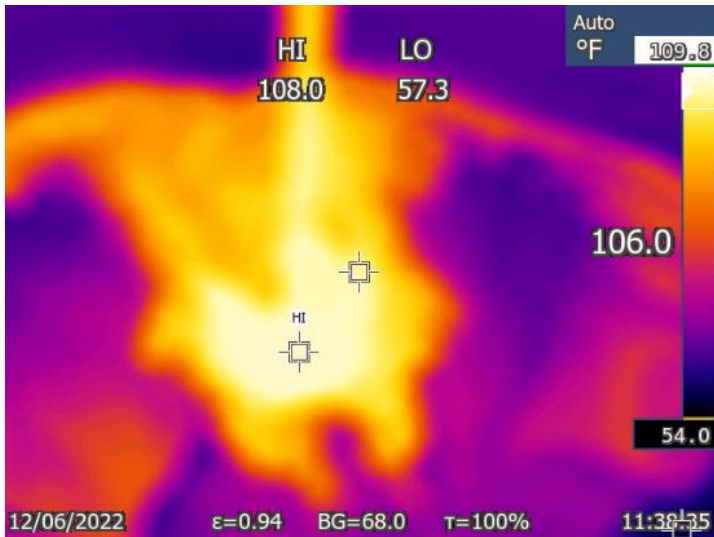
8.4.4 Plumbing

1. Plumbing Issues

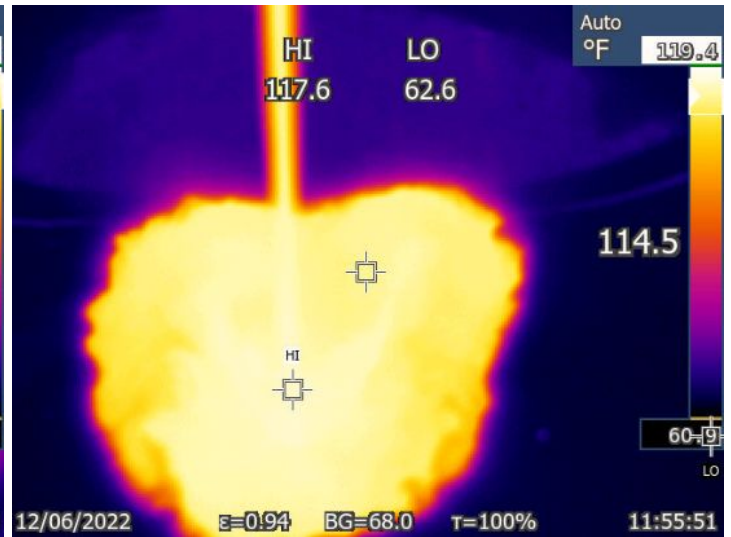
Materials: 8.4.4: Plumbing - Potable water and sewer utilities were provided to the property by the city of Lakewood • 8.4.4.1: Observations - Potable water was provided to the structures via what appeared to be 1" copper supply lines. • Out of Scope Issues—Determining adequate pressure and flow rate, fixture-unit values and counts, verifying pipe sizes, or verifying the point of discharge for underground systems. While we are not required to provide pipe sizes we attempt to inform our clients of the size based on what we can see above grade. This may differ from the actual tap size at the city tap. We therefore recommend all of our clients contact the local municipality to determine the actual tap size for help in determining adequate water supply for current and potential tenants.

Observations:

- The main water shut off valves were located in the boiler rooms
- The main water shut off valves were functional at the time of the inspection.
- Our inspection of the sewer lines is limited to those lines that are above grade and visible to the naked eye. We highly recommend having a sewer scope performed to assure the integrity of the waste line(s) from the structure to the city tap prior to closing on the property.
- Domestic hot water for the east side structure was provided by the same boiler system as the heating working in conjunction with a hot water holding tank.
- Domestic hot water was supplied to the west side structure by a hot water boiler system working in conjunction with a freestanding hot water holding tank.
- Natural gas utilities were provided to the structure by Xcel Energy
- The main gas shutoff valve(s) was/were functional at the time of the inspection
- A backflow preventer was installed on the potable water supply lines for both structures at the time of the inspection.
- Last date of inspection/certification of the backflow preventers was 11/22.
- West Bldg. Hot Water Boiler: Rinnai: M/N RUC80i S/N GG.BA-049228. Manufacture year 2014+
- West Bldg. Holding Tank: Rheem/RUUD: M/N ST120 S/N A471810193. Manufacture year 2018.
- East Bldg. Holding Tank: Rheem/RUUD: M/N ST120 S/N A411502634. Manufacture year 2015.
- Domestic hot water systems functional at the time of the inspection.
- Active sewer leak noted below the east side structure at the time of the inspection causing flooding of the crawl space area. Recommend repairs and cleanup by a licensed contractor prior to taking possession of the property.
- Improper slope noted in the sewer line below the east side structure at the time of the inspection. Recommend repairs as needed by a licensed contractor.
- Minor sewer leak caused by missing cap noted below the west side structure at the time of the inspection. Recommend repairs by a licensed contractor.



Domestic hot water systems functional at the time of the inspection.



Domestic hot water systems functional at the time of the inspection.



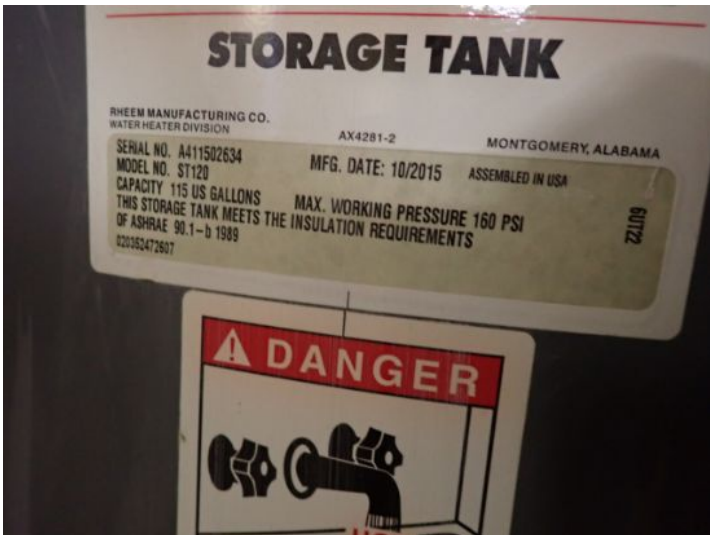
The main gas shutoff valve(s) was/were functional at the time of the inspection



The main water shut off valves were functional at the time of the inspection.



A backflow preventer was installed on the potable water supply lines for both structures at the time of the inspection.



East Bldg. Holding Tank: Rheem/RUUD: M/N ST120 S/N A411502634. Manufacture year 2015.

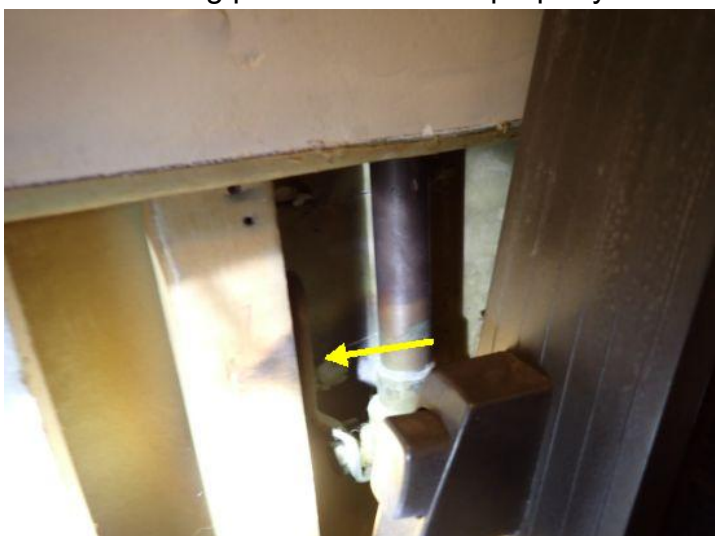


Improper slope noted in the sewer line below the east side structure at the time of the inspection. Recommend repairs as needed by a licensed contractor.



Active sewer leak noted below the east side structure at the time of the inspection causing flooding of the crawl space area. Recommend repairs and cleanup by a licensed contractor prior to taking possession of the property.

Active sewer leak noted below the east side structure at the time of the inspection causing flooding of the crawl space area. Recommend repairs and cleanup by a licensed contractor prior to taking possession of the property.

