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972-492-7920



“COMMERCIAL” DUE DILIGENCE INSPECTION REPORT

Prepared For:

(Name of Client)

Concerning:

(Address or Other Identification of Inspected Property)

By:

Shelly Morgan #6196 469-231-8798

August 14, 2015

(Name and License Number of Inspector)

(Date)

(Name, License Number and Signature of Sponsoring Inspector, if required)

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

SCOPE OF INSPECTION:

The Inspector will not disassemble items at the property. Inspector will not remove or damage walls, floors, wall coverings, floor coverings, or other obstructions. For example, furniture, equipment, appliances, paintings, or other furnishings will not be moved.

Xstream Inspections PC (XIPC) is a general real estate inspection company. This Inspection Report covers only the items listed in the report, and is based only on the present condition of those items at the time of inspection. Systems and conditions which are not specifically addressed in the Inspection Report are excluded. There is no responsibility expressed or implied for latent defects, future performance of any items or for defects not reasonably observable at the time of inspection. *Client acknowledges that the Inspection Report may not identify all defects or problems. In addition, when an item is noted as deficient, not functioning, or further evaluation is by a specialist is recommended, the client agrees to contact a qualified specialist to make further evaluation of the item. Client acknowledges that the Inspector performs a general inspection, and is not a specialist in any item or system inspected. The inspection report will contain the opinion of the Inspector.*

XIPC does not inspect for building codes, soil analysis, or adequacy of design, capacity, efficiency, size, value, flood plain location, pollution, or habitability. The inspection and Inspection Report do not address, and are not intended to address the possible presence or danger from potentially harmful substances and environmental hazards, including but not limited to lead, urea formaldehyde, toxins, carcinogens, mold, mildew, asbestos, flammable substances, radon, and contaminants in soil, water, or air.

Presence or absence of wood-destroying organisms is beyond the scope of the general inspection. Wood-destroying organisms include, but are not limited to: termites, carpenter ants, other wood-destroying insects, as well as fungus and/or molds. The client agrees to obtain a Wood Destroying Insect Report (WDI) prior to closing. **The WDI inspection was not accepted by the client on this proposal and is therefore excluded from this report.**

Client acknowledges that this Inspection Report is not a warranty or guarantee of the items at the property inspected. If the client desires a warranty or guarantee, the client must obtain it from a warranty company. This report is prohibited from being used for Warranty or Insurance Underwriting purposes.

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PROPERTY INSPECTION AGREEMENT: Client acknowledges that this Inspection Report is subject to all the terms and conditions of the previously executed Property Inspection Agreement, signed by the Client, including specifically and without limitation the provisions of such Property Inspection Agreement relating to Disclaimer of Warranties, Limitation of Liability, Tainted Corrosive Drywall, Dispute Resolution, Attorney's Fees, and Exclusivity.

LIMITATION OF LIABILITY

Neither I nor any professional who provided inspections and/or estimates of specific fields identified in the Report (plumbing, electrical, HVAC, etc.) are liable for expenses or repairs, maintenance, upgrades, or related costs that fall outside of the general scope of the inspection as defined in the Report.

Specifically, the recipient of this Report, as identified above, agrees and understands that the maximum liability incurred by Xstream Inspections, PC and Shelly Morgan for owner, employee, or contractor of Xstream Inspections, PC, if any, to the receipt shall be limited to the amount of the fee paid for the Inspection or \$5,500.00, whichever amount is lesser.

I, , recipient of the Report as identified above, understand that by acceptance of this Due Diligence Inspection Report, I am agreeing to the terms, conditions, and limitations stated above and specified in the Due Diligence Inspection Report, where applicable.

THIS REPORT IS OUR INVOICE

Client Signature: _____

Date: _____

Property Faces:
Weather Conditions:
Parties Present:
Occupied or Vacant:
Inspection Fee:

Various
Sunny to Partly Cloudy
Buyer/Management/Maintenance/Tenants
Occupied



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I. FOUNDATION

A. Foundations

Type of Foundation(s): Post Tension Cables

Comments:

DEFICIENT ITEM(S) - FOUNDATIONS

Proper Drainage and consistent watering will be important to the future care of the foundations at all of the structures.

