



SafeHome Inspections, LLC

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Inspected By: Blake Bishop



Commercial Inspection

Prepared For:

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Property Address:

44/46 Main St

Jackson, CA 95642

Inspected on Mon, Nov 30 2020 at 9:30 AM

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The report contained herein is CONFIDENTIAL, and is given solely for the use and benefit of the client, and is not intended to be for the benefit of or relied upon by any other buyer, lender, title insurance company, or other third party. The inspection is essentially a performance inspection and as such should not be construed as a code compliance inspection. Code compliance inspections are performed by city/ county building inspection departments.

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this property. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property. Please read the entire report - including photos and related comments for all items.

Representative samples of building components are viewed in areas that are readily accessible at the time of the inspection. No destructive testing or dismantling of building components is performed. This inspection is visual only. The purpose of this inspection is to identify and disclose visually observable major deficiencies of the inspected systems and items at the time of the inspection. Detached structures or buildings are not included. This inspection is not intended to be technically exhaustive nor is it considered a guarantee or warranty, expressed or implied, regarding the conditions of the property, items and systems inspected. The inspection and report should not be relied on as such.

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. The Inspector 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, mould, 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. The acceptance of this report by the client acknowledges the client's agreement to all of the terms and conditions of the inspection contract.

Please refer to the inspection contract for a full explanation of the scope of the inspection.

General

Property Type:	Commercial
Stories:	Two
Approximate Age:	132 Years Old
Age Based On:	Listing
Door Faces:	Southwest
Furnished:	Yes
Occupied:	Yes
Weather:	Sunny
Temperature:	Cold
Soil Condition:	Damp
Utilities On During Inspection:	Electric Service, Gas Service, Water Service
People Present:	Client, Buyer's Agent, Seller's Agent, Owner, Tenants
Number Of Units:	2 units

Site

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Site Grading:	Sloped Away From Structure
Vegetation:	Generally Maintained
Retaining Walls:	Not Present
Driveway:	Not Present
Walkways:	Concrete
Steps/Stoops:	Not Present
Patios/Decks:	Concrete

Parking

Number Of Parking Spots:	Less Than 10
Number Of Marked Handicapped Spots:	Not Marked

Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building and safety of the tenants and general public.

Exterior Covering:	Lap Wood, Wood siding
Exterior Trim Material:	Wood
Windows:	Wood, Aluminum
Entry Doors:	Metal



Comment 1:

Inspection of the exterior and immediate surrounding areas is limited to visible and readily accessible areas, areas hidden from view by vegetation, at or below grade level and/or behind walls or stored items cannot be judged and are not part of this inspection, taking into account typical wear for properties of this age and type (excluding cosmetic considerations). Moisture intrusion through cracks or openings of the exterior siding, trim, windows and doors is a source of moisture damage and deterioration. We recommend sealing all cracks and openings in and between the exterior siding and trim materials, especially around doors and windows. Routine maintenance and painting may extend the service life and minimize deterioration of the exterior surfaces.



Comment 2:

Zero lot lines on the left, right sides and rear of structure. Recommend seeking the appropriate tradesmen for further evaluation.



Comment 3:

Trip hazards around the structure. This has the potential to cause personal harm due to uneven concrete/walking surfaces. Recommend seeking a handyman for further evaluation.

(Exterior continued)



Figure 3-1



Figure 3-2



Figure 3-3

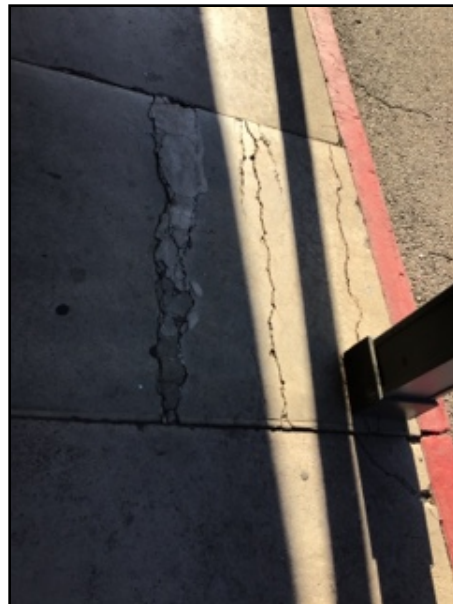


Figure 3-4

(Exterior continued)



Comment 4:

Water damaged siding at the front of the structure. Recommend removing and replacing water damaged areas to prevent further damage. Recommend seeking the pest inspection report for further evaluation.



Figure 4-1



Figure 4-2



Figure 4-3



Figure 4-4

(Exterior continued)



Figure 4-5



Comment 5:

Single hung windows at the front of the structure have been boarded up. Recommend seeking a window specialist for further evaluation.



Figure 5-1



Figure 5-2

(Exterior continued)



Comment 6:

Past repairs noted on the exterior. Recommend seeking the appropriate tradesmen for further evaluation.

Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy. Quotes for any mentioned repairs should be sought by a professional roofing company.

Inspection Method:	Walked Roof/Arms Length
Roof Design:	Gable
Roof Covering:	Metal, Composition shingle, Spray foam
Ventilation Present:	Gable Ends
Vent Stacks:	Metal
Chimney :	Not Present
Sky Lights:	No
Flashings:	Metal
Soffit and Fascia:	Not Present
Gutters & Downspouts:	Hidden Box



Comment 7:

Worn/damaged composition shingle roofing at the front of the structure. Recommend seeking a roof inspection company for further evaluation.

