

Commercial Inspection Report

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PROPERTY ADDRESSES:


810 Calle Saragosa
Santa Fe, NM 87505

Inspection Date: 1/14/20

Time: 10:00 AM

Inspection No: 10723

Client & Agent Present: Yes No

Inspectors: Robert Willis & Francisco Huerta

WEATHER: Sunny

Cloudy

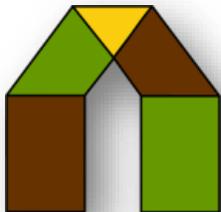
Rain

Snow Accumulation

Exterior Temp: 52° Exterior Humidity: 10% Interior Temp: 68° Interior Humidity: 12%



6-Apartment Units within One Buildings, under Roof
(~5,740- feet²)



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NARRATIVE:

The scope of **AHI's** Typical inspections are for Houses, Apartments and/ or Commercial entities and thereby using the **ASHI** Standards of Practice covers every detail of the various components within this Apartment Building; and includes the Roof, Foundation, Structural, Exterior wall finishes, and we'll identify all the problems as we find them if we determine any further attention is needed. The intent and goal of this inspection is to place the buyer in a better position to make a buying decision or for peace of mind.

- A. Mechanical, Electrical & Plumbing Systems:** to determine safety, age and possible need for upgrading.
- B. Public, Health & Safety Concerns:** to identify any issues that might be an impact to one's health & safety.
- C. Summary:** will be included in this report throughout to help the Buyer to determine remedial costs and values; and to identify all the defects for repairs and for the responsibility of the building systems with others.

Not all improvements will be identified during this inspection. Unexpected repairs should always be anticipated.

The inspection should not be considered a guarantee or warranty of any kind. No maintenance service, removal of cowlings or destructive discovery has been performed except for devices and equipment that were discussed with the client during this inspection.

Please refer to all pre-inspection communications, agreements and the provided information for a full explanation for the scope of this inspection.

This Inspection includes the Interiors on each Apartment identified by the corresponding Apartment Numbers, as well as for the Exteriors and General Building Conditions.

DETAILS:

BUILT: ~ 2005 **MAINTENANCE:** On-going **BUILDING:** Patios/ Balconies **PARKING:** Lot x 7-Cars
ARCHITETURAL: Frame/ Stucco **STORIES:** 2-Story w/ Loft & bathroom **ROOF TYPE:** Flat & Built-up
SQUARE FOOTAGE: ~ 5,738-feet² - 1st floor ~ 35' x 82' **ACRES:** ~ 0.16 **RECREATIONAL:** N/A
HVAC: Heat: 6-Boilers w/ 2 Zones & 6-40-gallon H₂O heaters **AC:** N/A **BEDS:** 9 **BATHS:** 9 **KITCHENS:** 6
WASTE: City **STORM:** City **H₂O:** City **USES:** Income/ Rentals **BUILDING IN PERSPECTIVE:** **B**

DEFINITIONS USED ON THE CHECKLIST:

- GOOD:** Indicates the component is functionally consistent with its original purpose and may show signs of normal wear or deterioration.
- FAIR:** Indicates that the component will probably need repair or replacement within the next three years.
- POOR:** Indicates the component will need repair or replacement now or in the very near future.

BRIEF BUILDING'S INSPECTION ELEMENTS: (~5,738-feet²)

- A. Mechanical, Electrical & Plumbing Systems:** **Conditions: GOOD**
The 6-Apartments have HVAC's (boilers w/ 2-zones) & H₂O heaters contained inside an outdoor Mechanical Closet on each apartment w/ 6-Patios or 3-Balconies; Equipment varies and Plumbing Fixtures are original or have been replaced; Conditions & Codes will be noted on an Apartment by Apartment basis.
- B. Foundation's Footprint: (2,869-feet²)** **Conditions: GOOD**
Slab-on-grade, typical concrete construction w/ radiant floor heating and Radon shielding,
- C. Structures:** **Conditions: GOOD**
Framing 2x6 studs' walls @ 16" o.c with upper wall vents as observed. 2nd Floors' joist framing @ 16" o.c and Warmboard panels installed w/ Wirsbo tubing for the radiant floor heating as explain by the Designer.
- D. Drainage & Landscaping on First Floor Level:** **Conditions: GOOD**
Three Apartments have 3-separate yards/ walls/ coyote fences, and the hardscape is concrete sidewalks and a gravel Parking Lot with surface drainage and downspouts routed to an underground storm pipe system.
- E. Roof/ Built-up & Parapets:** **Conditions: GOOD**
Torch down membranes on upper main roof, ventilation on each Apartment; pitched Propanel roofs above the upper Balconies and a flat built-up Torch-down membrane over the Mechanical chases.
- F. Stucco & Exterior Walls:** **Conditions: FAIR**
Cementous-lime Stucco with two different colors on the building are worn and have faded with prominent streaking from synthetic compounds over 15-years of weathering. Power washing and patching is recommended for restoration to renew the building with elastomeric spray paint over the existing walls.

G. Windows & Doors & Skylights: Conditions: GOOD

All Windows and sliding by the same but an **Unknown Manufacturer** using synthetic desiccant spacer bars were originally installed on all Apartments. Two 12" Solar Tubes per Apartment were originally installed on 2nd story Apartments. Exterior: Vinyl/ clad tempered sliding glass Patio and Balcony doors are by the same Manufacturer. Interior: doors are wood frame & panel and Entry doors are standard residential grade.

H. Appliances & Plumbing Fixtures: Conditions: GOOD

Mixed Suppliers' for Appliances, Equipment and Fixtures with 10-year Longevities.