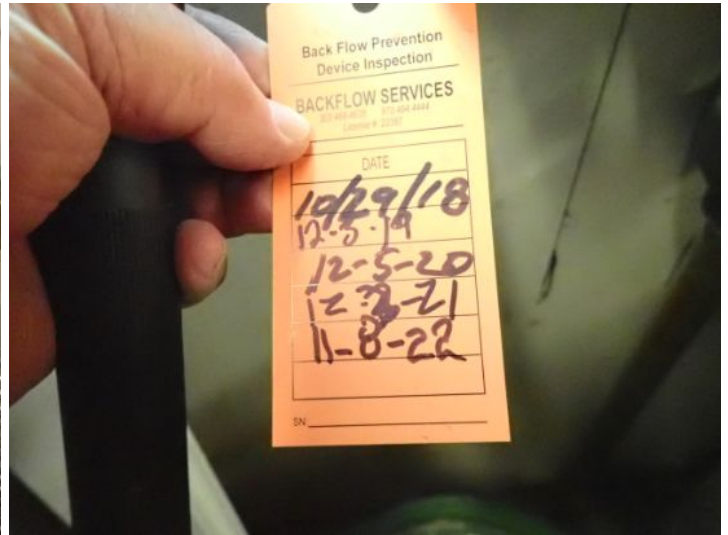


The main gas shutoff valve(s) was/were functional at the time of the inspection

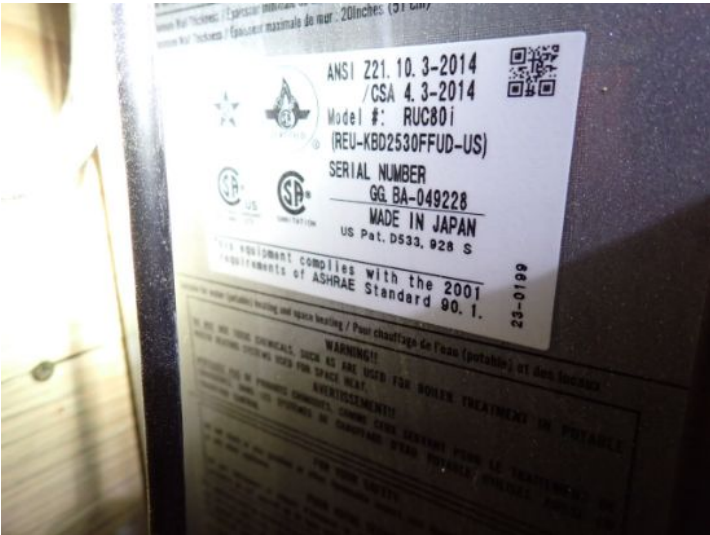
The main water shut off valves were functional at the time of the inspection.



A backflow preventer was installed on the potable water supply lines for both structures at the time of the inspection.



Last date of inspection/certification of the backflow preventers was 11/22.



West Bldg. Hot Water Boiler: Rinnai: M/N RUC80i S/N GG.BA-049228. Manufacture year 2014+



West Bldg. Holding Tank: Rheem/RUUD: M/N ST120 S/N A471810193. Manufacture year 2018.



Minor sewer leak caused by missing cap noted below the west side structure at the time of the inspection. Recommend repairs by a licensed contractor.

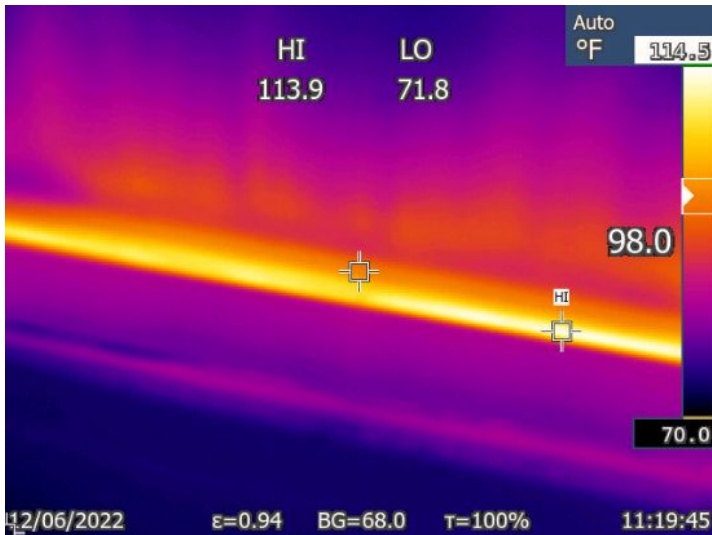
8.4.5 Heating

1. Heating Issues

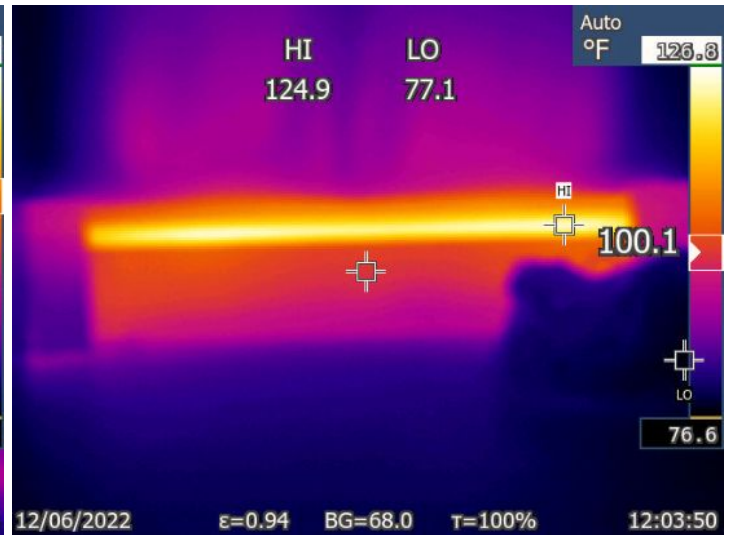
Materials: 8.4.5: Heating - Radiant Heating • 8.4.5.1: Observations - Heating to the structures was provided by 2 individual gas fired hot water boiler systems. • Out of Scope Issues—Observation of flue connections, interiors of chimneys, flues or boiler stacks, or tenant-owned or maintained equipment. Entering of plenum or confined space areas.

Observations:

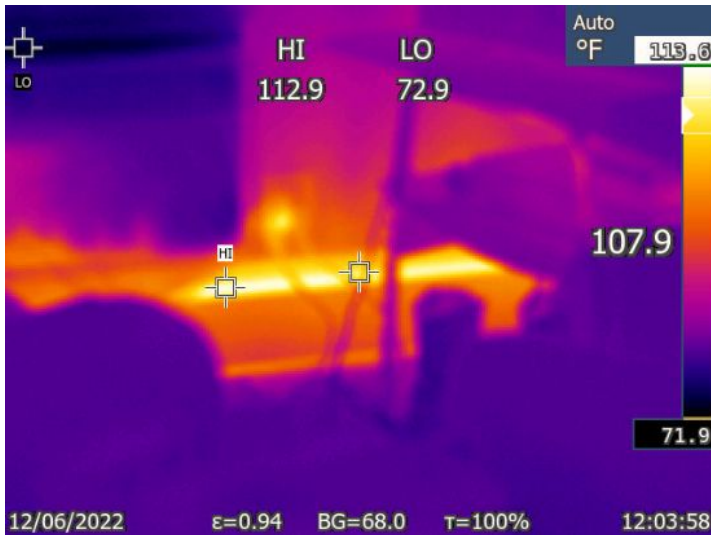
- The heating system(s) were tested and functional at the time of the inspection.
- The emergency shutdown switches for the boiler systems were in place and appeared functional at the time of the inspection.
- East Bldg. Boiler: Brand ? M/N ? S/N ? Colorado Boiler # 21974. Last date of inspection/certification 5/21.
- West Bldg. Boiler: Triangle Tube: M/N Prestige Solo 399V15 S/N PB2159711. Colorado Boiler #118827. Last date of inspection/certification 5/21. Manufacture date 08/2019.
- East Bldg. Boiler: Inspector could not locate a data plate for this boiler at the time of the inspection. The boiler was functional but in poor condition and appeared to have reached the end of its serviceable life expectancy. The nominal serviceable life expectancy of a hot water cast iron boiler system is 35 years. Recommend replacement by a licensed contractor prior to taking possession of the property.
- One or more zone valves did not appear to be functioning properly at the time of the inspection. Recommend repairs as needed by a licensed contractor.
- East Bldg. Boiler: The TPRV for the boiler was leaking at the time of the inspection. Recommend repairs by a licensed contractor.
- Minor leak noted on boiler piping in west side crawl space. Recommend repairs by a licensed contractor.



The heating system(s) were tested and functional at the time of the inspection.



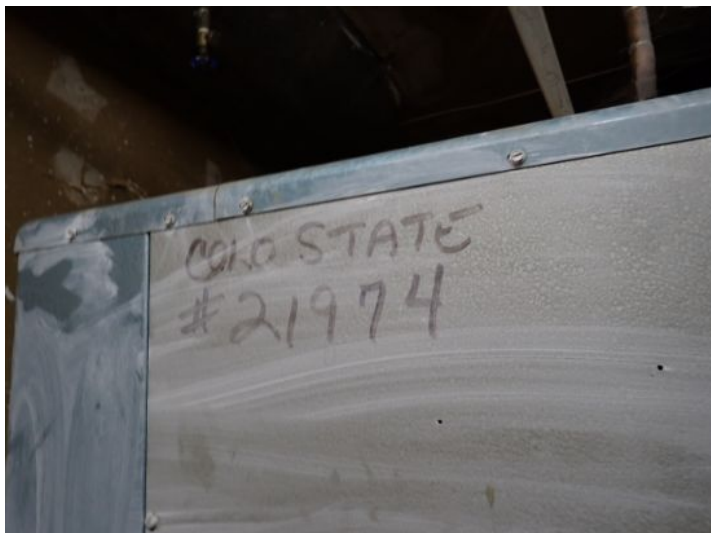
The heating system(s) were tested and functional at the time of the inspection.



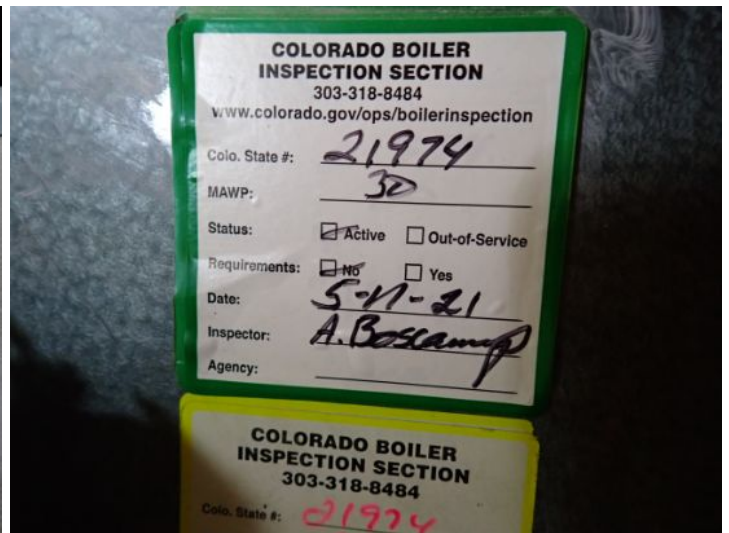
The heating system(s) were tested and functional at the time of the inspection.