The foundation has signs of movement as evidenced by sheetrock cracks, slope on floors, sticking and/or non-latching doors, exterior crack or separations in the brick or brick mortar, separations of materials such as window frames and/or wood trim at Buildings 9, 10 and 11.

Some of the post-tension cables need to be pointed out as to prevent rust and damage at all of the buildings.

The soil line is pulling away from the foundation wall at all of the buildings; it is my recommendation that you install soaker hoses on a timer to ensure proper moisture content around the foundation and/or get the Irrigation System up and running to ensure that proper moisture content is present around the foundation walls.

Trees and/or large shrubbery are located too close to the foundation at several structures. This could have an adverse effect on the foundation performance, roof, gutters, etc. in the future.

Some of the weep holes have been sealed at Building 2.

There are minor surface cracks visible at the exterior foundation wall at Buildings 9, 10 and 11.

The footers are exposed at the exterior foundation wall at Buildings 9, 10 and 11.

The slab corner(s) are cracked at most of the buildings. These cracks are not structurally significant.

There are signs of previous repairs visible at the exterior foundation wall at Buildings 9,10 and 11; it is my recommendation that you consult with the seller to determine what repairs have been made.

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B. Grading & Drainage

Comments:

DEFICIENT ITEMS: Grading & Drainage

Erosion is present at most sides of all of the structure. Backfill is needed around the foundation walls to ensure that the foundation remains stable.

The drainage is negative and/or flat around all sides of the structure was signs of active/previous ponding present at Buildings 1,2,5,6,7, 8 and the Office Building.

The soil line is too high around some areas of the foundation walls at the Management Office, Maintenance Building and at Buildings 5 and 6 . Ideally you should have 2” to 4” of concrete visible at the foundation wall.

Some back fill and/or gravel is needed around the foundation to prevent erosion.

Roofline washout was observed at both sides of the structure it is my recommendation that you consider adding a full gutter system to ensure proper water runoff.

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It is my recommendation that you consider installing full gutter systems at all of the structures to ensure that water is properly routed away from the property.

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C. Roof Covering Materials

Type(s) of Roof Covering:

Viewed From: Walked on roof

Comments:

DEFICIENT ITEMS: ROOF COVERING

SEE ATTACHED ROOF REPORT



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SAMPLE

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D. Roof Structure & Plenum Space

Viewed From: Limited at Upper units

Approximate Average Depth of Insulation: 8"-10" Cellulose

Comments:

These buildings are constructed with a wood truss system with no deficiencies present at the interior attic areas that were accessible.

The firewall appears to be present at the accessible attic areas.



Report Identification:

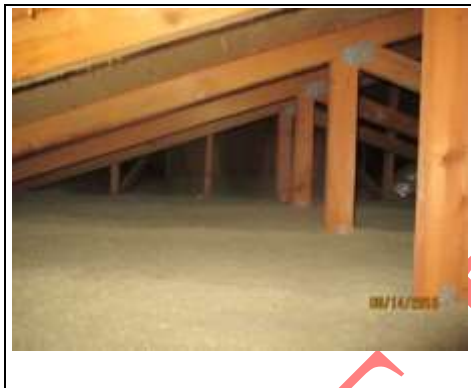
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E. Walls (Interior & Exterior)/Ceilings / Floors

DEFICIENT ITEMS: Walls (Interior & Exterior)

Wood rot is present at no less than 80% of the exterior walls at the soffits, fascia areas, siding and/or trim pieces.

There are signs of previous repairs present at some exterior masonry walls at several structures.

Observed small, random cracks in exterior masonry (brick veneer/stone veneer) mortar. These do not appear to be structurally significant and would just need pointing-up if desired.

Routine caulk maintenance is needed at exterior windows, walls, siding and/or doorframes and at interior tub and tile areas at all (11) buildings and all (22) units that were inspected.

Some exterior siding pieces need to be sealed at the seams to prevent additional damage and/or wood rot.

There are some areas where the siding is damaged, front left side, back left side and upper gable areas at all of the structures.

There are signs of extensive termite damage present and some exterior walls and/or most of the damaged patio/deck areas.

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There are excessive openings at some exterior masonry and siding walls with signs of significant hail damage present at the siding wall areas.