I. Finishes: Conditions: GOOD

Cermeric tile and carpet floors throughout as noted by locations. Walls and ceilings are painted drywall. Cabinets are off rack wood/ euro hinges. Kitchen & Vanity countertops originally installed with granite tiles.

J. Environmental, Public, Health & Safety:

Overall the Building is reasonable safe for residential use and we didn't find anything life threatening.

Please Refer to the Environmental Analysis.

K. Summary & Recommendations:

Explanations of certain line items and components that will need immediate attention and recommendations are discussed throughout this report. The 6-apartments have been well maintained by Building Management, including the grounds and utility areas.

L. ASHI Standards of Practice:

This Building meets with all the requirements and the standards of the **ASHI** for line-item descriptions.

APARTMENTS ONE THROUGH SIX:

Defects Found will be illustrated by Photographs on the foregoing pages.

Apartment One:

First Floor Level, 1-Bedroom & 1-Bathroom = ~ 805-feet²

1. The Mechanical closet on Patio has a 2005 **Raypak** boiler w/ 2-Zones & 2017 **Bradford-White** H₂O heater.
 - a. **Raypak** Boiler will need the T&P valve exchanged.
 - b. **Raypak** Boiler fittings are corroded and will need to be properly cleaned with solvents.
 - c. **Bradford-White** H₂O heater's safety pan needs a drainpipe and run to an outside wall.
 - d. **Mechanical closet should not be used for Storage.**
2. Kitchen & Vanity cabinet door hinges will need to be replaced with the proper euro hinges on stiles.
3. Kitchen electric **KitchenAid** Range left-front burner is out.
4. Kitchen stainless steel double basis sink's Air Gap need to be reseated.
5. Water hardness was **405ppm** at hotwater tap and **180ppm** at coldwater tap, higher than normal.
6. Bathroom bathtub's surround tiles will need to be professionally cleaned.
7. Cracking was observed on the tile floors throughout the Living Room and Kitchen and will need attention.
8. Kitchen Patio sliding door screen is damaged and will need to be replaced.
9. Exchange all lightbulbs for LED lighting.
10. Provide Smoke detectors in the Living Room and Bedroom as per National US Fire Administration.
11. Bedroom carpet will need to be professionally cleaned between leases.
12. Apartment will need to be cleaned & repainted and the windowsills need drywall patching between leases.

Apartment Two:

First Floor Level, 1-Bedroom & 1-Bathroom = ~ 805-feet²

1. The Mechanical closet on Patio has a 2005 **Raypak** boiler w/ Two Zones & 2018 **Rheem** H₂O heater.
 - a. **Raypak** Boiler fittings are corroded and will need to be properly cleaned with solvents.
 - b. **Rheem** H₂O heater safety pan needs a drainpipe and run to an outside wall.
 - c. **Mechanical closet should not be used for Storage.**
2. Kitchen & Vanity cabinet door hinges will need to be replaced with the proper euro hinges on the stiles.
3. Kitchen **Whirlpool** Microwave oven light is out.
4. Water hardness was **335ppm** at hotwater tap and **180ppm** at coldwater tap, higher than normal.
5. Bathroom bathtub's surround tiles will need to be professionally cleaned.
6. Bathroom bathtub/ shower & diverter valve will need to be replaced.
7. Cracking was observed on the tile floors throughout the Apartment and will need attention.
8. Kitchen Patio sliding door screen is damaged and will need to be replaced.
9. Exchange all lightbulbs for LED lighting.
10. Provide Smoke detectors in the Living Room and Bedroom as per National US Fire Administration.
11. Bedroom carpet will need to be professionally cleaned between leases.
12. Apartment will need to be cleaned & repainted and the windowsills need drywall patching between leases.

Apartment Three:*First Floor Level, 1-Bedroom & 1-Bathroom = ~ 805-feet²*

1. The Mechanical closet on Patio has a 2005 **Raypak** boiler w/ Two Zones & 2018 **Rheem** H₂O heater.
 - a. **Raypak** Boiler fittings are corroded and will need to be properly cleaned with solvents.
 - b. **Raypak** Boiler damper control cover will need to be secured to the housing.
 - c. **Rheem** H₂O heater's safety pan needs a drainpipe and run to an outside wall.
 - d. **Mechanical closet should not be used for Storage.**
2. Kitchen & Vanity cabinet door hinges will need to be replaced with the proper euro hinges on the stiles.
3. Kitchen **Whirlpool** Microwave oven light is out.
4. Kitchen electric **KitchenAid** Range left-front burner is out.
5. Water hardness was **350ppm** at hotwater tap and **190ppm** at coldwater tap, higher than normal.
6. Bathroom bathtub's surround tiles will need to be professionally cleaned and caulked, as needed.
7. Structural cracking was observed on the tile floors throughout the entire Apartment and will need attention.
8. Bedroom window is smashed and will need to be professionally replaced.
9. Kitchen Patio sliding door screen is damaged and will need to be replaced.
10. Exchange all lightbulbs for LED lighting.
11. Provide Smoke detectors in the Living Room and Bedroom as per National US Fire Administration.
12. Bedroom carpet will need to be professionally cleaned between leases.
13. Apartment will need to be cleaned & repainted and the windowsills need drywall patching between leases.