One or more zone valves did not appear to be functioning properly at the time of the inspection. Recommend repairs as needed by a licensed contractor.



East Bldg. Boiler: Inspector could not locate a data plate for this boiler at the time of the inspection. The boiler was functional but in poor condition and appeared to have reached the end of its serviceable life expectancy. The nominal serviceable life expectancy of a hot water cast iron boiler system is 35 years. Recommend replacement by a licensed contractor prior to taking possession of the property.



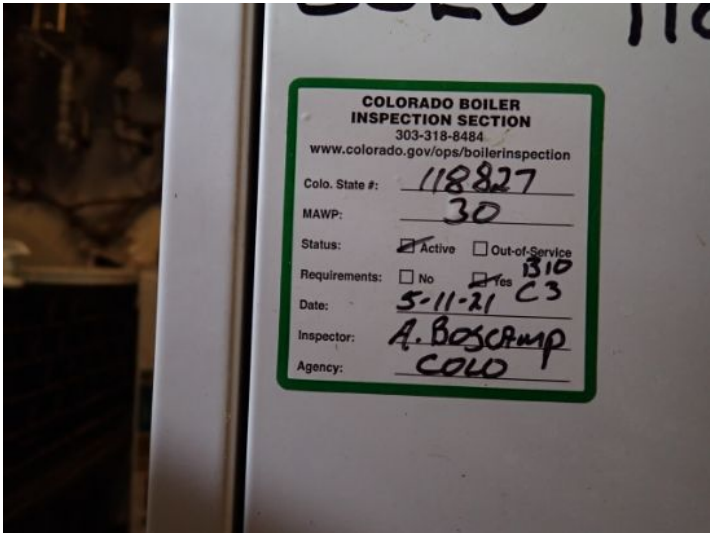
East Bldg. Boiler: Brand ? M/N ? S/N ? Colorado Boiler # 21974. Last date of inspection/certification 5/21.



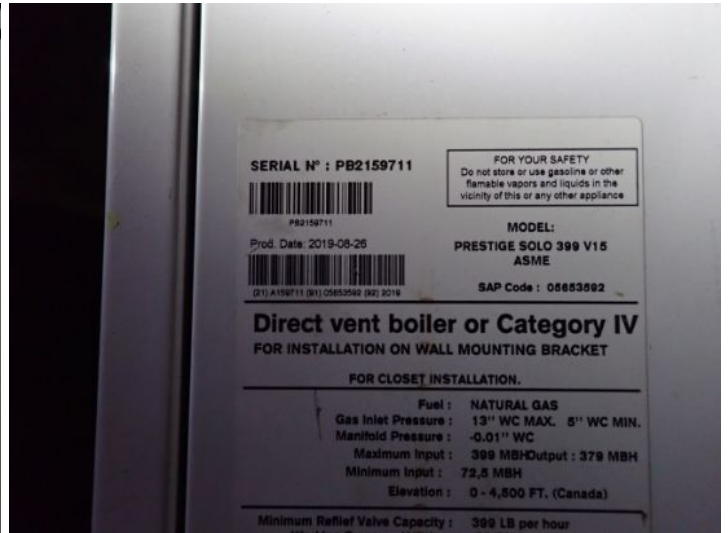
East Bldg. Boiler: The TPRV for the boiler was leaking at the time of the inspection. Recommend repairs by a licensed contractor.



The emergency shutdown switches for the boiler systems were in place and appeared functional at the time of the inspection.



West Bldg. Boiler: Triangle Tube: M/N Prestige Solo 399V15 S/N PB2159711. Colorado Boiler #118827. Last date of inspection/certification 5/21. Manufacture date 08/2019.



West Bldg. Boiler: Triangle Tube: M/N Prestige Solo 399V15 S/N PB2159711. Colorado Boiler #118827. Last date of inspection/certification 5/21. Manufacture date 08/2019.



Minor leak noted on boiler piping in west side crawl space. Recommend repairs by a licensed contractor.

8.4.6 Air Conditioning/Ventilation

1. Air Conditioning/Ventilation Issues

Materials: 8.4.6: Air Conditioning and Ventilation - Individual • 8.4.6.1: Observations - Cooling to the tenant units was provided individual wall mounted window **A/C** units. • Out of Scope Issues—Process related equipment or condition of tenant owned/maintained equipment. Entering of plenum or confined space areas. Testing or measurements of equipment or air flow.

Observations:

- The air conditioning systems could not be tested due to the exterior temperature at the time of the inspection.
- The air conditioning systems were visually inspected and no abnormalities were noted at the time of the inspection.



The air conditioning systems were visually inspected and no abnormalities were noted at the time of the inspection.

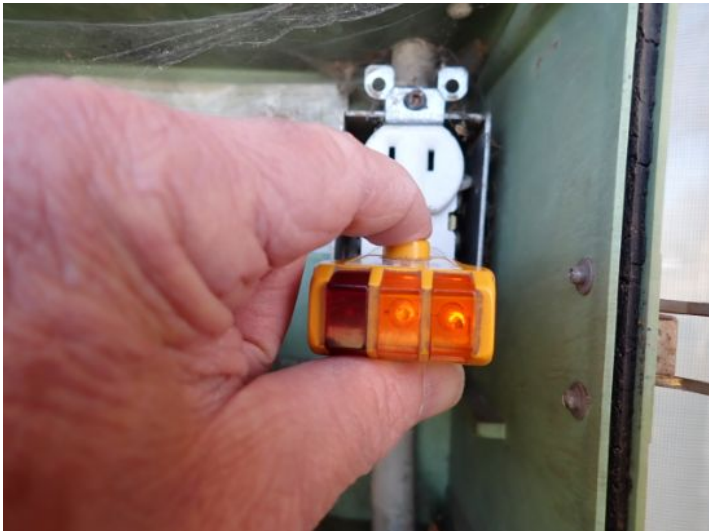
8.4.7 Electrical

1. Electrical Issues

Materials: 8.4.7: Electrical - Electrical utilities were provided to the property by Xcel Energy • 8.4.7.1: Observations - Electrical service to the structures appeared to be a 1 phase 3 wire 120/240 volt 400 amp service. • 8.4.7.2 Out of Scope Issues—Removing of electrical panel and device covers, except if removed by building staff, EMF issues, electrical testing, or operating of any electrical devices, or opining on process related equipment or tenant owned equipment.

Observations:

- The main electrical system was a 1 phase 3 wire system
- The main electrical disconnects appeared functional at the time of the inspection.
- The tenant units were individually metered for electricity at the time of the inspection.
- The tenant units appeared to have 70 amp main disconnect breakers located in the main electrical rooms.
- No **GFCI** protection for the majority of the restrooms and kitchens at the time of the inspection. Recommend repairs by a licensed electrician.
- The cover plate for the main disconnect in the west buiding was open and not secured properly at the time of the inspection. Recommend repairs by a licensed contractor.
- Zinsco panels were noted in the tenant units and main electrical rooms at the time of the inspection. These systems have been considered a fire/safety hazard. Recommend replacement of all Zinsco panels and breakers prior to taking possession of the property. Recommend repairs by a licensed contractor.
- Aluminum wiring noted within the buildings at the time of the inspection. Recommend pig tailing of all aluminim wire connections within the structures. Recommend repairs by a licensed electrician.
- Exterior outlet missing weather cover. Recommend repairs.
- Exposed electrical wiring noted in areas. Recommend repairs by a licensed electrician.
- Exterior GFCI outlets were tested and failed at the time of the inspection. Recommend repairs by a licensed electrician



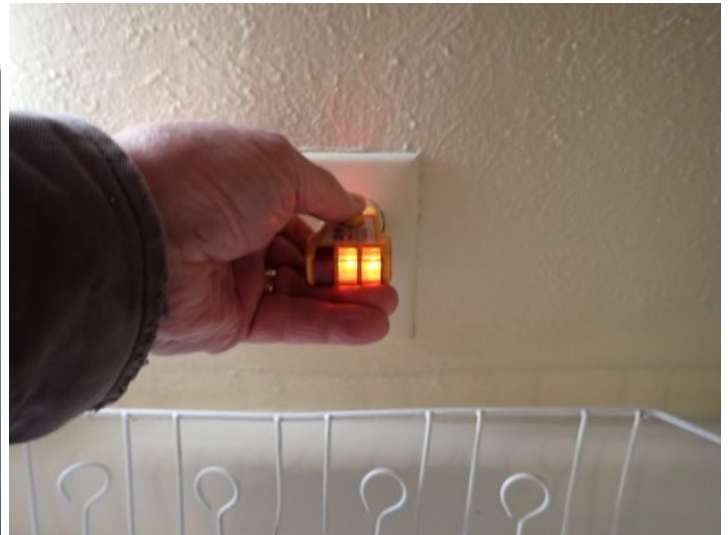
Exterior GFCI outlets were tested and failed at the time of the inspection. Recommend repairs by a licensed electrician



The main electrical system was a 1 phase 3 wire system



Zinsco panels were noted in the tenant units and main electrical rooms at the time of the inspection. These systems have been considered a fire/safety hazard. Recommend replacement of all Zinsco panels and breakers prior to taking possession of the property. Recommend repairs by a licensed contractor.