(Roofing continued)



Figure 7-1

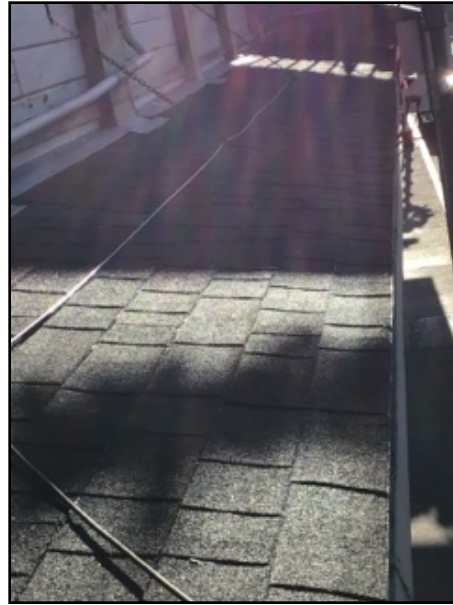


Figure 7-2



Figure 7-3



Figure 7-4

(Roofing continued)



Comment 8:

Open penetrations into the siding at the front of the structure. Recommend sealing open penetrations to prevent water damage/intrusion. Recommend seeking the appropriate tradesmen for further evaluation.

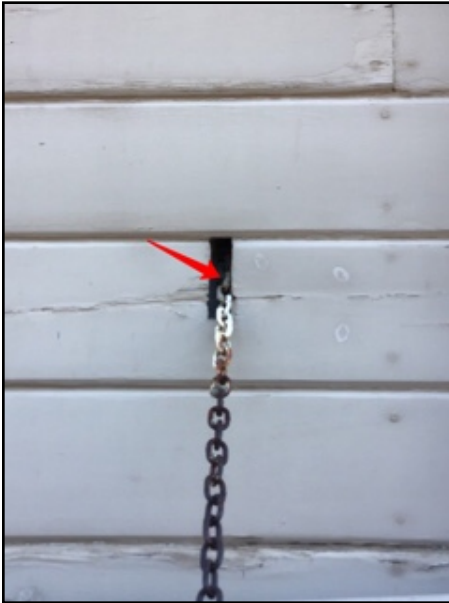


Figure 8-1




Figure 8-2



Figure 8-3

(Roofing continued)

 **Comment 9:**
Pooling/ponding water noted on roof. Recommend seeking a licensed roof inspection company for further evaluation.

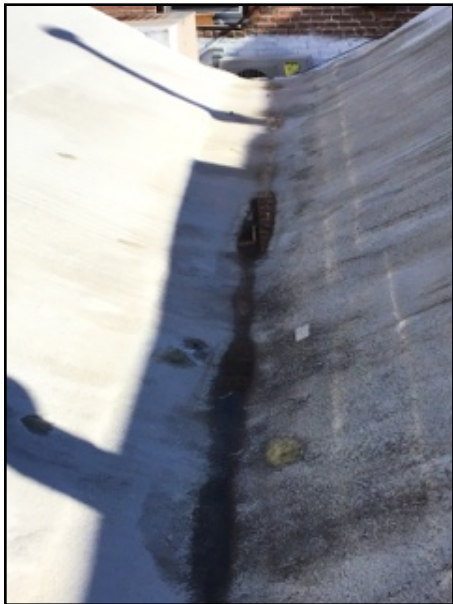


Figure 9-1

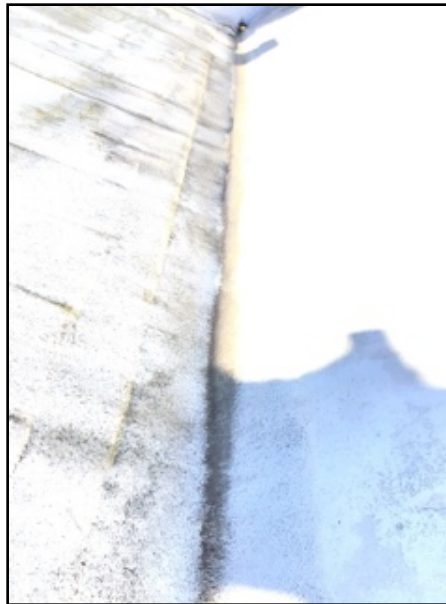


Figure 9-2



Figure 9-3

(Roofing continued)



Comment 10:

Past repairs noted on the roof. Recommend seeking a licensed roofing company for further evaluation.



Figure 10-1



Figure 10-2



Figure 10-3

(Roofing continued)



Comment 11:

Worn/damaged spray foam roofing at the front and rear of the structure.
Recommend seeking a licensed roof inspection company for further evaluation.



Figure 11-1



Figure 11-2



Figure 11-3



Figure 11-4

(Roofing continued)



Figure 11-5



Figure 11-6

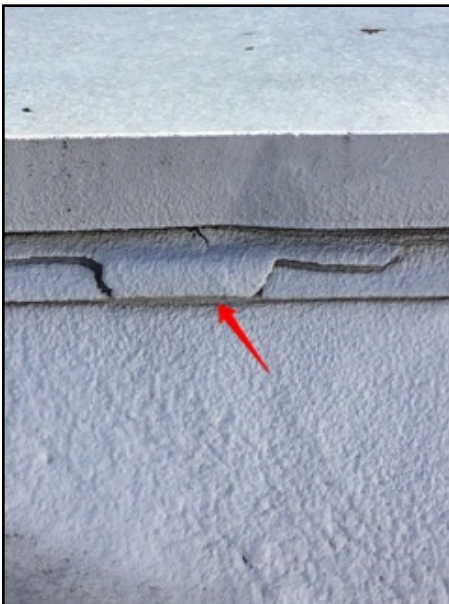


Figure 11-7



Figure 11-8

(Roofing continued)



Figure 11-9



Figure 11-10



Figure 11-11

(Roofing continued)



Comment 12:

Damaged cap for flue at the rear of the roof. Recommend installing new cap to prevent intrusion/damage. Recommend seeking the appropriate tradesmen for further evaluation.



Figure 12-1



Figure 12-2

Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of this inspection. For structural defects beyond this scope, a structural engineer may be consulted.