Apartment Four:*Second Floor Level, 2-Bedrooms & 2-Bathrooms with Upper Loft ~ 1,105-feet²*

1. The Mechanical closet on Balcony has a 2005 **Raypak** boiler w/ Two Zones & 2018 **Rheem** H₂O heater.
 - a. **Raypak** Boiler fittings are corroded and will need to be properly cleaned with solvents.
 - b. **Rheem** H₂O heater's safety pan needs a drainpipe and run to an outside wall.
 - c. **Rheem** H₂O heater's exhaust flue joint will need silver tape to seal to prevent CO leakage.
 - d. **Mechanical closet should not be used for Storage.**
2. Kitchen & Vanity cabinet door hinges will need to be replaced with the proper euro hinges on the stiles.
3. Kitchen **Whirlpool** Microwave oven light is out.
4. Water hardness was **299ppm** at hotwater tap and **110ppm** at coldwater tap, higher than normal.
5. Balcony deck railing will need to be properly secured to the walls with steel spacers.
6. Both Bathroom bathtub's surround tiles will need to be professionally cleaned and caulked, as needed.
7. Bathroom bathtub/ shower & diverter valve will need to be replaced.
8. Exchange all lightbulbs for LED lighting.
9. Provide Smoke detectors on the 1st Level, Bedrooms and 2nd Loft as per National US Fire Administration.
10. Upper Loft Carpet if frayed and will need to be removed and replaced.
11. Carpeting throughout will need to be professionally cleaned between leases.
12. Apartment will need to be cleaned & repainted and the windowsills need drywall patching between leases

Apartment Five: Vacant*Second Floor Level, 2-Bedrooms & 2-Bathrooms with Upper Loft ~ 1,105-feet²*

1. The Mechanical closet on Balcony has a 2005 **Raypak** boiler w/ Two Zones & 2017 **Rheem** H₂O heater.
 - a. **Raypak** Boiler will need the T&P valve exchanged.
 - b. **Mechanical closet should not be used for Storage.**
2. Kitchen & Vanity cabinet door hinges will need to be replaced with the proper euro hinges on the stiles.
3. Kitchen **Whirlpool** Microwave oven light is out.
4. Water hardness was **267ppm** at hotwater tap and **105ppm** at coldwater tap, higher than normal.
5. Balcony deck railing will need to be properly secured to the walls with steel spacers.
6. Bathroom bathtub's surround tiles will need to be professionally cleaned.
7. Upper Loft Bathroom bathtub/ shower & diverter valve will need to be replaced.
8. Bathrooms countertops will need the tiles to be detailed and grouted.
9. Exchange all lightbulbs for LED lighting.
10. Provide Smoke detectors on the 1st Level, Bedrooms and 2nd Loft as per National US Fire Administration.

Apartment Six:*Second Floor Level, 2-Bedrooms & 2-Bathrooms with Upper Loft ~ 1,105-feet²*

1. The Mechanical closet on Balcony has a 2005 **Raypak** boiler w/ Two Zones & 2017 **Rheem** H₂O heater.
 - a. **Rheem** H₂O heater's safety pan needs a drainpipe and run to an outside wall.
 - b. **Mechanical closet should not be used for Storage.**

Continued...

2. Kitchen & Vanity cabinet door hinges will need to be replaced with the proper euro hinges on the stiles.
3. Water hardness was **280ppm** at hotwater tap and **109ppm** at coldwater tap, higher than normal.
4. Balcony deck railing will need to be properly secured to the walls with steel spacers.
5. Both Bathroom bathtub's surround tiles will need to be professionally cleaned and caulked, as needed.
6. Loft Bathroom bathtub/ shower & diverter valve will need to be replaced.
7. Cracking was observed on the Kitchen tile floors and will need attention.
8. Exchange all lightbulbs for LED lighting.
9. Provide Smoke detectors in the 1st Level, Bedrooms and 2nd Loft as per National US Fire Administration.
10. Carpeting throughout will need to be professionally cleaned between leases.
11. Apartment will need to be cleaned & repainted and the windowsills need drywall patching between leases

0.0 Scope of the Inspection:

All components designated for inspection are within the **ASHI** Standards of Practice. It is the goal of the inspection to put the clients in a better position to make decisions on the buildings' structural integrity and for the longevity of all the buildings' systems and finishes. Not all problems or defects can be identified during this inspection. Unexpected repairs should always be anticipated.

This inspection should not be considered a guarantee or warranty of any kind. No maintenance services, removal of cowlings or destructive discovery during the inspection have been performed except for devices and equipment that were discussed beforehand with the owner and client during the inspection.

1.1 Summary:

This Building under roof are within a neighborhood, Zoned R-12 and/ or possibly for L-1 land-uses; originally developed as income rental properties in the early 2000 for Public use and suited for apartment rentals. Currently the 6-Apartments have an Entrance/ Living room/ Kitchen/ Annex hallway/ one or two Bedrooms/ one or two Bathrooms/ Laundry/ Utility/ Patios & Balcony and residential grade entry 3⁰6⁸ doors.

This building on the First Floor, 35'x 80' footprint is poured slab-on grade with radiant tubing; built with 2x6 stud walls and the Second Floor Level built with 2x12 joists and Warmboard for radiant tubing and 2-hour rated firewalls between each living units; supporting a Torch-down roof membrane sloped for drainage over engineered trusses above the Lofts; and two color cementitious-lime stucco walls. Structural deficiencies were not found, although there is an exception of telegraphing cracks that were found on the tile floors.

The Electrical systems are 200-Amp/ 110v-240v breakers' panel per Apartment with a 3-post locked Main Service Disconnect Breakers at the Meter panel were found to be in **Satisfactory Condition** without any overloads for their designed circuits loads. Grounding electrode conductors are also present. All safety requirements have been met and all breakers in the individual panels were clearly labeled.

The Heating system is by original boilers by **Raypak**, individually installed per Apartment are gas fired with natural gas for radiant heating. The Building's entire floors for all rooms and bathrooms are separately zoned by **Wirsbo** tubing installed inside the concrete slabs or on **Warmboard** on the two story, two floor level Apartments. The six installed 40-gallon H₂O heaters are individually installed per Apartment using five **Rheem's** and one **Bradford-White** manufacturers between 2017-2018 date of the replacements with only minor corrections noted. Maintenance is required to be verified and predict longevities on the original boiler equipment. The responsibility for maintenance and service of this equipment should be handled by scheduled maintenance.