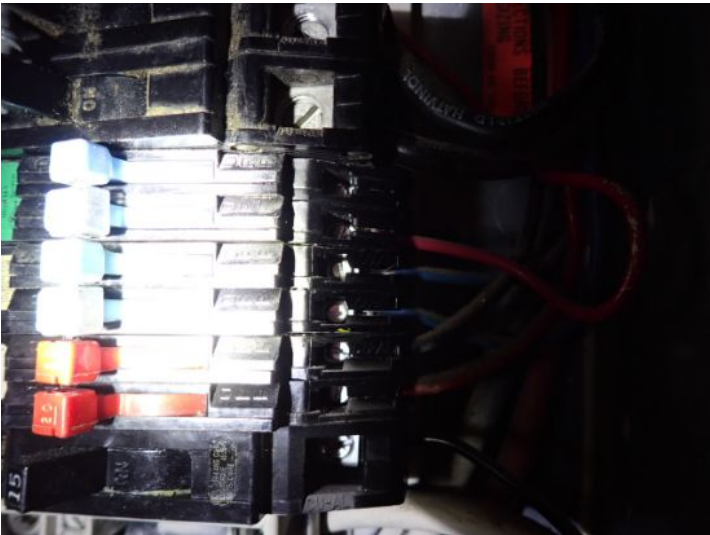
No GFCI protection for the majority of the restrooms and kitchens at the time of the inspection. Recommend repairs by a licensed electrician.



Zinsco panels were noted in the tenant units and main electrical rooms at the time of the inspection. These systems have been considered a fire/safety hazard. Recommend replacement of all Zinsco panels and breakers prior to taking possession of the property. Recommend repairs by a licensed contractor.



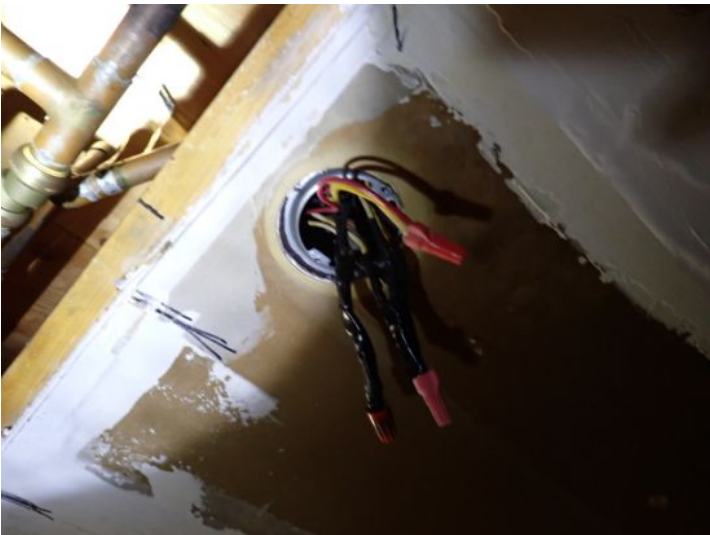
Aluminum wiring noted within the buildings at the time of the inspection. Recommend pig tailing of all aluminum wire connections within the structures. Recommend repairs by a licensed electrician.



Aluminum wiring noted within the buildings at the time of the inspection. Recommend pig tailing of all aluminum wire connections within the structures. Recommend repairs by a licensed electrician.



Exterior outlet missing weather cover. Recommend repairs.



Exposed electrical wiring noted in areas. Recommend repairs by a licensed electrician.



Exposed electrical wiring noted in areas. Recommend repairs by a licensed electrician.



The tenant units were individually metered for electricity at the time of the inspection.



The main electrical disconnects appeared functional at the time of the inspection.



The tenant units appeared to have 70 amp main disconnect breakers located in the main electrical rooms.



The main electrical system was a 1 phase 3 wire system

8.4.8 Vertical Transportation

1. Vertical Transportation Issues

Materials: 8.4.8: Vertical Transportation - Low Rise Structures • 8.4.8.1: Observations - There were no vertical transportation systems within the structures at the time of the inspection. • Out of Scope Issues—Examining of cables, sheaves, controllers, motors, inspection tags, or entering elevator/escalator pits or shafts.

Observations:

- There were no vertical transportation systems within the structures at the time of the inspection.

8.4.9 Life Safety/Fire

1. Life Safety/Fire Issues

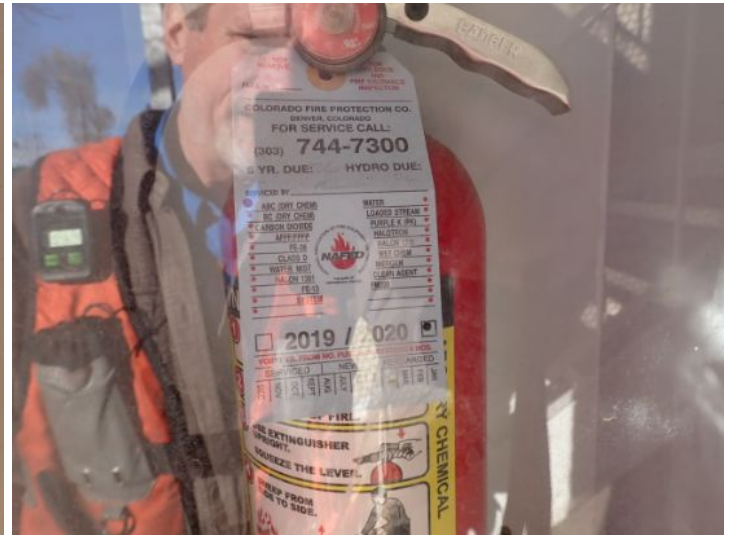
Materials: 8.4.9: Life Safety/Fire Protection - The buildings did **NOT** have a fire alarm or fire suppression system within them at the time of the inspection. • 8.4.9.1: Observations - Fire/Safety systems are limited to smoke alarms and carbon monoxide detectors. • Out of Scope Issues:—Determining NFPA hazard classifications, identifying, classifying, or testing fire rating of assemblies. Determination of the necessity for or the presence of fire areas, fire walls, fire barriers, path of travels, construction groups or types, or use classifications.

Observations:

- The buildings did **NOT** have a fire alarm or fire suppression system within them at the time of the inspection.
- There were fire extinguishers located within the common areas of the structure
- There should be a carbon monoxide detector located within 15 feet of all sleeping areas. Recommend assuring that these systems are in place and functional at all times.
- **One or more smoke alarms or carbon monoxide detectors missing at the time of the inspection. Recommend repairs by a licensed contractor,**
- **Recommend replacement of any/all smoke alarms and carbon monoxide detectors 10 years of age or older.**
- **Last date of inspection/certification for the fire extinguishers was 4/20. These systems are required to be inspected/certified annually. Recommend repairs by a licensed contractor.**



There were fire extinguishers located within the common areas of the structure



Last date of inspection/certification for the fire extinguishers was 4/20. These systems are required to be inspected/certified annually. Recommend repairs by a licensed contractor.



Recommend replacement of any/all smoke alarms and carbon monoxide detectors 10 years of age or older.



One or more smoke alarms or carbon monoxide detectors missing at the time of the inspection. Recommend repairs by a licensed contractor,



Recommend replacement of any/all smoke alarms and carbon monoxide detectors 10 years of age or older.



One or more smoke alarms or carbon monoxide detectors missing at the time of the inspection. Recommend repairs by a licensed contractor,



There were fire extinguishers located within the common areas of the structure



Last date of inspection/certification for the fire extinguishers was 4/20. These systems are required to be inspected/certified annually. Recommend repairs by a licensed contractor.

8.4.10 Interior

1. Interior Issues

Materials: 8.4.10: Interior Elements - Multi Family Property • 8.4.10.1: Observations - Interior finish systems consisted of drywall (gypsum) walls and ceilings with carpet, vinyl and tile and engineered flooring • Out of Scope Issues—Operating appliances or fixtures, determining or reporting STC (Sound Transmission Class) ratings, and flammability issues/regulations.

Observations:

- Unit 15: Unit being turned at the time of the inspection.
- Unit 14: No significant findings noted at the time of the inspection.
- Unit 25: No significant findings noted at the time of the inspection.
- Unit 7: No significant findings noted at the time of the inspection.
- Unit 20: Damaged radiator system noted. Significant flooring deflection noted. Tub finish in poor condition. Significant wall movement noted. Recommend repairs.
- Unit 21: Missing cover plate noted on electrical panel. Wall damage noted in bathroom. Flooring damage noted. Tub spigot missing. Recommend repairs.
- Unit 19: Significant wall movement and ceiling cracking noted. Recommend repairs.
- Unit 18: Carpet damage noted. Tub/shower surround requires caulk/grout repairs. Significant flooring deflection noted. Recommend repairs.
- Unit 17: Tub/shower surround damage noted. Tub faucet damage. Recommend repairs.
- Unit 16: Kitchen ceiling cracking. Bathroom ceiling damage. Wall damage noted. Door trim missing. Recommend repairs.
- Unit 22: Carpeting in poor condition. Vinyl flooring damage noted. Missing dead cover on electrical panel. Wall damage noted in bathroom. Cracked mirror on closet door. Recommend repairs.
- Unit 24: Carpet in poor condition. Ceiling/wall junction cracking. Vinyl floor damage. Wall damage noted below kitchen sink. Recommend repairs.
- Unit 5: Tub finish in poor condition. Recommend repairs.
- Unit 6: Kitchen sink faucet leaking at valve handle. Recommend repairs.
- Unit 8: Carpet in poor condition. Recommend repairs.
- Unit 13: Cracked window glass. Broken window glass in rear of unit. Tub/shower surround requires caulk/grout repairs. Tub finish in poor condition. Closet door damage noted. Vinyl flooring damage noted. Recommend repairs.
- Unit 12: Carpet in poor condition. Vinyl flooring damage. Moisture damage noted below bedroom window. Recommend repairs.
- Unit 11: Front door trim damaged. Significant flooring deflection. Flooring damage noted. Recommend repairs.
- Unit 10: Flooring damage. Tub/shower surround requires caulk/grout repairs. Tub finish in poor condition. Broken bathroom window glass. Recommend repairs.
- Unit 9: Ceiling cracking. Sub standard plumbing noted below kitchen sink. Carpet in poor condition. Tub finish in poor condition. Recommend repairs.
- Unit 3: Carpet damage. Separation noted between kitchen counter and wall. Kitchen cabinet failure noted. Vinyl flooring damage. Tub/shower surround requires caulk/grout repairs. Bedroom closet door damage noted. Recommend repairs.
- Unit 2: Tub/shower surround requires caulk/grout repairs. Significant ceiling cracking noted. Significant wall movement noted. Recommend repairs.
- Unit 1: Significant floor deflection noted. Missing bedroom door. Significant wall/ceiling junction cracking noted. Carpet damage. Significant floor settling noted. Recommend repairs.
- Unit 4: Kitchen counter and wall separation noted. Vanity sink rusting. Past moisture damage noted in bathroom wall but no moisture present at the time of the inspection. Recommend repairs.
- Unit 23: Carpet damage noted. Tub in poor condition. Recommend repairs.
- Laundry Room: Flooring damage noted. Recommend repairs.