Foundation Types:	Slab on Grade, Crawl Space
Foundation Material:	Poured Concrete, Concrete Block, Wood
Signs of Water Penetration:	Dampness
Floor Structure:	Concrete Slab, Wood Frame
Subflooring:	Plywood, Wood planks
Wall Structure:	Wood Frame, Brick

(Structure continued)

Attic

Attic Entry:	Hallway
Roof Framing Type:	Wood rafters
Roof Deck Material:	Plywood, Solid Wood Plank
Vent Risers:	Metal
Insulation:	Fiberglass Batts, Partially installed



Comment 13:

Open junction boxes in attic. Recommend installing covers to prevent personal harm or damage. Recommend seeking a handyman for further evaluation.



Figure 13-1



Figure 13-2

(Attic continued)



Figure 13-3



Comment 14:

Uncapped/exposed electrical wires at junction box and conduit to the left and right sides of the stairs. Recommend capping wires to prevent damage or personal harm. Recommend seeking the appropriate tradesmen for further evaluation.



Figure 14-1



Figure 14-2

(Attic continued)



Figure 14-3



Comment 15:

Water damage/stains/dark discoloration noted in attic. Recommend fixing leaks to prevent water damage/intrusion. Recommend seeking the appropriate tradesmen for further evaluation.



Figure 15-1



Figure 15-2

(Attic continued)



Figure 15-3



Figure 15-4



Figure 15-5



Figure 15-6

(Attic continued)



Figure 15-7



Figure 15-8



Figure 15-9



Figure 15-10

(Attic continued)



Comment 16:

Evidence of rodents in attic. Recommend seeking the appropriate tradesmen for further evaluation.



Figure 16-1



Figure 16-2



Comment 17:

Portions of the attic space were not inspected due to being blocked by rafter webbing, ducts and insulation. Recommend seeking the appropriate specialist for further evaluation.

(Attic continued)



Figure 17-1



Figure 17-2



Figure 17-3



Comment 18:

Outdated/obsolete electrical knob and tube in attic space. Recommend updating electrical. Recommend seeking a licensed electrician for further evaluation.

(Attic continued)



Figure 18-1



Figure 18-2



Comment 19:

Missing light switch cover on the stairs to attic space. Recommend installing cover plate to prevent damage or personal harm. Recommend seeking the appropriate tradesmen for further evaluation.



Figure 19-1

(Attic continued)



Comment 20:

Low insulation in attic. Recommend installing insulation to the appropriate height. Recommend seeking the appropriate tradesmen for further evaluation.



Figure 20-1

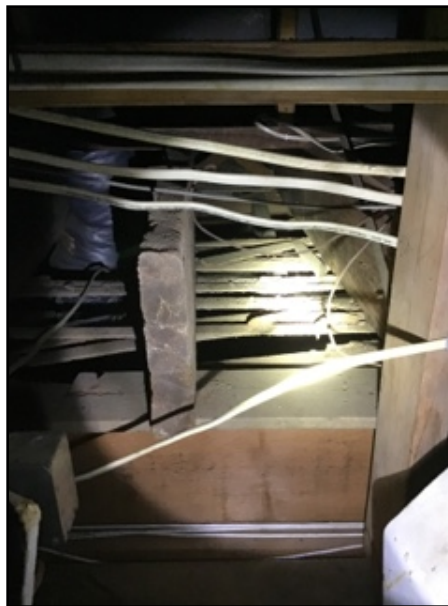


Figure 20-2



Figure 20-3

Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for safety and operation. Random accessible outlets are tested for proper wiring and installation. GFCI outlets are tested and reset. The continuity of ground wires cannot not be verified in finished areas.

Type of Service:	Overhead
Main Disconnect Location:	Service Panel
Service Panel Location:	Electrical/heater closet
Service Panel Manufacturer:	Square D, Bryant, Circle A-W Products Co.
Service Line Material:	Copper
Service Voltage:	240 volts, 120 volts
Service Amperage:	100 amps, 125 amps
Service Panel Ground:	Unknown Not Visible
Branch Circuit Wiring:	Stranded Copper, Stranded Aluminum, Copper
Overcurrent Protection:	Breakers, Fuses
GFCI/AFCI Breakers:	No
Smoke Detectors:	Not Present



Comment 21:

Outdated electrical systems in the electrical closet. All systems have a service life and as things age and wear things need to be updated as necessary. Recommend seeking an licensed electrician for further evaluation and life expectancy.



Comment 22:

Portions of the Electrical system have been Re-modified.



Comment 23:

Grounded and ungrounded outlets in various areas of the structure.

(Electrical continued)



Comment 24:
Three phase 120/240.



Figure 24-1

Sub Panel

Location:	Electrical/Heater Closet
Service Line Material:	Copper
Overcurrent Protection:	Breakers
Branch Circuit Wiring:	Non-Metallic Shielded Copper
GFCI/AFCI Breakers:	No
Panel Adequacy:	Adequate



Comment 25:
Opening in sub electrical panel in heater closet. Recommend installing plastic grommets to prevent personal harm or property damage. Recommend seeking the appropriate tradesmen for further evaluation.

(Sub Panel continued)



Figure 25-1



Comment 26:

Uncapped wire in sub electrical panel at the rear of the structure. Recommend capping wires to prevent personal harm or damage. Recommend seeking an electrician for further evaluation.



Figure 26-1

HVAC

Heating systems are tested for proper function using normal operating controls. A visual inspection of the readily accessible components of the HVAC systems is performed to include installation, safety and operating concerns on the day of the inspection. The HVAC industry generally recommends replacement of rooftop heating/cooling systems every 10 - 15 years. The reasoning for that recommendation is that as these units age, the sheet metal pans under the condensing coils, the frame and the exterior panels can corrode due to the constant moisture from weather and condensate. This corrosion can lead to leaks under the units that will allow moisture to drop onto the ceilings below the units.

HVAC System Type: Forced Air Gas

Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of this inspection. A licensed HVAC contractor should be consulted if in question.

Location:	Heater/electrical closet
Type of Equipment:	Forced Air
Manufacturer:	Coleman
Heating Fuel:	Gas
Input BTUs:	100,000
Output BTUs:	80,000
Approximate Age:	Unable to determine
Filter Type:	Disposable
Output Temperature:	127°F
Type of Distribution:	Flexible Ducting

(Heating continued)



Comment 27:

Dirty air filters for the heating system. Replace dirty filters to prevent stress on the system and promote healthy airflow. Recommend seeking a handyman for further evaluation.