These Apartments are ventilated with the intended use to exchange air and two to four force air ceiling fans to aid with circulation and moisture control. The proper design for air exchange throughout the Apartments should be at least 5-times per hour. Make sure this is acceptable with a Mechanical Engineer or Licensed Contractor to minimize allergens.

$$\text{Air Changes/ hour} = \frac{\text{CFM} \times 60 \text{ min}}{\text{Volume of Room}}$$

The plumbing systems throughout the Apartments are copper, PEX and PVC were generally found to be in **Satisfactory Condition**.

The upper Torch-down roof membrane and the Utility chases and the overall drainage was recently reappointed in professional manner. The Propanel metal roofs over the upper balconies are in **Satisfactory Condition** without finding any leaks on the ceiling's materials below the roofs, but continuing roof maintenance is going to be needed to secure the screws and redress the roof jacks. Gutters and downspouts will need to be inspected and cleaned periodically. The roof is ballasted and the visual assessment of the membrane itself is sound.

The stucco, 3-coats of a lath/ base and two-color coats on the exterior walls of the Building's exterior walls are in **FAIR Condition** with the need for a Stucco Restoration as noted on the Report. Because the two-color stucco walls are only in **FAIR Condition**, will need a professionally applied elastomeric paint to refurbish the walls after patching, repairs and preparation on the textures.

The original installed windows (unknown) are vinyl/ clad with latches & locks on each and the exterior doors are vinyl/ clan, also with locksets and found to be in **Satisfactory Condition**, although adjustments are needed throughout and the windowsills will need repairing to the continuous cracking found on the corner beads.

The gravel parking lot is in **FAIR Condition** and it's recommend applying a hot Asphalt paving in the future.

2.0 Introduction:

As per request, a visual inspection was performed on the property by **AHI** and is limited to identify the existing conditions of the following readily visible building components.

- Structure
- Heating System
- Plumbing System
- Ventilation System
- Insulation
- Doors & Windows
- Roofing Systems
- Interior Components
- Fixtures
- Electric Systems

This assessment meets and/ or exceeds the **ASTM** standard **E2018-99** for Property Condition Assessments. This report provides recommendations without a cost analysis and the priorities for:

- Remediating on major deficiencies,
- Updating aging components, and/ or,
- Undertaking further detailed investigations are not included in this Report.

Recommendations are for remedial actions within the scope of this inspection are typical for the normal maintenance of the buildings.

This Report is intended for the exclusive use of our client. Use of the information contained within the Report by any other party is not intended and therefore we accept no responsibility for such use.

This Report is preliminary in nature. Before any major repairs are undertaken, **AHI** recommends that a performance specialist prepare a detailed condition survey and development plan. Contractors should be contacted for exact quotations if repair or maintenance should become an issue.

Only the items specifically addressed in this report were examined. No comment is offered on fire protection equipment or on fire regulations, building Codes and building bylaw compliance, or environmental concerns.

Buildings' Description:

This property has one standing building constructed in 2005 to present including fenced-in gardens, patios and landscaping on three sides with open space on the North, (gravel parking lot) and South, (3-individual patios) and East is a gravel walkways, and West is blocked by another building. Gravel parking spaces are sufficiently designed for adequate parking. The building has a flat built-up roof over the upper three Apartments that is sloped for drainage to a gutter and closed downspout to an underground storm drainage with a surcharge system on the Patio of Apartment One. Several Canales are on the Northside to drain the Utility chases and Propanel roofs drain wild. The Entrances to each Apartment are under a formal Annex area with entry doors to each of the Apartments. Venting is provided on the roof. It was determined that this building have an approximate area of ~5,738 square feet. The building has been presently occupied for the past 15-years.

Document Review and Interviews:

Floor Plans were not available for review or relied upon to assist with this Inspection. It is recommended that Design & Working Drawing documents as per building permits would be required during any remodeling period. The owner's Agent was available for interview, as well as information supplied by the Seller's Building Designer and both were very helpful with the details on this Building. Public records review was not included.

ADA and Accessibility Review:

Review for compliance with ADA and accessibility requirements were observed on the First floor Apartment only for handicap and accessibility requirements have been met by dimensions and door sizes only, because within the bathrooms there were no handrails. Upper Apartments and Lofts do not have provisions to be ADA compliant.

3.0 Structure:

3.1 Description:

- 3.1.1 The Building is slab-on-grade construction with exterior and interior wood framing with insulated walls and 2x6 wood stud walls throughout these buildings.
- 3.1.2 The masonry foundations and stem walls are supported on the exterior walls with insulation throughout the walls and ceiling areas and the walls have been applied with stucco.
- 3.1.3 The roof deck is supported by engineered trusses as explain by the Designer and tied to the walls to the buildings' foundation. There are perpendicular 2-hour firewalls in between each of the Apartment Units by double 5/8" drywall the under-roof cavities by design to the deck membranes; supported by an underlayment of 5/8" plywood or equivalent decking and insulation.
- 3.1.4 The Building ground floor coverings are cermeric tiles over concrete slabs and carpet in the bedrooms.

3.1 Observations and Discussion:

- 3.2.1 No major structural defects were noted, except for minor cosmetic defects found, especially with the tile floors.