Unit 20: Damaged radiator system noted. Significant flooring deflection noted. Tub finish in poor condition. Significant wall movement noted. Recommend repairs.



Unit 20: Damaged radiator system noted. Significant flooring deflection noted. Tub finish in poor condition. Significant wall movement noted. Recommend repairs.



Unit 20: Damaged radiator system noted. Significant flooring deflection noted. Tub finish in poor condition. Significant wall movement noted. Recommend repairs.



Unit 20: Damaged radiator system noted. Significant flooring deflection noted. Tub finish in poor condition. Significant wall movement noted. Recommend repairs.



Unit 20: Damaged radiator system noted. Significant flooring deflection noted. Tub finish in poor condition. Significant wall movement noted. Recommend repairs.



Unit 20: Damaged radiator system noted. Significant flooring deflection noted. Tub finish in poor condition. Significant wall movement noted. Recommend repairs.



Unit 21: Missing cover plate noted on electrical panel. Wall damage noted in bathroom. Flooring damage noted. Tub spigot missing. Recommend repairs.



Unit 21: Missing cover plate noted on electrical panel. Wall damage noted in bathroom. Flooring damage noted. Tub spigot missing. Recommend repairs.



Unit 21: Missing cover plate noted on electrical panel. Wall damage noted in bathroom. Flooring damage noted. Tub spigot missing. Recommend repairs.



Unit 21: Missing cover plate noted on electrical panel. Wall damage noted in bathroom. Flooring damage noted. Tub spigot missing. Recommend repairs.



Unit 21: Missing cover plate noted on electrical panel. Wall damage noted in bathroom. Flooring damage noted. Tub spigot missing. Recommend repairs.



Unit 19: Significant wall movement and ceiling cracking noted. Recommend repairs.



Unit 19: Significant wall movement and ceiling cracking noted. Recommend repairs.



Unit 19: Significant wall movement and ceiling cracking noted. Recommend repairs.



Unit 19: Significant wall movement and ceiling cracking noted. Recommend repairs.



Unit 19: Significant wall movement and ceiling cracking noted. Recommend repairs.



Unit 19: Significant wall movement and ceiling cracking noted. Recommend repairs.



Unit 18: Carpet damage noted. Tub/shower surround requires caulk/grout repairs. Significant flooring deflection noted. Recommend repairs.



Unit 18: Carpet damage noted. Tub/shower surround requires caulk/grout repairs. Significant flooring deflection noted. Recommend repairs.



Unit 18: Carpet damage noted. Tub/shower surround requires caulk/grout repairs. Significant flooring deflection noted. Recommend repairs.



Unit 18: Carpet damage noted. Tub/shower surround requires caulk/grout repairs. Significant flooring deflection noted. Recommend repairs.



Unit 18: Carpet damage noted. Tub/shower surround requires caulk/grout repairs. Significant flooring deflection noted. Recommend repairs.



Unit 17: Tub/shower surround damage noted. Tub faucet damage. Recommend repairs.



Unit 17: Tub/shower surround damage noted. Tub faucet damage. Recommend repairs.



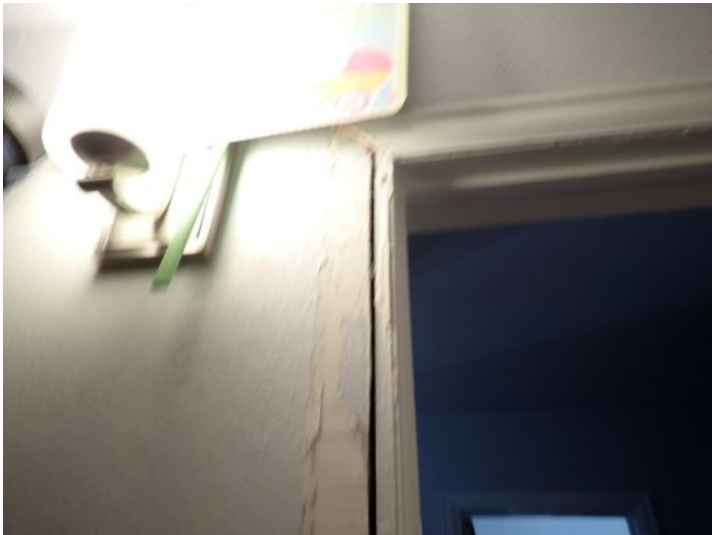
Unit 17: Tub/shower surround damage noted. Tub faucet damage. Recommend repairs.

Unit 16: Kitchen ceiling cracking. Bathroom ceiling damage. Wall damage noted. Door trim missing. Recommend repairs.



Unit 16: Kitchen ceiling cracking. Bathroom ceiling damage. Wall damage noted. Door trim missing. Recommend repairs.

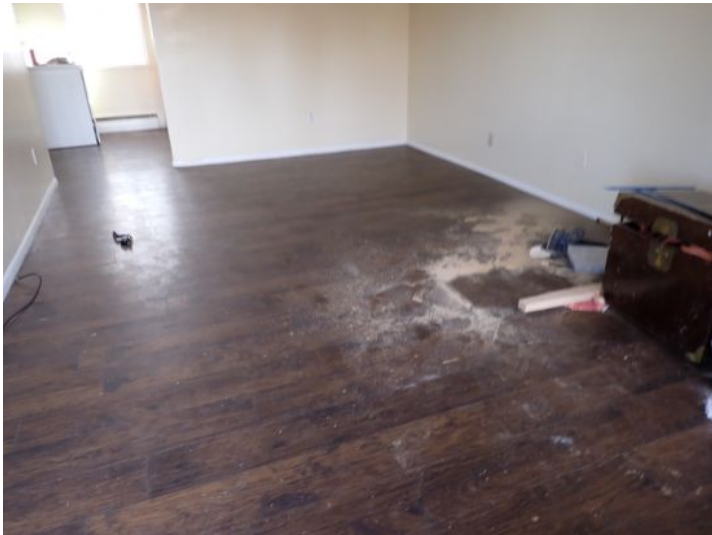
Unit 16: Kitchen ceiling cracking. Bathroom ceiling damage. Wall damage noted. Door trim missing. Recommend repairs.



Unit 16: Kitchen ceiling cracking. Bathroom ceiling damage. Wall damage noted. Door trim missing. Recommend repairs.



Unit 15: Unit being turned at the time of the inspection.



Unit 15: Unit being turned at the time of the inspection.



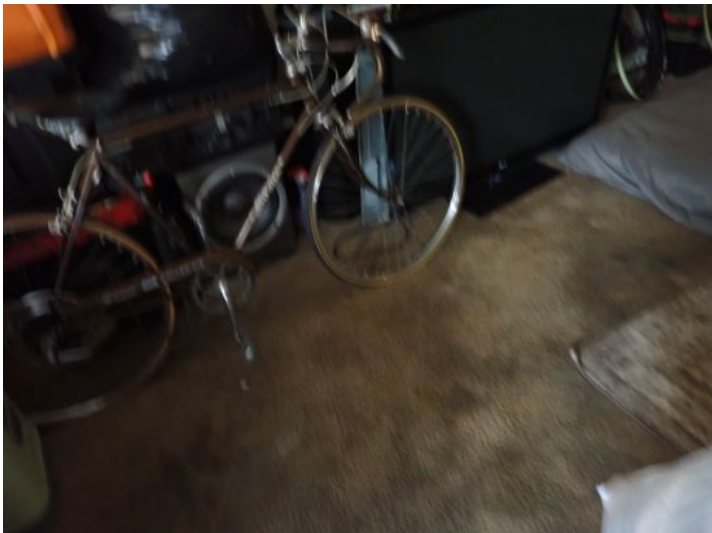
Unit 14: No significant findings noted at the time of the inspection.