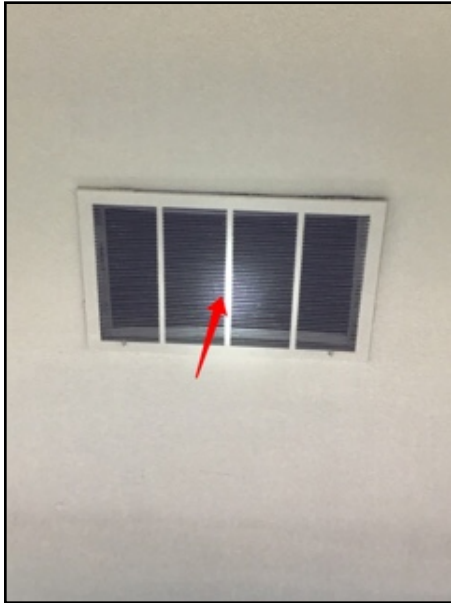


Figure 27-1

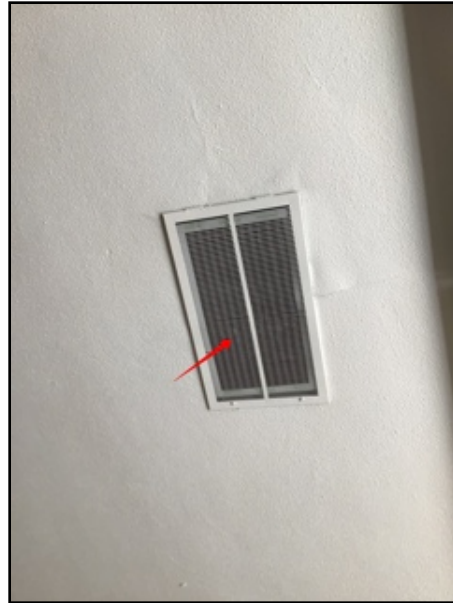


Figure 27-2



Comment 28:

Missing outlet cover near heating unit and electrical/heating closet. Recommend installing cover to prevent damage or personal harm. Recommend seeking the appropriate tradesmen for further evaluation.

(Heating continued)

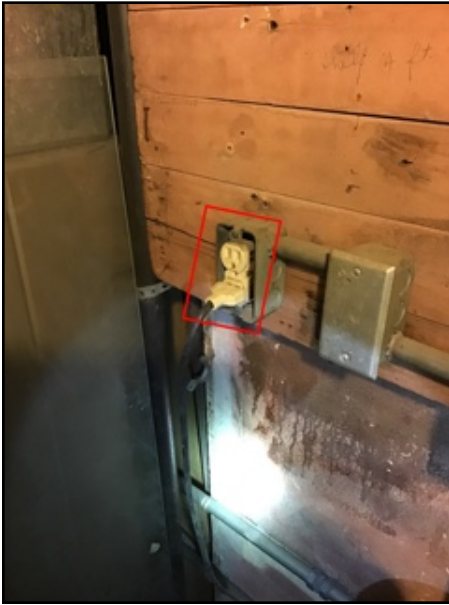


Figure 28-1



Comment 29:

Missing data tag for heating unit in heater/electrical closet. Recommend seeking a licensed HVAC company for further evaluation.



Figure 29-1

(Heating continued)



Comment 30:

At the time of the inspection there were no maintenance tags on the heating unit. Recommend having unit serviced. Recommend seeking a licensed HVAC company for further evaluation.



Comment 31:

Excessive rust and dirt on heating unit. Recommend having unit serviced and inspected by a licensed hvac company.



Figure 31-1



Figure 31-2



Comment 32:

At the time of the inspection the heater functioned properly with a normal temperature rise.

(Heating continued)



Figure 32-1

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of this inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source:	Electric
Type of Equipment:	Split System
Condenser Make:	Carrier
Condenser Approximate Age:	43
Condensate Drainage:	Damaged
AC Supply Air Temp:	49°F
AC Return Air Temp:	
AC Temperature Drop:	65°F

(Cooling continued)



Comment 33:

Painted over data plate at AC unit at the rear of the roof. Recommend seeking a licensed HVAC company for further evaluation.

At the time of the inspection, there were no maintenance tags on the cooling unit. Recommend having unit serviced before use. Recommend seeking a licensed HVAC company for further evaluation.



Figure 33-1



Figure 33-2



Figure 33-3

(Cooling continued)



Comment 34:

Missing/damaged condensation line at AC at the rear of the roof. Recommend adding condensation line and extending it to a drain to prevent intrusion/damage. Recommend seeking a licensed HVAC company for further evaluation.



Figure 34-1



Comment 35:

Damaged coils on AC unit at the rear of the roof. Recommend seeking a hvac company for further evaluation.

(Cooling continued)



Figure 35-1



Figure 35-2



Comment 36:

Missing dead front at the sub electrical panel on cooling unit at the rear of the roof. Recommend replacing dead front to prevent damage or personal harm. Recommend seeking the appropriate tradesmen for further evaluation.



Figure 36-1

(Cooling continued)

**Comment 37:**

Data tag for package unit. Older package unit. Recommend having unit evaluated by a professional. Recommend seeking an hvac company for further evaluation.

At the time of the inspection, there were no maintenance tags on the package unit. Recommend having unit serviced before use. Recommend seeking a licensed HVAC company for further evaluation.



Figure 37-1

(Cooling continued)

**Comment 38:**

Normal drop in temperature during the time of the inspection.



Figure 38-1


Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Installation defects, physical damage, active leaks and apparent mould are considered during the inspection process. Defective items discovered during the inspection are noted below. Future conditions cannot be commented on or speculated. Private water and waste systems are beyond the scope of this inspection.