4.0 Electrical:

4.1 Description:

- 4.1.1 PNM electrical service meters were found on the Eastside of the Building, and the underground service and easement zone for the PNM utilities. The interior panels on each of the Apartment Units have a rating of 200-Amp service wires that are branched to the Service Panel on the exterior wall on the Eastside.
- 4.1.2 The 6-Apartments are equipped with a main disconnect breaker on the Exterior Service Panel, but locked to the tenant and separately metered for each Apartment.
- 4.1.3 240v/120v single phase, three wire systems are primarily being used for electrical outlets and lighting.
- 4.1.4 Two 208v/ 240v single-phase breakers were found inside the Apartment panel primary for laundry dryer uses.
- 4.1.5 Combination of mostly fluorescence, and incandescent bulbs were present.
- 4.1.6 Recommend LED lightbulb replacements for better and energy efficient lighting.

4.2 Observations and Discussion:

- 4.2.1 While detailed load calculations were not performed, no problems are suspected with the service capacity. The service should be adequate for its present usage.
- 4.2.2 There is adequate clearance in front of each panel box with 36 inches in front of the panel.

5.0 Heating System:

5.1 Description:

- 5.1.1 The Building is heated by individual natural gas fired **Raypak** Boilers with 2-Zones each to have an approximate energy rating to support proper heating throughout each apartment.
- 5.1.2 Two T&P valves were frozen and will need to be replaced on the Boilers.
- 5.1.3 Gas service meters were located outside on Eastside of the Buildings utility easement area and connected by a 1 1/4" steel gas pipe running to each of the Apartment's Mechanical closets for all utility needs.
- 5.1.4 There were no bollards to protect the meters because of the narrow pathway for pediatrician use only.

5.2 Observations and Discussion:

- 5.2.1 While detailed heat loss calculations were not performed, no problems are suspected within the heating capacity on each of the Apartments. Thermostats were turned-on and the heating coefficient was sufficient throughout.
- 5.2.2 The radiant heating equipment were estimated to be originally installed.
- 5.2.3 Maintenance on the Boilers will be always be necessary for proper maintenance by the Building Managers.
- 5.2.4 It was not feasible to run heat gain capacities and to be verified, although complaints would have been noted.
- 5.2.5 The natural gas lines have been properly installed.
- 5.2.6 Standard metal B-vents are supplied for the buildings and are in **Satisfactory Condition**.
- 5.2.7 Each Boiler and H₂O heaters have been installed with “dirt-legs” for the gas pipelines.

6.0 Air Conditioning:

6.1 None Found

7.0 Ventilation:

7.1 Description:

- 7.2.1 There were no ventilation fans found on the rooftops.
- 7.2.2 Parapet vents (8) were installed on Northside to ventilate the building’s wall and roof cavities.
- 7.2.3 The ventilation systems have been incorporated on each of the Mechanical closet with two each.
- 7.2.4 The bathrooms are ventilated by individual exhaust fans vented to the exterior walls.

7.2 Observations and Discussion:

- 7.3.1 Ventilation of the Apartments are standard for the building technologies as well as localized ventilation vents to the exterior walls located in each bathroom with ceiling fans. The rest is designed as a closed system without the need to open and close doors and windows.

8.0 Plumbing:

8.1 Description:

Supply:

- 8.1.1 The building is supplied with a water supply from one water meter located at the street curb.
- 8.1.2 Main shut off valves are found at each of the H₂O heaters.
- 8.1.3 All supply plumbing pipes examined were copper and PEX for sinks.
- 8.1.4 Each Apartment Units have Pressure Reduction Valves inside the Mechanical closets.

Waste:

- 8.1.5 Most of the waste piping is through the walls and under-slabs of the Building at the ground level floor and 4”-clean-outs were visible on each Apartment for observation. Where visible piping was found, it was PVC or ABS.

Water Heaters:

- 8.1.6 There were 3/4” copper pipes branched to the 40-gallon H₂O heaters.
- 8.1.7 Water shut off was found next to the H₂O heaters.
- 8.1.8 T&P valves were properly installed and draining to an outside wall or directly to the sewer.

8.2 Observations and Discussion:

- 8.2.1 40-gallon H₂O heaters are adequate and bearing on a concrete slab or on a wood ply subfloor.
- 8.2.2 The location of the main water line to the Building was located on the East and North side of the Building.
- 8.2.3 A Licensed Plumber should be consulted to determine and verify.

8.3 Storm Drainage:

8.4 Description:

- 8.4.1 An underground access hatch was found on the Northside Patio of Apartment One is an underground Storm Drain System with 4” breather pipes and a 4” pipe with low voltage wiring,
- 8.4.2 Tenants residing in Apartment One claim that during heavy rains the water floods the Patio yard, and this may impact their living space.

8.5 Observations and Discussion:

- 8.5.1 A Water Consultants and or Hydrologic Engineer should be consulted to inspect this set-up on it design function and to Certify that it is properly working as per the City’s regulations and Codes.

9.0 Roofing:

9.1 Description:

Flat:

- 9.1.1 The flat roof on the building is a built-up with a Torch-down membrane.
- 9.1.2 The building's roof and flat roofs over the Utility shafts have a longevity of 15-years.
- 9.1.3 Ballast is gravity and will need reappointments & maintenance with a professional roofing company.

Sloped:

- 9.1.4 The slope for flat roofs is reasonable with no observed ponding.
- 9.1.5 The 12" Solar light tubes (6) were found on the roof and were installed in **Good Condition**.

Roof Drainage:

- 9.1.6 The flat roof drainage is sloped on the South ramp with a full opening to drain the roof onto a 6" master gutter.
- 9.1.7 Downspouts were found at each corner of the Building on the Southside.