There are signs of previous repairs at some interior walls at the interior units inspected.

Most of the interior walls at the units that were inspected were obstructed with personal items and no visible.

Some visible tape seams and/or sheetrock cracks were observed at the interior walls of the units inspected.



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F. LAUNDRY MAT

Comments:

All of the coin-operated equipment is in good working order. There were no signs of water leaks, gas leaks and/or other deficiencies observed at the time of this inspection.

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G. Doors Interior & Exterior

Comments:

DEFICIENT ITEMS: DOORS INTERIOR AND EXTERIOR

Most of the sliding doors at the interior units inspected had old damaged doors that comes off of the track when lifted up. NOTE: THE PROPERTY MANAGER STATED THAT SHE HAS A LIST OF WHICH UNITS HAVE NEWLY INSTALLED DOORS.

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H. Windows

Comments:

DEFICIENT ITEMS: WINDOWS

Several of the exterior plastic trim pieces on the windows have damaged areas.

There are solar screens present at all of the exterior windows, making it difficult to observed evidence of thermal seal failure (condensation moisture between doubled glass panes) seen in at least windows, 6 see sticker dots. I suggest you have windows cleaned and then have window specialist further evaluate the windows for failures and estimated cost of repair.

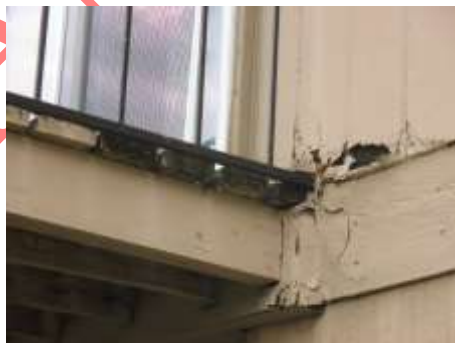
Some windows are difficult to open, at the interior units inspected. I recommend that you clean the tensioners to see if it resolves the issue and/or have them checked by a window contractor to determine what repairs are needed.

I. Stairways (Interior & Exterior) Balconies

DEFICIENT ITEMS: STAIRWAYS (INTERIOR AND EXTERIOR)

The exterior steel stairs is rusting and needs to be wire brushed, primed and painted to prevent further damage at all (11) of the building.

Only (2) of the balconies appear to have recently been replaced and the remainder are in dire need of replacement to ensure that there are no safety concerns present.



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J. Sidewalks, Drive and Parking Areas

DEFICIENT ITEMS: SIDEWALKS, DRIVE AND PARKING AREAS

Routine caulk maintenance is needed at minor concrete or asphalt parking and sidewalk areas.

Not all of the Fire Lanes and/or handicap areas are properly identified and/or the paint is being rubbed off and identification may need to be repainted.

There are signs of previous repairs visible at some of the sidewalks, patios and/or common areas.

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Some minor and major cracks are visible at some areas of the sidewalks and/or drive areas.

Immediate attention is needed at the sidewalk and/or common area between Buildings 9 and 10. Significant erosion is present and the deficiency poses a HIGH RISK FOR SAFETY CONCERN for tenants and visitors.



SAMPLE

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K. Not Used

Comments:

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

The main electric meters are installed at several areas of the exterior building's.

DEFICIENT ITEMS: Service Entrance & Panels

Plastic knock-outs are missing at the interior cover, see Individual Unit Breakdown or locations.

There are double lugged breakers present inside the panel box, see Individual Unit Breakdown or locations.

There are splices present inside the panel box, see Individual Unit Breakdown or locations.

The panel box is installed at what is considered to be a hazardous location. New installation guidelines do not allow installations in clothes closets.

Considering the large number of double lugged breakers that were observed at the limited interior inspections of (22) units, it is my recommendation that you have all of the breaker boxes inspected by a qualified Electrician to determine the extent of deficiencies present.

Report Identification:

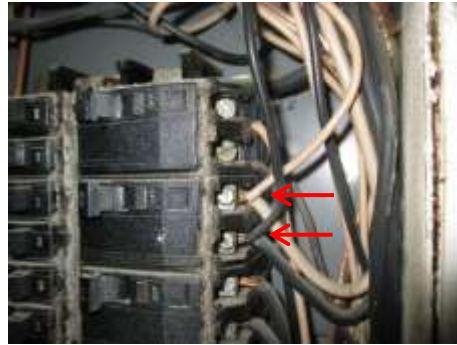
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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

DEFICIENT ITEMS: BRANCH CIRCUITS

Smoke detectors are missing at the recommended locations.