Water Service:	Public
Supply Pipe Material:	Copper, Galvanized
Location of Main Water Shutoff:	Not Located
Sewer System:	Public
Waste Pipe Material:	Cast Iron, ABS Plastic
Sump Pump:	Not Present
Location of Fuel Shutoff:	Not Located

(Plumbing continued)

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-  **Comment 39:**
Data tag for the water heater. The water heater is an older unit. Recommend seeking a plumber for further evaluation.

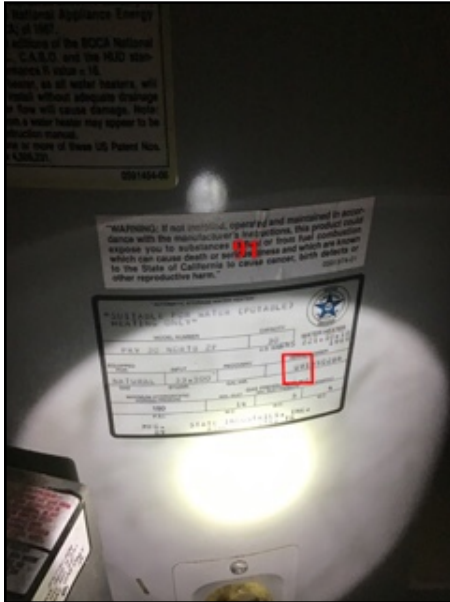



Figure 39-1

-
-  **Comment 40:**
Missing pan for water heater. Recommend installing pan to prevent water damage/intrusion. Recommend seeking the appropriate tradesmen for further evaluation.

(Plumbing continued)



Figure 40-1



Comment 41:

Water heater is improperly strapped. Requires 2 3/4" perforated 24 gauge straps and bracing behind it at the top and bottom. Recommend seeking the appropriate tradesmen for further evaluation.



Figure 41-1

(Plumbing continued)



Comment 42:

Temperature pressure relief pipe for the water heater is installed incorrectly with the wrong type of material. Recommend installing correct rated TPR valve piping to prevent water damage or possible harm. Recommend seeking the appropriate tradesmen for further evaluation.

Temperature pressure relief valve for the water heater isn't installed correctly because it runs uphill. Recommend seeking the appropriate tradesmen for further evaluation.



Figure 42-1



Comment 43:

Outdated/rusted Cast-iron and galvanized plumbing around the structure. Service life of galvanized/cast iron plumbing is anywhere from 50 to 100 years. Recommend having plumbing inspected to determine life expectancy. Recommend seeking a licensed plumber for further evaluation.

(Plumbing continued)



Figure 43-1



Figure 43-2



Figure 43-3



Figure 43-4

(Plumbing continued)



Comment 44:

Rusted Non-dielectric union on water heater. A non-Dielectric union is where galvanized and copper meet. This has the potential to cause (electrolysis) which causes pin sized holes in the plumbing and could result in water damage. Recommend seeking a plumber for further evaluation.



Figure 44-1



Comment 45:

Portions of the plumbing system have been re-modified.

Water Heater

Manufacturer:	State industries Inc.
Fuel:	Natural Gas
Capacity:	30 gal
Approximate Age:	29 Years
Temp & Pressure Relief Valve:	Improperly Installed
Fuel Disconnect:	In Same Room
Seismic Straps Installed:	Improperly installed

Bathrooms

Tenant Washrooms:
Public Washrooms:

Rear
Front

Bathroom #1

Location:	Unit 44 Front Bathroom
Bath Tub:	Not Present
Shower:	Not Present
Sink(s):	Single Vanity
Toilet:	Standard Tank
Bidet:	Not Present
Shower Walls:	Not Present
Tub Surround:	Not Present
Floor:	Vinyl
Ventilation Type:	Vent Fan
GFCI Protection:	Not Present
Tub Surround:	Not Present



Comment 46:

Water damaged stairs and wall at front bathroom at unit 44. Recommend removing and replacing water damaged areas to prevent further damage. Recommend seeking a pest inspection company for further evaluation.



Figure 46-1



Figure 46-2

(Bathroom #1 continued)



Comment 47:

Missing sink stop in front unit 44 bathroom sink. Recommend seeking a handyman for further evaluation.



Figure 47-1



Comment 48:

3 prong outlets in front unit 44 bathroom near water source. Recommend upgrading to a GFCI to prevent personal harm. Recommend seeking the appropriate tradesmen for further evaluation.

(Bathroom #1 continued)



Figure 48-1

Bathroom #2

Location:	Rear bathroom unit 46
Sink(s):	Single Vanity
Toilet:	Standard Tank
Bidet:	Not Present
Floor:	Tile, Vinyl
Ventilation Type:	Not Present
GFCI Protection:	Not Present



Comment 49:

Water stains/dark discoloration noted on ceiling in rear bathroom unit 46.
Recommend seeking the appropriate tradesmen for further evaluation.

(Bathroom #2 continued)



Figure 49-1



Figure 49-2



Figure 49-3

(Bathroom #2 continued)



Comment 50:

Loose toilet in rear bathroom unit 46. Recommend tightening down toilet to prevent damage or personal harm. Recommend seeking a handyman for further evaluation.



Figure 50-1



Comment 51:

Missing ventilation in rear bathroom unit 46. Recommend seeking the appropriate tradesmen for further evaluation.



Figure 51-1

Kitchens

Cabinets:	Wood
Countertops:	Laminated
Sink:	Not Present



Comment 52:

Missing switch cover in kitchen. Recommend installing cover plate to prevent damage or personal harm. Recommend seeking a handyman for further evaluation.