9.2 Observations and Discussion:

- 9.2.1 Parapets on the South drainage ramp is in **Poor Condition** with roofing nails sticking up and will need to be reset.
- 9.2.2 On the Northside of the Building on the West adjoining neighbor's building, there is a serious breach on top the roof at the first story overhang that will need to be repaired.

10.0 Interiors:

10.1 Description:

- 10.1.1 The walls and ceilings are painted.
- 10.1.2 The main floor throughout the Apartments are ceramic tiles and are in **Fair Condition**.
- 10.1.3 The wall finishes are painted drywall attached to wood studs and wood framing.
- 10.1.4 Bathroom finishes are painted drywall walls and ceilings are cosmetically in **Good Condition**.

10.2 Observations and Discussion:

- 10.2.1 The interior finishes are generally in cosmetically in **Good Condition**. Maintenance and cleaning will be the responsibility of the tenants to maintain.
- 10.2.2 Apartments should be repainted along with minor drywall patching between leases.
- 10.2.3 Since interior components are subjective to the above conditions, improvements are needed on an on-going basis.

10.3 Interior Furnishings:

10.4 Description:

- 10.4.2 The interior doors are clear coated vertical grain fir with frames & panels.
- 10.4.3 The door hardware on the doors are functional and keyed entry with dead bolts for the Front doors.
- 10.4.4 The floors are ceramic tiles & grouted.
- 10.4.5 The interior wall finishes are painted drywall.
- 10.4.6 The interior ceilings are painted drywall.
- 10.4.7 No interior leaking was observed.
- 10.4.8 The rooms and bathrooms finishes are consistence painted drywall for the walls and ceilings.
- 10.4.9 Cabinetry installed throughout are serviceable, although maintenance will be necessary.
- 10.4.10 Cabinetry hinges on the cabinet doors are incorrect and will need to be exchanged with the proper euro hinges.

10.5 Exterior:

10.6 Description:

- 10.6.2 Exterior doors are:
 - a) Vinyl/ clad frame Patio sliding glass doors with tempered thermopane glazing and screens.
 - b) Front doors are standard residential grade.
- 10.6.3 The exterior walls are lath & plaster cementitious-lime stucco in two different colors and are in **Fair Condition**.
- 10.6.4 Northside stucco parapets are in **Poor Condition** and will need to be rewrapped with **Flexyl** standards.
- 10.6.5 The windows (unknown manufacturer) are vinyl/ clad frame with thermopane glazed Units. All window Units are operable with opening horizontal sashes & lockable latches with screens.

- 10.6.6 Northside Windows (7) above the Lofts are 2⁶/₂ dormer, fixed glazed units and are in **Satisfactory Condition**.
- 10.6.7 Most of the windows were installed and are in **Satisfactory Condition**.
- 10.6.8 The poured concrete sidewalks at West & East, North & South sides and are in Fair Condition.
- 10.6.9 Gravel parking lot at the Entrance is sloped to the City street for surface drainage.
- 10.6.10 Storm drainage is underground and will need further investigation with a hydrologist to Certify with City Codes.

10.7 Observations and Discussion:

- 10.7.2 The Exterior Stucco walls on the Building are generally in **Fair Condition** and not well maintained.
- 10.7.3 The grading is flat at the Entrance of the Building on the Northside and elevated with sidewalks and open.
- 10.7.4 Patios and fence-in for tenant privacy with coyote fencing and 16" concrete/ stucco monument columns.
- 10.7.5 The poured concrete sidewalks at the front of the building are in **Good Condition**.

11.0 Insulation as Perceived

12.0 Description:

- 12.2.1 The presence of insulation on the inside the exterior walls were not visible but assumed by code.
- 12.2.2 Batt and possibly rigid insulation are assumed under the roof decking and R-30 to R-40 would be typical.

13.0 Plumbing Fixtures:

13.1 Description:

- 13.1.1 9-Vanity sinks, (**Kohler**) were found, properly installed and are in **Satisfactory Condition**.
- 13.1.2 9-Chrome Vanity faucets, (**Kohler**) were found, properly installed and are in **Satisfactory Condition**.
- 13.1.3 9-Toilets, (**Sterling**) were found, properly installed and are in **Satisfactory Condition**.
- 13.1.4 9-Toilets, (**Kohler**) were found, properly installed and are in **Satisfactory Condition**.
- 13.1.5 9-Bathtubs, (**Kohler**) were found, properly installed and are in **Satisfactory Condition**.
- 13.1.6 9-Bathtubs faucets, (**Kohler**) were found, properly installed but some in **Fair Condition** will need replacing.
- 13.1.7 6-Stainless equal double basin sinks found with 6-air gaps in each Kitchen and are in **Satisfactory Condition**.
- 13.1.8 6-Chrome Kitchen sink faucets, (**Kohler**) were found, properly installed and are in **Satisfactory Condition**.

13.2 Fire Suppression System

None Found

- 13.2.1 There were no Fire Suppression Systems found within the Apartment Units.
- 13.2.2 Recommend in providing fire-extinguishers per Apartment for the fire safety Codes.