The exterior receptacles are missing the weather tight protective covers.

There are no GFCI protected receptacles present at the recommended locations (kitchen).

Some of the fixtures have missing bulbs and/or are not responsive to the wall switch.

It is my recombination that you replace them and recheck.

Some receptacle covers are missing and/or damaged.

Some of the lights did not respond to the wall switch, it is my recommendation that you replace the bulbs and recheck.

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III. PLUMBING SYSTEM

A. Water Supply System and Fixtures

Location of water meter: unknown

Comments:

The overall condition of the wet areas at the interior units inspected is in better than expected condition for a property of this age.

DEFICIENT ITEMS: WATER SUPPLY SYSTEMS AND FIXTURES

All of the shower diverters leak at the faucet when the shower head is on at the interior units inspected.

All of the cutoff valves were stuck under the sinks at the interior units inspected.

Several of the exterior faucets are missing control knobs, no insulated and are missing anti-siphon devices. (See Unit Breakdown).

B. Drains, Wastes, and Vents

Comments:

DEFICIENT ITEMS: DRAINS, WASTES AND VENTS

Some stoppers do not work, some drains are slow and/or other minor plumbing deficiencies are present at the interior units inspected. See Unit Breakdown.

C. Water Heating Equipment

Energy Source: Electric

Capacity: 40 gallon

Comments:

The lever on the Temperature and Pressure (known as T & P valve) relief valve(s) was not operated manually because of the possibility of damage to personal property.

DEFICIENT ITEMS: Water Heating Equipment

There is no exterior drain safety pan present for the water heater. This is required for new installations. However, it may not have been required at the time of this installation.

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IV. HVAC EQUIPMENT

A. HEATING EQUIPMENT (ELECTRIC)

Comments:

The electric units are comprised of split and up-flow systems.

All of the electric heating unit responded to control and supply air in excess of 100 °F was produced.

DEFICIENT Items: HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Several of the units are missing filter covers, drain pans and/or need service calls to ensure that they are operating as intended.

Several of the interior units appear to be original and/or may be at the end of its expected lifespan.

It is my recommendation that you have all of the HVAC systems cleaned, serviced and/or repaired by qualified specialist to ensure that they are working efficiently.

(PHOTOS IN DROP BOX UNDER INTERIOR FOLDER)

B. COOLING UNITS

Comments:

DEFICIENT ITEMS: COOLING UNITS

No less than 85 % of the exterior condensing units have extensive signs of neglect, damage, age, electrical deficiencies and/or other issues that need to be addressed immediately.

The Property Manager stated that they have a list of the units that have been replaced and/or that are constantly having service calls.

It is my recommendations that you obtain the lists and budget a short term allowance to replace all of the deficient/old/damaged equipment.

SEE DROP BOX PHOTOS IN CONDENSING UNITS FOLDER

V. OTHER

A. IRRIGATION

Comments:

DEFICIENT ITEMS: IRRIGATION

There are visible sprinkler heads present at all areas around the buildings. It is my recommendation that you have the Irrigation system repaired to ensure sufficient moisture content around all of the buildings.

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B. SWIMMING POOLS

Comments:

There were no leaks and/or deficiencies present at the pool pumps, timers and/or equipment at either locations.

DEFICIENT ITEMS: SWIMMING POOLS

The main pool, beside the office area had the water level below the skimmers and tiles were being replaced.

The Property Manager stated that they ran out of tiles and they would finish the repair once the replacement tiles arrive.

SAMPLE REPORT

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Inspection Item

ADDENDUM: REPORT SUMMARY

The inspection of the property listed above must be performed in compliance with the rules of the Texas Real Estate Commission (TREC).

DEFICIENT ITEM(S) - FOUNDATIONS

Proper Drainage and consistent watering will be important to the future care of the foundations at all of the structures.

The foundation has signs of movement as evidenced by sheetrock cracks, slope on floors, sticking and/or non-latching doors, exterior crack or separations in the brick or brick mortar, separations of materials such as window frames and/or wood trim at Buildings 9, 10 and 11.