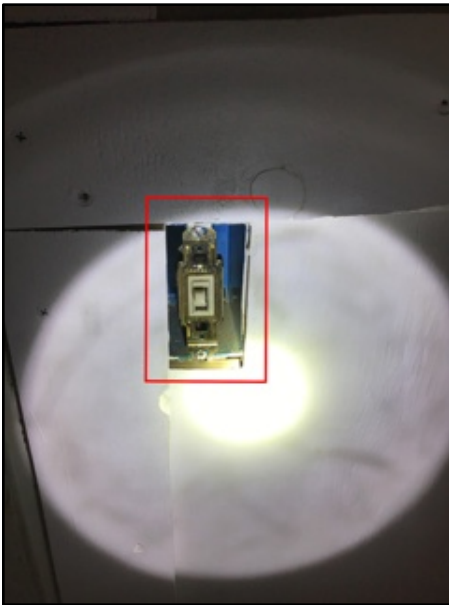


Figure 52-1

Interiors

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors are tested during the inspection. Major physical damage, water staining, apparent mould and other major cost deficiencies found on the day of the inspection are also noted.

Floors:	Tile, Carpet, Linoleum, Painted concrete
Walls:	Painted Drywall, Plaster, Painted wood, Stucco , Brick
Window Types:	Fixed
Window Materials:	Aluminum
Entry Door Types:	Hinged
Entry Door Materials:	Wood, Aluminum

(Interiors continued)

Interior Door Materials: Wood
Fireplace: Not Present



Comment 53:

Improperly installed three prong outlet in the hallway of unit 44 near stairs to kitchen and second story. Recommend installing outlet properly to prevent damage or personal harm. Recommend seeking an electrician for further evaluation.



Figure 53-1



Comment 54:

Personal storage blocked views of closets, under sinks, windows and walls. Recommend walking through at the end of escrow once storage has been removed to identify any hidden damage.

(Interiors continued)



Figure 54-1



Figure 54-2



Figure 54-3

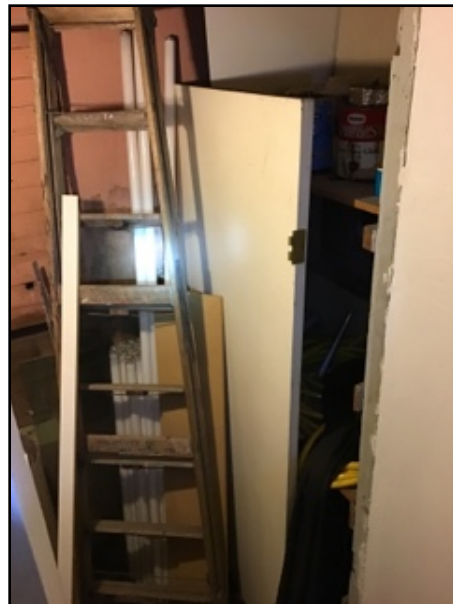


Figure 54-4

(Interiors continued)



-
-  **Comment 55:**
Evidence of rodents on the interior. Recommend seeking a pest inspection company for further evaluation.



Figure 55-1

-
-  **Comment 56:**
Water stains/dark discoloration noted in in water heater/heater closets, kitchen area and ceiling of unit 46. Recommend fixing leaks to prevent water damage/intrusion. Recommend seeking the appropriate tradesmen for further evaluation.

(Interiors continued)



Figure 56-1



Figure 56-2



Figure 56-3



Figure 56-4

(Interiors continued)



Figure 56-5



Figure 56-6



Comment 57:

Ungrounded 3 prong outlets in various areas of the structure. Recommend grounding three prong outlets or reverting back to two prong ungrounded to prevent damage or personal harm. Recommend seeking an electrician for further evaluation.



Figure 57-1



Figure 57-2

(Interiors continued)

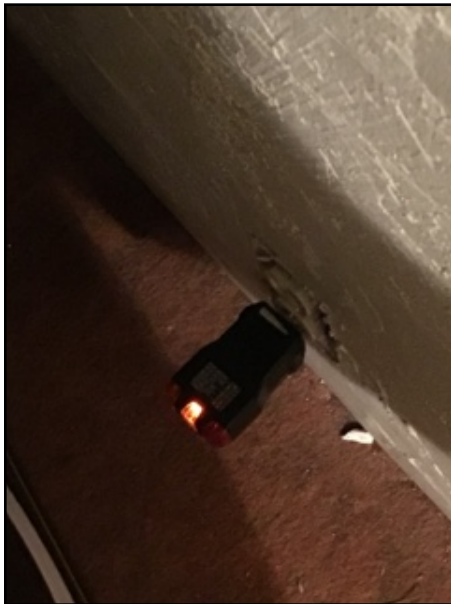


Figure 57-3



Figure 57-4



Comment 58:

Loose handrail on stairs leading to second story. Recommend tightening down handrail to prevent damage or personal harm. Recommend seeking the appropriate tradesmen for further evaluation.

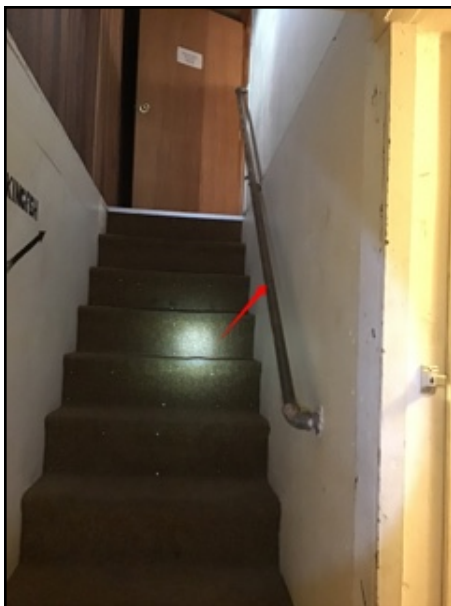


Figure 58-1

(Interiors continued)



Comment 59:

Missing outlet/light switch covers and various areas of the interior. Recommend installing outlet covers to prevent damage or personal harm. Recommend seeking a handyman for further evaluation.