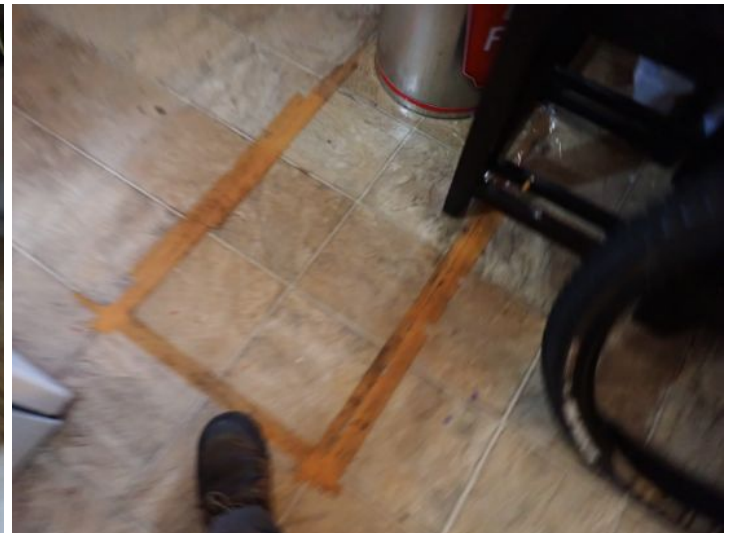
Unit 25: No significant findings noted at the time of the inspection.



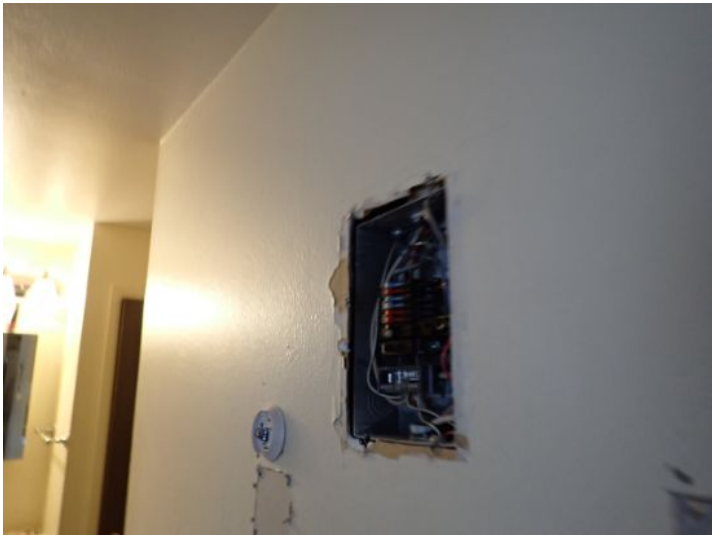
Unit 22: Carpeting in poor condition. Vinyl flooring damage noted. Missing dead cover on electrical panel. Wall damage noted in bathroom. Cracked mirror on closet door. Recommend repairs.



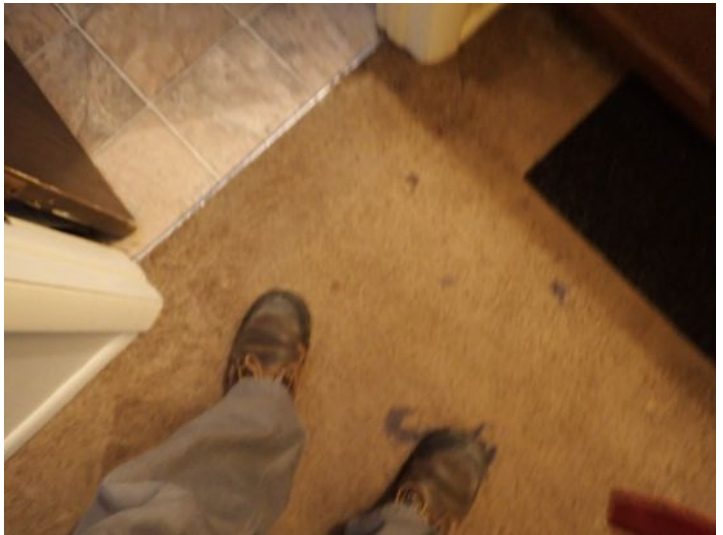
Unit 22: Carpeting in poor condition. Vinyl flooring damage noted. Missing dead cover on electrical panel. Wall damage noted in bathroom. Cracked mirror on closet door. Recommend repairs.



Unit 22: Carpeting in poor condition. Vinyl flooring damage noted. Missing dead cover on electrical panel. Wall damage noted in bathroom. Cracked mirror on closet door. Recommend repairs.



Unit 22: Carpeting in poor condition. Vinyl flooring damage noted. Missing dead cover on electrical panel. Wall damage noted in bathroom. Cracked mirror on closet door. Recommend repairs.



Unit 22: Carpeting in poor condition. Vinyl flooring damage noted. Missing dead cover on electrical panel. Wall damage noted in bathroom. Cracked mirror on closet door. Recommend repairs.



Unit 22: Carpeting in poor condition. Vinyl flooring damage noted. Missing dead cover on electrical panel. Wall damage noted in bathroom. Cracked mirror on closet door. Recommend repairs.



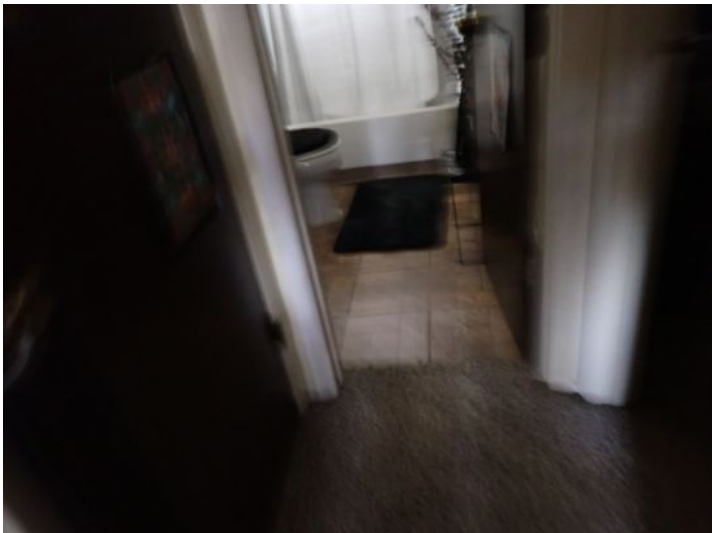
Unit 22: Carpeting in poor condition. Vinyl flooring damage noted. Missing dead cover on electrical panel. Wall damage noted in bathroom. Cracked mirror on closet door. Recommend repairs.



Unit 22: Carpeting in poor condition. Vinyl flooring damage noted. Missing dead cover on electrical panel. Wall damage noted in bathroom. Cracked mirror on closet door. Recommend repairs.



Unit 24: Carpet in poor condition. Ceiling/wall junction cracking. Vinyl floor damage. Wall damage noted below kitchen sink. Recommend repairs.



Unit 24: Carpet in poor condition. Ceiling/wall junction cracking. Vinyl floor damage. Wall damage noted below kitchen sink. Recommend repairs.



Unit 24: Carpet in poor condition. Ceiling/wall junction cracking. Vinyl floor damage. Wall damage noted below kitchen sink. Recommend repairs.



Unit 24: Carpet in poor condition. Ceiling/wall junction cracking. Vinyl floor damage. Wall damage noted below kitchen sink. Recommend repairs.



Unit 24: Carpet in poor condition. Ceiling/wall junction cracking. Vinyl floor damage. Wall damage noted below kitchen sink. Recommend repairs.



Unit 5: Tub finish in poor condition. Recommend repairs.



Unit 5: Tub finish in poor condition. Recommend repairs.



Unit 6: Kitchen sink faucet leaking at valve handle. Recommend repairs.



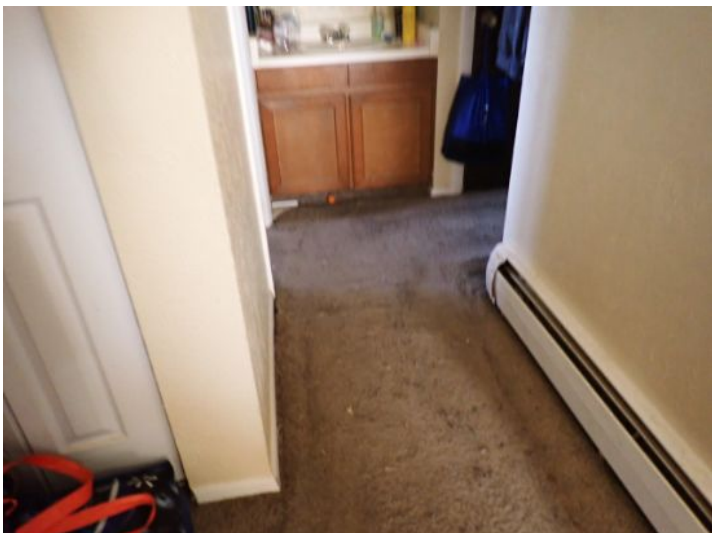
Unit 6: Kitchen sink faucet leaking at valve handle. Recommend repairs.



Unit 7: No significant findings noted at the time of the inspection.



Unit 8: Carpet in poor condition. Recommend repairs.



Unit 8: Carpet in poor condition. Recommend repairs.



Unit 8: Carpet in poor condition. Recommend repairs.



Unit 13: Cracked window glass. Broken window glass in rear of unit. Tub/shower surround requires caulk/grout repairs. Tub finish in poor condition. Closet door damage noted. Vinyl flooring damage noted. Recommend repairs.



Unit 13: Cracked window glass. Broken window glass in rear of unit. Tub/shower surround requires caulk/grout repairs. Tub finish in poor condition. Closet door damage noted. Vinyl flooring damage noted. Recommend repairs.