Some of the post-tension cables need to be pointed out as to prevent rust and damage at all of the buildings.

The soil line is pulling away from the foundation wall at all of the buildings; it is my recommendation that you install soaker hoses on a timer to ensure proper moisture content around the foundation and/or get the Irrigation System up and running to ensure that proper moisture content is present around the foundation walls.

Trees and/or large shrubbery are located too close to the foundation at several structures. This could have an adverse effect on the foundation performance, roof, gutters, etc. in the future.

Some of the weep holes have been sealed at Building 2.

There are minor surface cracks visible at the exterior foundation wall at Buildings 9, 10 and 11.

The footers are exposed at the exterior foundation wall at Buildings 9, 10 and 11.

The slab corner(s) are cracked at most of the buildings. These cracks are not structurally significant.

There are signs of previous repairs visible at the exterior foundation wall at Buildings 9,10 and 11; it is my recommendation that you consult with the seller to determine what repairs have been made.

DEFICIENT ITEMS: Grading & Drainage

Erosion is present at most sides of all of the structure. Backfill is needed around the foundation walls to ensure that the foundation remains stable.

The drainage is negative and/or flat around all sides of the structure was signs of active/previous ponding present at Buildings 1,2,5,6,7, 8 and the Office Building.

The soil line is too high around some areas of the foundation walls at the Management Office, Maintenance Building and at Buildings 5 and 6 . Ideally you should have 2" to 4" of concrete visible at the foundation wall.

Some back fill and/or gravel is needed around the foundation to prevent erosion.

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Roofline washout was observed at both sides of the structure it is my recommendation that you consider adding a full gutter system to ensure proper water runoff.

It is my recommendation that you consider installing full gutter systems at all of the structures to ensure that water is properly routed away from the property.

DEFICIENT ITEMS: ROOF COVERING

SEE ATTACHED ROOF REPORT

DEFICIENT ITEMS: Walls (Interior & Exterior)

Wood rot is present at no less than 80% of the exterior walls at the soffits, fascia areas, siding and/or trim pieces.

There are signs of previous repairs present at some exterior masonry walls at several structures.

Observed small, random cracks in exterior masonry (brick veneer/stone veneer) mortar. These do not appear to be structurally significant and would just need pointing-up if desired.

Routine caulk maintenance is needed at exterior windows, walls, siding and/or doorframes and at interior tub and tile areas at all (11) buildings and all (22) units that were inspected.

Some exterior siding pieces need to be sealed at the seams to prevent additional damage and/or wood rot.

There are some areas where the siding is damaged, front left side, back left side and upper gable areas at all of the structures.

There are signs of extensive termite damage present and some exterior walls and/or most of the damaged patio/deck areas.

There are excessive openings at some exterior masonry and siding walls with signs of significant hail damage present at the siding wall areas.

There are signs of previous repairs at some interior walls at the interior units inspected.

Most of the interior walls at the units that were inspected were obstructed with personal items and no visible.

Some visible tape seams and/or sheetrock cracks were observed at the interior walls of the units inspected.

DEFICIENT ITEMS: DOORS INTERIOR AND EXTERIOR

Most of the sliding doors at the interior units inspected had old damaged doors that comes off of the track when lifted up. NOTE: THE PROPERTY MANAGER STATED THAT SHE HAS A LIST OF WHICH UNITS HAVE NEWLY INSTALLED DOORS.

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DEFICIENT ITEMS: WINDOWS

Several of the exterior plastic trim pieces on the windows have damaged areas.

There are solar screens present at all of the exterior windows, making it difficult to observed evidence of thermal seal failure (condensation moisture between doubled glass panes) seen in at least windows, 6 see sticker dots. I suggest you have windows cleaned and then have window specialist further evaluate the windows for failures and estimated cost of repair.

Some windows are difficult to open, at the interior units inspected. I recommend that you clean the tensioners to see if it resolves the issue and/or have them checked by a window contractor to determine what repairs are needed.

DEFICIENT ITEMS: STAIRWAYS (INTERIOR AND EXTERIOR)

The exterior steel stairs is rusting and needs to be wire brushed, primed and painted to prevent further damage at all (11) of the building.