Figure 59-1

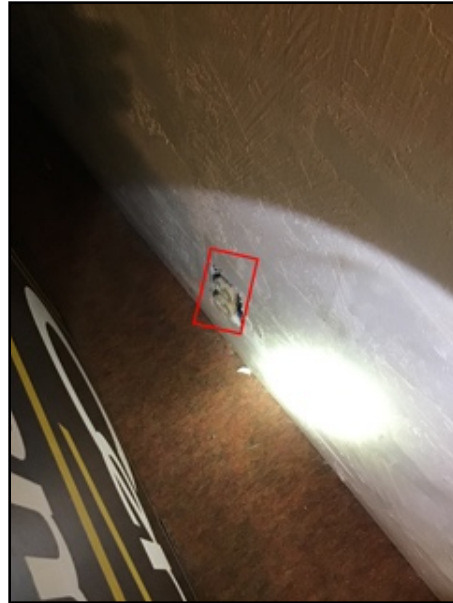


Figure 59-2



Figure 59-3

(Interiors continued)



Comment 60:

Missing handrail on stairs from second story to attic space. Recommend installing handrail to prevent damage or personal harm. Recommend seeking the appropriate tradesmen for further evaluation.



Figure 60-1



Comment 61:

Open junction box in downstairs near bathroom. Recommend installing a cover to prevent personal harm or damage. Recommend seeking a handyman for further evaluation.

(Interiors continued)



Figure 61-1



Comment 62:

Spalling noted on walls in electrical room/heater closet. Recommend seeking a licensed contractor for further evaluation.



Figure 62-1



Figure 62-2

(Interiors continued)



Figure 62-3



Comment 63:

Missing flooring in electrical/heater room. Recommend installing floor to prevent personal harm or damage. Recommend seeking the appropriate tradesmen for further evaluation.



Figure 63-1

(Interiors continued)



Comment 64:

Inoperable lights at front of the structure. Please seek the appropriate tradesmen for further evaluation.



Figure 64-1



Figure 64-2

Emergency Shut Offs

Gas:	Exterior
Water:	Interior
Electrical:	Electrical Room (Main), Each Unit (Sub Panel)

(Emergency Shut Offs continued)


 Comment 65:
Emergency gas shut off's at the rear of the structure at Curilich Lane.



Figure 65-1



Figure 65-2

Fire Protection

Smoke Detectors:	Not Present
Fire Hose:	Not Present
Fire Extinguishers:	ABC
Fire Doors:	Not present
Sprinkler System:	Not Present
Pull Station:	Not Present
Emergency Lighting:	Not Present

(Fire Protection continued)

**Comment 66:**

Fire extinguishers noted in both units with inspection tag from fire marshal October 13 2020. For further evaluation Recommend seeking your local fire marshal. Contact info on green tag and picture below.



Figure 66-1

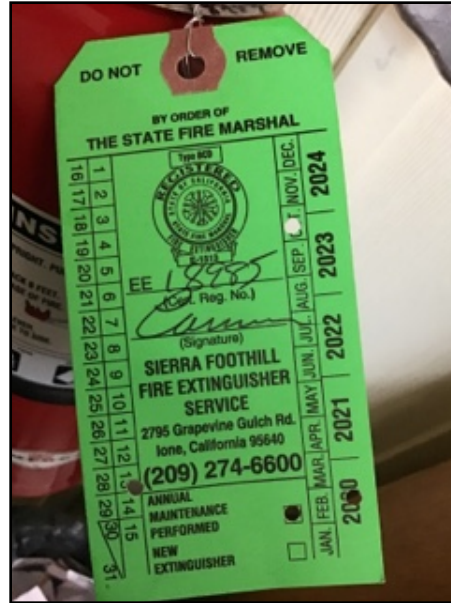


Figure 66-2



Figure 66-3

Accessibility

Wheelchair accessibility is assessed during the inspection.

Walkways:	Wheelchair Accessible
Entrance/Exit:	Wheelchair Accessible
Egress Between Floors:	Not Accessible

Security

Type Of Building Security:	Not Present
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Report Summary

Exterior

- 1) Trip hazards around the structure. This has the potential to cause personal harm due to uneven concrete/walking surfaces. Recommend seeking a handyman for further evaluation.
- 2) Water damaged siding at the front of the structure. Recommend removing and replacing water damaged areas to prevent further damage. Recommend seeking the pest inspection report for further evaluation.
- 3) Single hung windows at the front of the structure have been boarded up. Recommend seeking a window specialist for further evaluation.

Roofing

- 4) Worn/damaged composition shingle roofing at the front of the structure. Recommend seeking a roof inspection company for further evaluation.
- 5) Open penetrations into the siding at the front of the structure. Recommend sealing open penetrations to prevent water damage/intrusion. Recommend seeking the appropriate tradesmen for further evaluation.
- 6) Pooling/ponding water noted on roof. Recommend seeking a licensed roof inspection company for further evaluation.
- 7) Worn/damaged spray foam roofing at the front and rear of the structure. Recommend seeking a licensed roof inspection company for further evaluation.
- 8) Damaged cap for flue at the rear of the roof. Recommend installing new cap to prevent intrusion/damage. Recommend seeking the appropriate tradesmen for further evaluation.

Structure: Attic

- 9) Open junction boxes in attic. Recommend installing covers to prevent personal harm or damage. Recommend seeking a handyman for further evaluation.
- 10) Uncapped/exposed electrical wires at junction box and conduit to the left and right sides of the stairs. Recommend capping wires to prevent damage or personal harm. Recommend seeking the appropriate tradesmen for further evaluation.

(Report Summary continued)

11) Water damage/stains/dark discoloration noted in attic. Recommend fixing leaks to prevent water damage/intrusion. Recommend seeking the appropriate tradesmen for further evaluation.

12) Evidence of rodents in attic. Recommend seeking the appropriate tradesmen for further evaluation.

13) Outdated/obsolete electrical knob and tube in attic space. Recommend updating electrical. Recommend seeking a licensed electrician for further evaluation.

14) Missing light switch cover on the stairs to attic space. Recommend installing cover plate to prevent damage or personal harm. Recommend seeking the appropriate tradesmen for further evaluation.

15) Low insulation in attic. Recommend installing insulation to the appropriate height. Recommend seeking the appropriate tradesmen for further evaluation.

Electrical

16) Outdated electrical systems in the electrical closet. All systems have a service life and as things age and wear things need to be updated as necessary. Recommend seeking an licensed electrician for further evaluation and life expectancy.