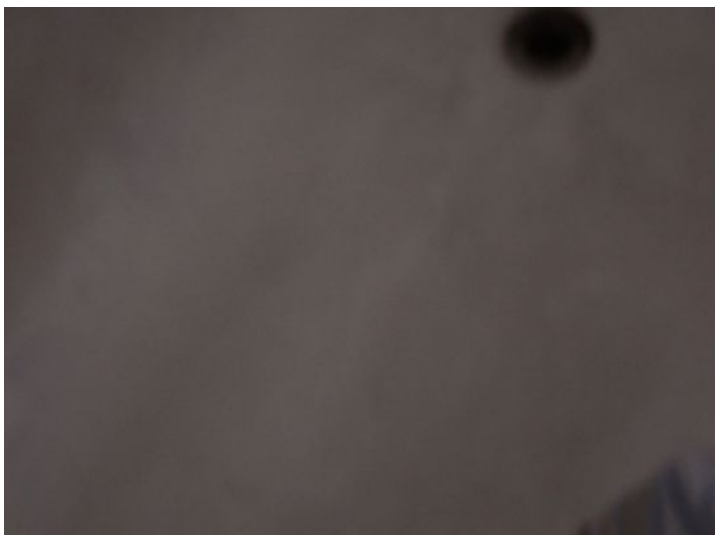
Unit 13: Cracked window glass. Broken window glass in rear of unit. Tub/shower surround requires caulk/grout repairs. Tub finish in poor condition. Closet door damage noted. Vinyl flooring damage noted. Recommend repairs.



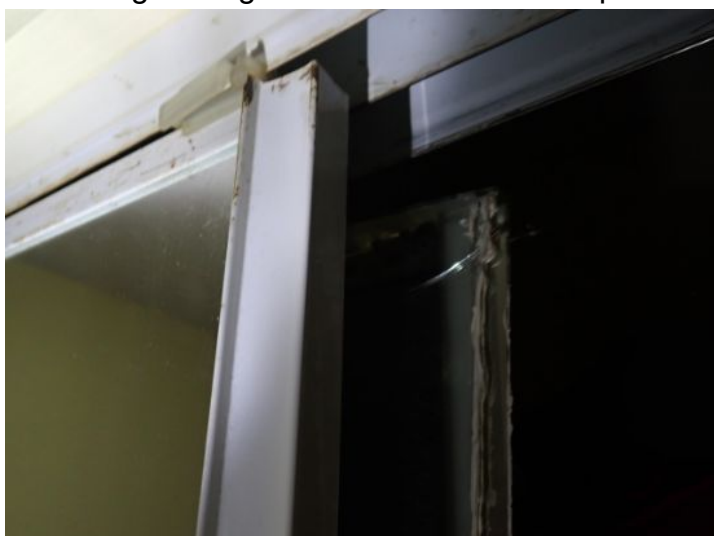
Unit 13: Cracked window glass. Broken window glass in rear of unit. Tub/shower surround requires caulk/grout repairs. Tub finish in poor condition. Closet door damage noted. Vinyl flooring damage noted. Recommend repairs.



Unit 13: Cracked window glass. Broken window glass in rear of unit. Tub/shower surround requires caulk/grout repairs. Tub finish in poor condition. Closet door damage noted. Vinyl flooring damage noted. Recommend repairs.



Unit 13: Cracked window glass. Broken window glass in rear of unit. Tub/shower surround requires caulk/grout repairs. Tub finish in poor condition. Closet door damage noted. Vinyl flooring damage noted. Recommend repairs.



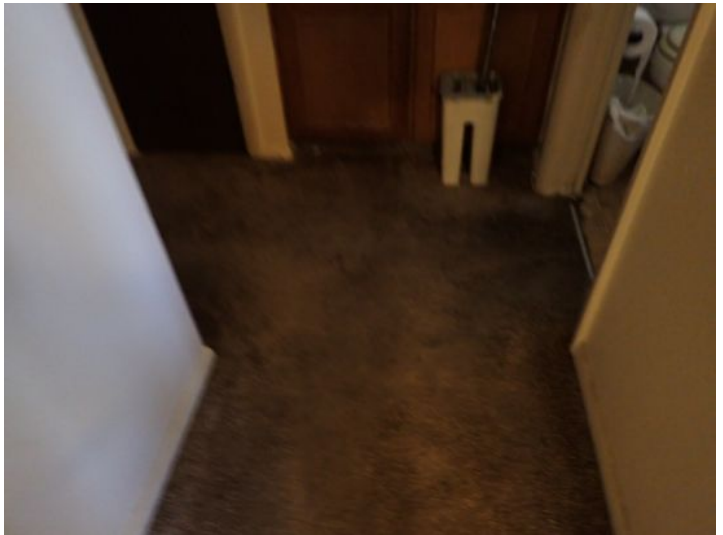
Unit 13: Cracked window glass. Broken window glass in rear of unit. Tub/shower surround requires caulk/grout repairs. Tub finish in poor condition. Closet door damage noted. Vinyl flooring damage noted. Recommend repairs.



Unit 13: Cracked window glass. Broken window glass in rear of unit. Tub/shower surround requires caulk/grout repairs. Tub finish in poor condition. Closet door damage noted. Vinyl flooring damage noted. Recommend repairs.



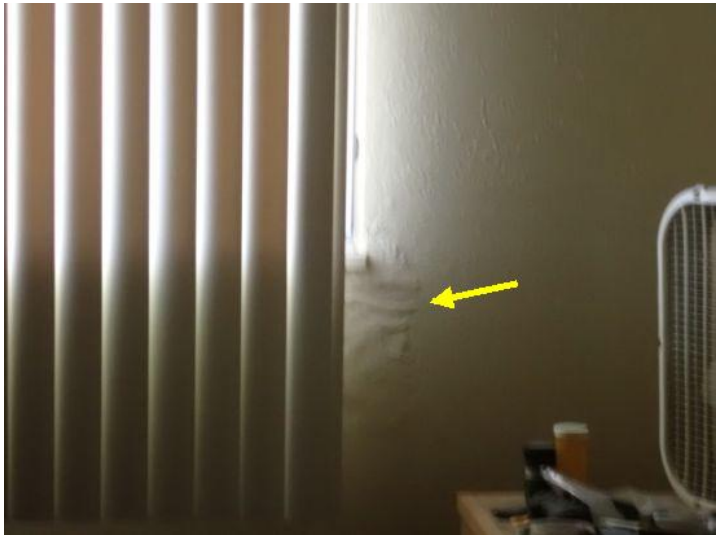
Unit 12: Carpet in poor condition. Vinyl flooring damage. Moisture damage noted below bedroom window. Recommend repairs.



Unit 12: Carpet in poor condition. Vinyl flooring damage. Moisture damage noted below bedroom window. Recommend repairs.



Unit 12: Carpet in poor condition. Vinyl flooring damage. Moisture damage noted below bedroom window. Recommend repairs.



Unit 12: Carpet in poor condition. Vinyl flooring damage. Moisture damage noted below bedroom window. Recommend repairs.



Unit 11: Front door trim damaged. Significant flooring deflection. Flooring damage noted. Recommend repairs.



Unit 11: Front door trim damaged. Significant flooring deflection. Flooring damage noted. Recommend repairs.



Unit 11: Front door trim damaged. Significant flooring deflection. Flooring damage noted. Recommend repairs.



Unit 11: Front door trim damaged. Significant flooring deflection. Flooring damage noted. Recommend repairs.



Unit 10: Flooring damage. Tub/shower surround requires caulk/grout repairs. Tub finish in poor condition. Broken bathroom window glass. Recommend repairs.



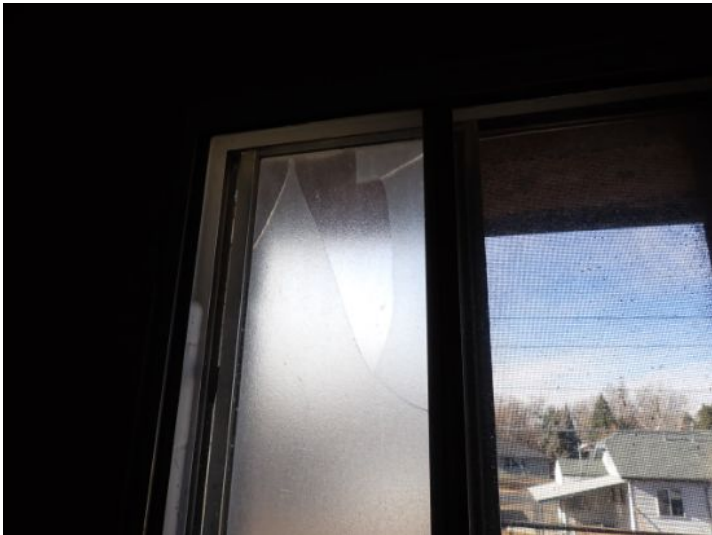
Unit 10: Flooring damage. Tub/shower surround requires caulk/grout repairs. Tub finish in poor condition. Broken bathroom window glass. Recommend repairs.



Unit 10: Flooring damage. Tub/shower surround requires caulk/grout repairs. Tub finish in poor condition. Broken bathroom window glass. Recommend repairs.



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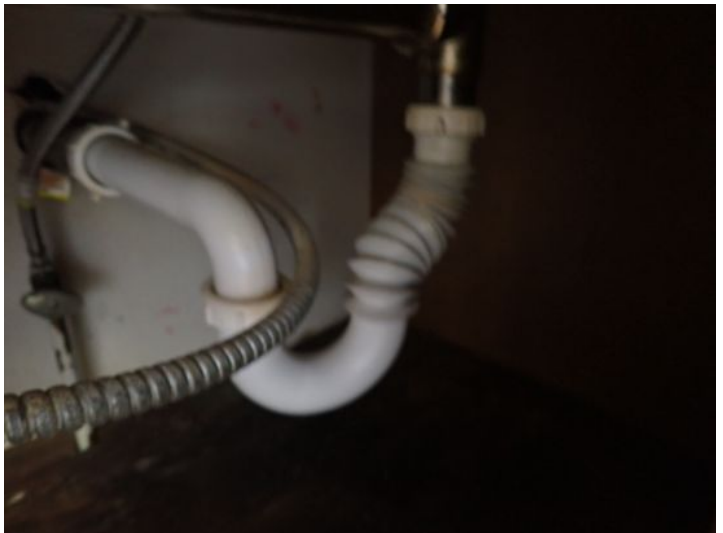
Unit 10: Flooring damage. Tub/shower surround requires caulk/grout repairs. Tub finish in poor condition. Broken bathroom window glass. Recommend repairs.