Only (2) of the balconies appear to have recently been replaced and the remainder are in dire need of replacement to ensure that there are no safety concerns present.

DEFICIENT ITEMS: SIDEWALKS, DRIVE AND PARKING AREAS

Routine caulk maintenance is needed at minor concrete or asphalt parking and sidewalk areas.

Not all of the Fire Lanes and/or handicap areas are properly identified and/or the paint is being rubbed off and identification may need to be repainted.

There are signs of previous repairs visible at some of the sidewalks, patios and/or common areas.

Some minor and major cracks are visible at some areas of the sidewalks and/or drive areas.

Immediate attention is needed at the sidewalk and/or common area between Buildings 9 and 10. Significant erosion is present and the deficiency poses a HIGH RISK FOR SAFETY CONCERN for tenants and visitors.

DEFICIENT ITEMS: Service Entrance & Panels

Plastic knock-outs are missing at the interior cover, see Individual Unit Breakdown or locations.

There are double lugged breakers present inside the panel box, see Individual Unit Breakdown or locations.

There are splices present inside the panel box, see Individual Unit Breakdown or locations.

The panel box is installed at what is considered to be a hazardous location. New installation guidelines do not allow installations in clothes closets.

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Considering the large number of double lugged breakers that were observed at the limited interior inspections of (22) units, it is my recommendation that you have all of the breaker boxes inspected by a qualified Electrician to determine the extent of deficiencies present.

DEFICIENT ITEMS: BRANCH CIRCUITS

Smoke detectors are missing at the recommended locations.

The exterior receptacles are missing the weather tight protective covers.

There are no GFCI protected receptacles present at the recommended locations (kitchen).

Some of the fixtures have missing bulbs and/or are not responsive to the wall switch.

It is my recombination that you replace them and recheck.

Some receptacle covers are missing and/or damaged.

Some of the lights did not respond to the wall switch, it is my recommendation that you replace the bulbs and recheck.

DEFICIENT ITEMS: WATER SUPPLY SYSTEMS AND FIXTURES

All of the shower diverters leak at the faucet when the shower head is on at the interior units inspected.

All of the cutoff valves were stuck under the sinks at the interior units inspected.

Several of the exterior faucets are missing control knobs, no insulated and are missing anti –siphon devices. (See Unit Breakdown).

DEFICIENT ITEMS: DRAINS, WASTES AND VENTS

Some stoppers do not work, some drains are slow and/or other minor plumbing deficiencies are present at the interior units inspected. See Unit Breakdown.

DEFICIENT ITEMS: Water Heating Equipment

There is no exterior drain safety pan present for the water heater. This is required for new installations. However, it may not have been required at the time of this installation.

DEFICIENT Items: HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Several of the units are missing filter covers, drain pans and/or need service calls to ensure that they are operating as intended.

Several of the interior units appear to be original and/or may be at the end of its expected lifespan.

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The Property Manager stated that they have a list of the units that have been replaced and/or that are constantly having service calls.

It is my recommendations that you obtain the lists and budget a short term allowance to replace all of the deficient/old/damaged equipment.

DEFICIENT ITEMS: IRRIGATION

There are visible sprinkler heads present at all areas around the buildings. It is my recommendation that you have the Irrigation system repaired to ensure sufficient moisture content around all of the buildings.

DEFICIENT ITEMS: SWIMMING POOLS

The main pool, beside the office area had the water level below the skimmers and tiles were being replaced.

The Property Manager stated that they ran out of tiles and they would finish the repair once the replacement tiles arrive.

SAMPLE REPORT

UNIT BREAKDOWN

Building 1

Unit 101

- 1) Missing secondary drain line at split unit.
- 2) The shower diverter leaks.
- 3) Missing GFCI at kitchen, GFCI in restroom doesn't trip.
- 4) Missing smoke detector in sleeping room.
- 5) Missing drain pan at w/h, flood switch present.
- 6) Double lugged breaker at panel box.

Unit 203

- 1) Missing drain pan at split unit.
- 2) The power supply not in protected conduit.
- 3) The light fixture in closet needs to be secured to wall.
- 4) Missing drain pan at w/h.
- 5) The T&P line has been bent to fit.
- 6) Double lugged breakers in panel.
- 7) Missing GFCI in kitchen.
- 8) Missing anti tip device for stove.