14.0 Defects Found

- 14.1.1 All Defects found on each of the Apartments are listed on the proceeding pages, 3-5.
- 14.1.2 General Defects on the Building's roof, stucco, landscaping and property utilities have been described throughout.
- 14.1.3 **Please refer to the Photographs Section, 17.0 for defects found on this Report.**

15.0 Environmental:

- 15.0.1 **ASBESTOS & LEAD:** There was no Asbestos or Lead based paint present or found on these Buildings.
- 15.1.1 **RADON:** Levels tested on Apartment One, as a typical average were: Long Range: **1.00 PCi/L** and Short Range: **0.97 PCi/L** whereas any levels above **4.0 PCi/L** would require mitigation.
- 15.1.2 **MOLD & AIR Quality:** Healthy breathable air levels were normal on the interiors and the humidity levels at **> 12%** and were consistence with the outdoor air quality at **> 10%** due to the weather conditions of the day of the inspection and therefore, the **air exchanges are GOOD** for the Building uses.
- 15.1.3 **WATER Quality:** This Building is hooked-up to city water by a City H₂O meter and testing for bacteria was not conducted. Average Hardness was: **150ppm** for the coldwater supply. Hotwater supply was elevated for an average of **350ppm** and further testing may be necessary. H₂O pressure is at: **65psi**.
- 15.1.4 **PEST Control:** There were no rodent droppings found on the floors or under the sink cabinets or utility areas, but thorough cleaning by tenants will always be necessary and generally speaking having a Pest Control Expert may be necessary for preventing wood destroying insects.

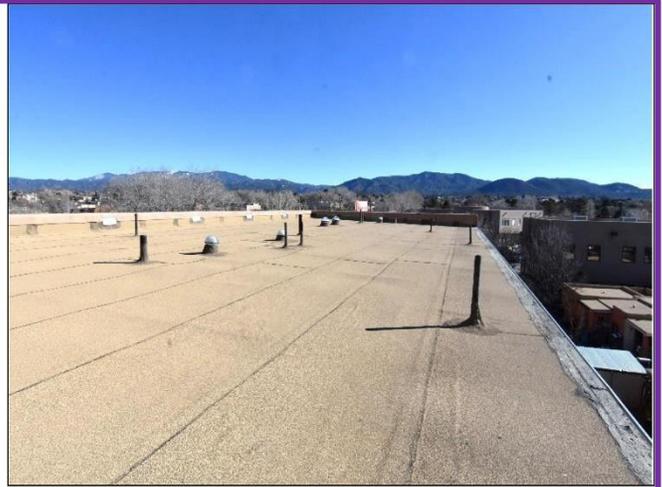
16.0 Recommendations in General:

- 16.1.1 A Licensed Electrician should be consulted to any electrical devices found to have cracked switch and receptacle plates in some of the apartments.
- 16.1.2 A Licensed Contractor or the assigned Building Manager along with a Licensed Plumber and/ or a Mechanical Contractor should be consulted to determined and repair Code violation found in the Mechanical closet with the drainpipes and replacement of T&P valves as found to be frozen.
- 16.1.3 A Licensed Contractor or the assigned Building Manager will need to secure the balcony railing for safety.
- 16.1.4 A Licensed Contractor or the assigned Building Manager will need to repair the CMU block wall on the South yard of Apartment Two and Three.
- 16.1.5 A Window Company will need to replace the broken window on Apartment Three.
- 16.1.6 Bathtub surround tiles are showing a build-up of calcium, staining and will need solvent cleaning and polishing.
- 16.1.7 A Stucco Contractor should be consulted to repair the stucco parapets with **Flexyl** wrap on the Northside of the Building.
- 16.1.8 A Stucco Contractor or professional painter should be consulted to offer bids on a full Stucco Restoration on the Building and/ or by the recommended spray painting with Elastomeric paint.
- 16.1.9 A Licensed Roofing Contractor should be consulted to present bids on continuing maintenance and reappointments for the Building's roof systems, as needed to extend Warranties up to 10+ more years and coordinate with s Stucco Contractor at the same time.
- 16.1.10 Work on the Exterior coyote fencing, CMU block/ stucco wall monument columns, (one need to be straightened) and concrete walkways will need some attention on resurfacing.

17.0 Typical Photographs:



1. Torch-down roof membrane is in **Good Condition** and was recently re-roofed, but the edging details will need more work.



2. Another view of the Torch-down roof showing the drainage edge that will need more repairs and to be redressed.



3. Drainage edge to Gutter is in rough shape with nails sticking up and will need serious repairs.



4. Neighbor's building is showing some Torch-down failures on an overlap that could impact the Inspected "810" Building.



5. Eave soffit on the West end of the Building that is badly leaking and will need a major repair.



6. On top of the First story roof deck on the West-side showing damages that are causing leaks underneath the eave and soffit.

SITE PHOTOGRAPHS

Project No. **10723**



7. Flashing failures on all of the Balcony decks that will need to be repaired and re-stucco.



8. Upper Mechanical shafts rooftops that are in **Good Condition** with roof jacks and drainage to canale.



9. Parking lot wall that was not repaired correctly and will need patching and re-stucco with color coat.



10. Apartment Two's Patio wall on backyard that is in failure.



11. Parapets circumventing the entire roof will need to be parch and wrapped with **Flexyl** Standards.



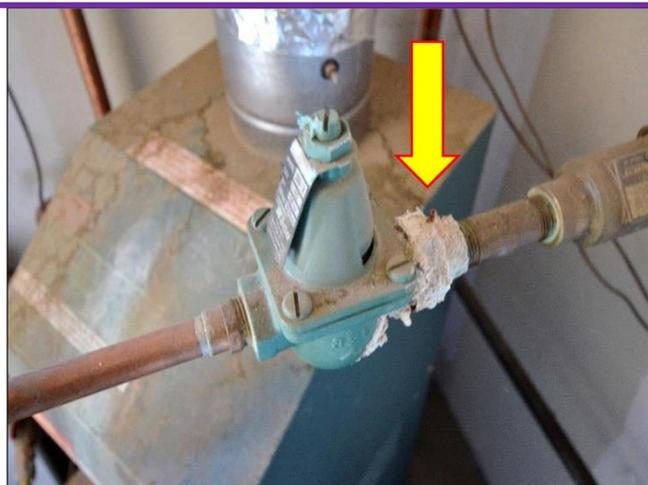
12. Typical concrete sidewalk that will need to be resurfaced due to spading and erosion.