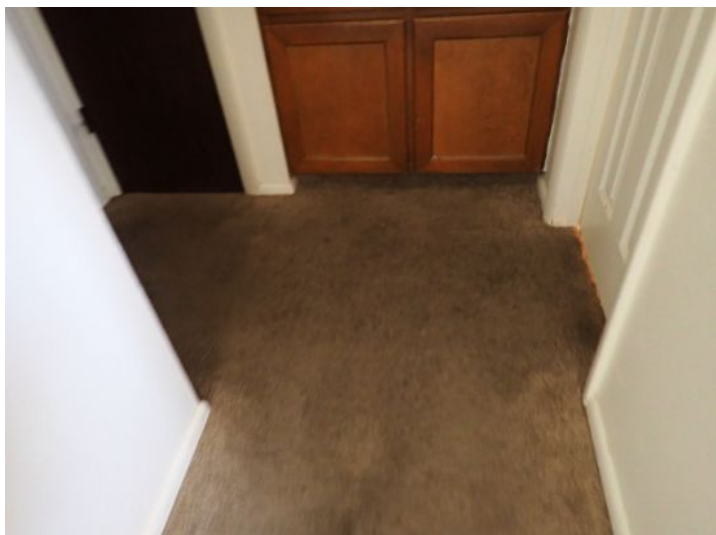
Unit 9: Ceiling cracking. Sub standard plumbing noted below kitchen sink. Carpet in poor condition. Tub finish in poor condition. Recommend repairs.



Unit 9: Ceiling cracking. Sub standard plumbing noted below kitchen sink. Carpet in poor condition. Tub finish in poor condition. Recommend repairs.



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Unit 9: Ceiling cracking. Sub standard plumbing noted below kitchen sink. Carpet in poor condition. Tub finish in poor condition. Recommend repairs.



Unit 3: Carpet damage. Separation noted between kitchen counter and wall. Kitchen cabinet failure noted. Vinyl flooring damage. Tub/shower surround requires caulk/grout repairs. Bedroom closet door damage noted. Recommend repairs.



Unit 3: Carpet damage. Separation noted between kitchen counter and wall. Kitchen cabinet failure noted. Vinyl flooring damage. Tub/shower surround requires caulk/grout repairs. Bedroom closet door damage noted. Recommend repairs.



Unit 3: Carpet damage. Separation noted between kitchen counter and wall. Kitchen cabinet failure noted. Vinyl flooring damage. Tub/shower surround requires caulk/grout repairs. Bedroom closet door damage noted. Recommend repairs.

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Unit 3: Carpet damage. Separation noted between kitchen counter and wall. Kitchen cabinet failure noted. Vinyl flooring damage. Tub/shower surround requires caulk/grout repairs. Bedroom closet door damage noted. Recommend repairs.

Unit 2: Tub/shower surround requires caulk/grout repairs. Significant ceiling cracking noted. Significant wall movement noted. Recommend repairs.



Unit 2: Tub/shower surround requires caulk/grout repairs. Significant ceiling cracking noted. Significant wall movement noted. Recommend repairs.



Unit 2: Tub/shower surround requires caulk/grout repairs. Significant ceiling cracking noted. Significant wall movement noted. Recommend repairs.



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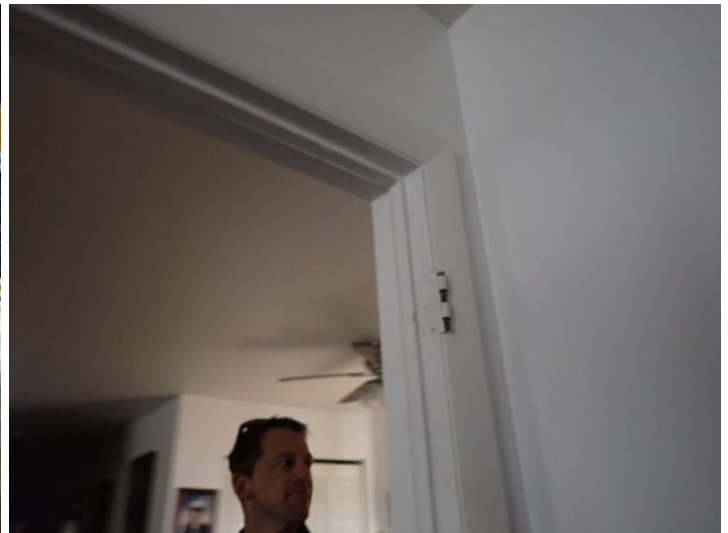
Unit 1: Significant floor deflection noted. Missing bedroom door. Significant wall/ceiling junction cracking noted. Carpet damage. Significant floor settling noted. Recommend repairs.



Unit 1: Significant floor deflection noted. Missing bedroom door. Significant wall/ceiling junction cracking noted. Carpet damage. Significant floor settling noted. Recommend repairs.



Unit 1: Significant floor deflection noted. Missing bedroom door. Significant wall/ceiling junction cracking noted. Carpet damage. Significant floor settling noted. Recommend repairs.



Unit 1: Significant floor deflection noted. Missing bedroom door. Significant wall/ceiling junction cracking noted. Carpet damage. Significant floor settling noted. Recommend repairs.



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Unit 1: Significant floor deflection noted. Missing bedroom door. Significant wall/ceiling junction cracking noted. Carpet damage. Significant floor settling noted. Recommend repairs.



Unit 4: Kitchen counter and wall separation noted. Vanity sink rusting. Past moisture damage noted in bathroom wall but no moisture present at the time of the inspection. Recommend repairs.



Unit 4: Kitchen counter and wall separation noted. Vanity sink rusting. Past moisture damage noted in bathroom wall but no moisture present at the time of the inspection. Recommend repairs.



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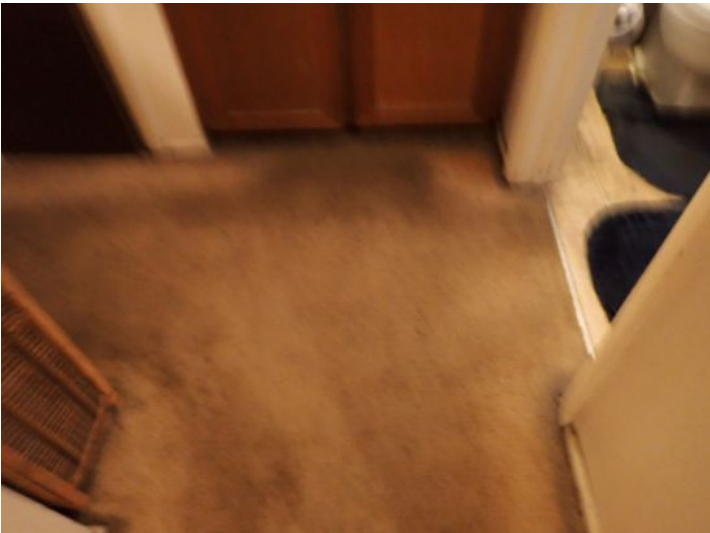
Unit 4: Kitchen counter and wall separation noted. Vanity sink rusting. Past moisture damage noted in bathroom wall but no moisture present at the time of the inspection. Recommend repairs.



Unit 23: Carpet damage noted. Tub in poor condition. Recommend repairs.



Unit 23: Carpet damage noted. Tub in poor condition. Recommend repairs.



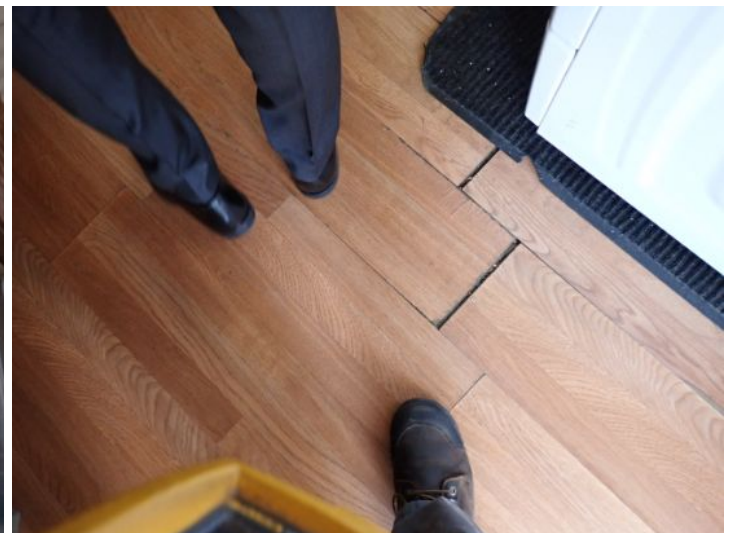
Unit 23: Carpet damage noted. Tub in poor condition. Recommend repairs.



Unit 23: Carpet damage noted. Tub in poor condition. Recommend repairs.



Laundry Room: Flooring damage noted. Recommend repairs.



Laundry Room: Flooring damage noted. Recommend repairs.

8.5 Additional Considerations

1. Additional Consideration Issues

Materials: 8.5: Additional Considerations - Lead Paint and Asbestos • 8.5.1 Outside Standard Practices —Whether or not a user elects to inquire into non-scope considerations in connection with this guide or any other PCA is not required for compliance by this guide.

Observations:

- Based on the age of the property we recommend lead paint and asbestos testing prior to any significant renovation projects.

Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.