Electrical: Sub Panel

17) Opening in sub electrical panel in heater closet. Recommend installing plastic grommets to prevent personal harm or property damage. Recommend seeking the appropriate tradesmen for further evaluation.

18) Uncapped wire in sub electrical panel at the rear of the structure. Recommend capping wires to prevent personal harm or damage. Recommend seeking an electrician for further evaluation.

HVAC: Heating

19) Dirty air filters for the heating system. Replace dirty filters to prevent stress on the system and promote healthy airflow. Recommend seeking a handyman for further evaluation.

(Report Summary continued)

20) Missing outlet cover near heating unit and electrical/heating closet. Recommend installing cover to prevent damage or personal harm. Recommend seeking the appropriate tradesmen for further evaluation.

21) Missing data tag for heating unit in heater/electrical closet. Recommend seeking a licensed HVAC company for further evaluation.

22) Excessive rust and dirt on heating unit. Recommend having unit serviced and inspected by a licensed hvac company.

HVAC: Cooling

23) Painted over data plate at AC unit at the rear of the roof. Recommend seeking a licensed HVAC company for further evaluation.

At the time of the inspection, there were no maintenance tags on the cooling unit. Recommend having unit serviced before use. Recommend seeking a licensed HVAC company for further evaluation.

24) Missing/damaged condensation line at AC at the rear of the roof. Recommend adding condensation line and extending it to a drain to prevent intrusion/damage. Recommend seeking a licensed HVAC company for further evaluation.

25) Damaged coils on AC unit at the rear of the roof. Recommend seeking a hvac company for further evaluation.

26) Missing dead front at the sub electrical panel on cooling unit at the rear of the roof. Recommend replacing dead front to prevent damage or personal harm. Recommend seeking the appropriate tradesmen for further evaluation.

Plumbing

27) Missing pan for water heater. Recommend installing pan to prevent water damage/intrusion. Recommend seeking the appropriate tradesmen for further evaluation.

28) Water heater is improperly strapped. Requires 2 3/4" perforated 24 gauge straps and bracing behind it at the top and bottom. Recommend seeking the appropriate tradesmen for further evaluation.

(Report Summary continued)

29) Temperature pressure relief pipe for the water heater is installed incorrectly with the wrong type of material. Recommend installing correct rated TPR valve piping to prevent water damage or possible harm. Recommend seeking the appropriate tradesmen for further evaluation.

Temperature pressure relief valve for the water heater isn't installed correctly because it runs uphill. Recommend seeking the appropriate tradesmen for further evaluation.

30) Outdated/rusted Cast-iron and galvanized plumbing around the structure. Service life of galvanized/cast iron plumbing is anywhere from 50 to 100 years. Recommend having plumbing inspected to determine life expectancy. Recommend seeking a licensed plumber for further evaluation.

31) Rusted Non-dielectric union on water heater. A non-Dielectric union is where galvanized and copper meet. This has the potential to cause (electrolysis) which causes pin sized holes in the plumbing and could result in water damage. Recommend seeking a plumber for further evaluation.

Bathrooms: Bathroom #1

32) Water damaged stairs and wall at front bathroom at unit 44. Recommend removing and replacing water damaged areas to prevent further damage. Recommend seeking a pest inspection company for further evaluation.

33) Missing sink stop in front unit 44 bathroom sink. Recommend seeking a handyman for further evaluation.

34) 3 prong outlets in front unit 44 bathroom near water source. Recommend upgrading to a GFCI to prevent personal harm. Recommend seeking the appropriate tradesmen for further evaluation.

Bathrooms: Bathroom #2

35) Water stains/dark discoloration noted on ceiling in rear bathroom unit 46. Recommend seeking the appropriate tradesmen for further evaluation.

36) Loose toilet in rear bathroom unit 46. Recommend tightening down toilet to prevent damage or personal harm. Recommend seeking a handyman for further evaluation.

(Report Summary continued)

37) Missing ventilation in rear bathroom unit 46. Recommend seeking the appropriate tradesmen for further evaluation.

Kitchens

38) Missing switch cover in kitchen. Recommend installing cover plate to prevent damage or personal harm. Recommend seeking a handyman for further evaluation.

Interiors

39) Improperly installed three prong outlet in the hallway of unit 44 near stairs to kitchen and second story. Recommend installing outlet properly to prevent damage or personal harm. Recommend seeking an electrician for further evaluation.

40) Evidence of rodents on the interior. Recommend seeking a pest inspection company for further evaluation.

41) Water stains/dark discoloration noted in in water heater/heater closets, kitchen area and ceiling of unit 46. Recommend fixing leaks to prevent water damage/intrusion. Recommend seeking the appropriate tradesmen for further evaluation.

42) Ungrounded 3 prong outlets in various areas of the structure. Recommend grounding three prong outlets or reverting back to two prong ungrounded to prevent damage or personal harm. Recommend seeking an electrician for further evaluation.

43) Loose handrail on stairs leading to second story. Recommend tightening down handrail to prevent damage or personal harm. Recommend seeking the appropriate tradesmen for further evaluation.

44) Missing outlet/light switch covers and various areas of the interior. Recommend installing outlet covers to prevent damage or personal harm. Recommend seeking a handyman for further evaluation.

45) Missing handrail on stairs from second story to attic space. Recommend installing handrail to prevent damage or personal harm. Recommend seeking the appropriate tradesmen for further evaluation.

46) Open junction box in downstairs near bathroom. Recommend installing a cover to prevent personal harm or damage. Recommend seeking a handyman for further evaluation.

(Report Summary continued)

47) Spalling noted on walls in electrical room/heater closet. Recommend seeking a licensed contractor for further evaluation.

48) Missing flooring in electrical/heater room. Recommend installing floor to prevent personal harm or damage. Recommend seeking the appropriate tradesmen for further evaluation.

49) Inoperable lights at front of the structure. Please seek the appropriate tradesmen for further evaluation.