SITE PHOTOGRAPHS

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13. Two T&P valves were found to be frozen inside Apartments One and Three.



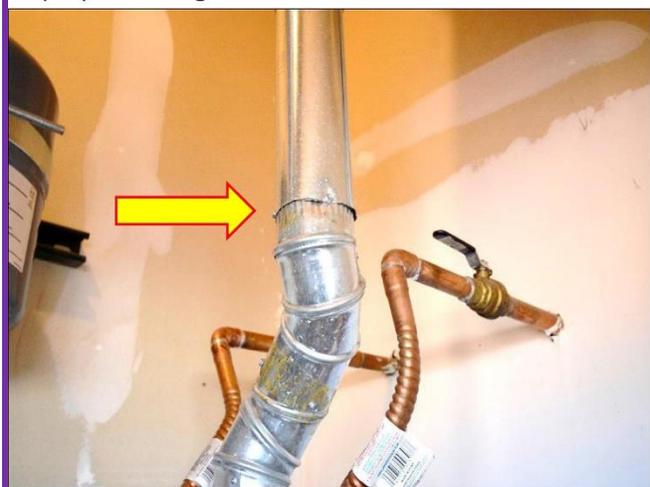
14. Calcium build-up on the pipe fittings found in most of the Mechanical closets that will need to be cleaned with solvents.



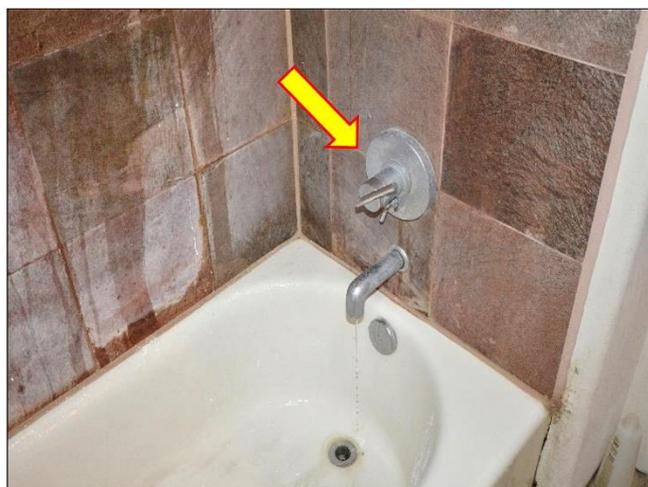
15. Five of the safety pans under the H₂O heaters will need a drainpipe and routed to an outside wall for proper drainage.



16. First floor level showing many cracks that will need profession attention to remove and replace with a tile isolation membrane.



17. Exhaust connection that will need to be silvered taped to seal properly.



18. Three of the bathtub and shower valves were in **Poor Condition** and the diverter valves were not properly working and will need to be replaced.

SITE PHOTOGRAPHS

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19. Storm drain equipment found on Apartment One's Patio will need to be verified and certified by an Engineer.



20. CMU block column is badly leaning on Apartment One's Patio with the possibility that the cause is due to Storm drainage equipment.



21. Bedroom window on Apartment Three is broken and will need to be replaced and observe that all the windowsill were cracked and will need repairing.



22. All cabinet doors on the Kitchen and Vanity cabinets will need to have the hinges exchanged for the proper euro stiles type of hinges.



23. Second floor level is also showing cracking on the ceramic tile floors and will need to be removed and replaced with a tile isolation membrane.



24. Three of the bathtub and shower valves were in **Poor Condition** and the surround tile walls will need to be cleaned and the caulked to properly seal.

SITE PHOTOGRAPHS

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25. Make sure all tile on the countertops are secured.



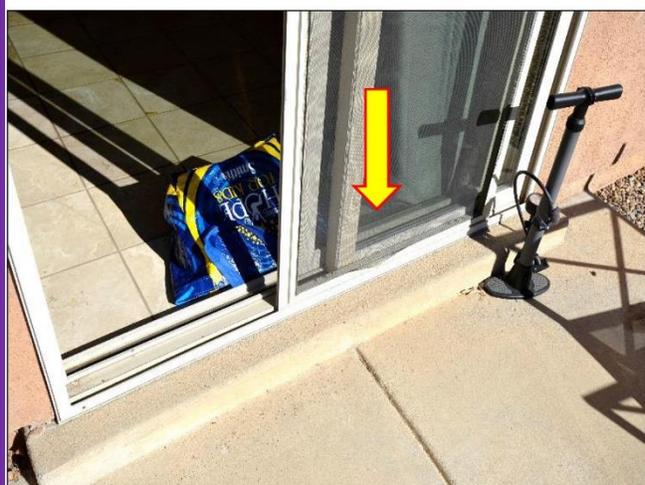
26. Another example of a bathtub and shower valve that has failed.



27. One chip sound on Apartment Three that will need to be repaired.



28. Most of the Balcony railings will need to be secured to the wall with solid steel spacers.



29. Several screens were damaged and will need to be rescreened.



30. Carpet on Apartment Four is frayed and will need to be replaced.

SITE PHOTOGRAPHS

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18.0 Closing Comments:

This report provides an overview on the condition of this Building's components within the Property boundaries.

ActiveHome Inspections considers this building envelope are in **Satisfactory Condition**, except for the Exterior finishes and the Roofs on the Building.

This Apartment complex has been reasonably maintained for its 15-years of use, and on-going maintenance is being carried out in a satisfactory manner.

Maintenance and improvements will always be necessary.

Should you have any questions, please do not hesitate to contact us.

Sincerely yours.

Electronically signed

Robert Willis

*****End of Report*****

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