Building 2

Unit 206

- 1) Missing drain pan at w/h.
- 2) The power supply not in protected conduit to w/h.
- 3) Wrong material used for T&P line.
- 4) Double lugged breakers at panel box.
- 5) Excessively dirty filter.
- 6) Rest room tub has a crack.
- 7) Missing drain pan for split unit.
- 8) No anti tip device for stove.

Unit 108

- 1) The power supply line not in protective conduit to w/h. Flood switch present.
- 2) Double lugged breakers in panel.
- 3) Missing drain pan for split unit.
- 4) No GFCI in kitchen.
- 5) No anti tip device for stove.

Report Identification:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficiency

I NI NP D

Inspection Item

Building 3

Unit 112

- 1) Double lugged breakers in panel.
- 2) Wrong T&P material.
- 3) Missing drain pan at w/h.
- 4) Caulking needed in shower tub.
- 5) Missing secondary drain line at split unit.
- 6) Missing GFCI in kitchen.
- 7) No anti tip device for stove.

Unit 216-No Access

Building 4

Unit 117

- 1) Missing drain pan at w/h.
- 2) Wrong T&P material being used.
- 3) Doubled lugged breakers in panel box.
- 4) Newer split unit.
- 5) Missing drain pan at split unit.
- 6) Missing GFCI in kitchen.
- 7) No anti tip device for stove.

Unit 219

- 1) Missing drain pan for w/h.
- 2) The power supply not in protected conduit at w/h.
- 3) Wrong T&P material being used.
- 4) Double lugged breaker in panel box.
- 5) Newer split unit.
- 6) No GFCI in kitchen.
- 7) Missing anti tip device for stove.

Building 5

Unit 124

- 1) Missing drain pan w/h. Flood switch present.
- 2) Wrong T&P material used.
- 3) Rust is present on w/h.
- 4) Double lugged breaker in panel box.
- 5) The shower diverter leaks.
- 6) Missing drain pan at split unit.
- 7) GFCI missing in kitchen.
- 8) No anti tip device for stove.

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I	NI	NP	D	Inspection Item
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Unit 222

- 1) Power supply not in protected conduit at w/h.
- 2) Rust present at water supply lines.
- 3) Missing drain pan for w/h.
- 4) Double lugged breaker in panel box.
- 5) Newer split unit.
- 6) Shower diverter leaks.
- 7) Missing drain pan at split unit.
- 8) Missing GFCI in kitchen.
- 9) No anti tip device for stove.

Building 6

Unit 125

- 1) The doorbell doesn't work.
- 2) Missing hallway smoke detector.
- 3) The ceiling fan in guest room doesn't work.
- 4) The patio sliding door has thermal seal failure and is off frame.
- 5) Loose toilet at base.
- 6) Missing drain line at water heater and has flood switch.
- 7) Double tapped breakers in panel box.
- 8) Loose balcony .(safety)
- 9) Signs of previous repairs above tub.(drain line leak)
- 10) Tub very slow drain.
- 11) The bathroom vent makes a humming noise.
- 12) No secondary drain line at split unit.
- 13) The closet door off railing.
- 14) Missing anti-tip device at stove.
- 15) Missing GFCI at wet areas.

Unit 227

- 1) Missing drain pan for w/h. Flood switch present.
- 2) Double lugged breakers in panel box.
- 3) Shower diverter leaks.
- 4) Missing drain pan for split unit. Older unit.
- 5) Missing anti tip device for stove.
- 6) Missing GFCI in kitchen.

Building 7

Unit 132

- 1) New cutoff valves.
- 2) Door bell works properly.
- 3) The a/c unit not cooling properly.
- 4) The mirror falling off the wall.
- 5) Newer furnace.
- 6) Missing drain pan at the water heater.
- 7) Excessive lint at the water heater.
- 8) The wrong material is being used at T&P line.

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- 9) The electrical panel was not accessible.
- 10) The GFCI are good.

Unit 238

- 1) Corrosion on plumbing lines.
- 2) The door threshold is loose.
- 3) Missing drain pan at water heater and no flood switch.
- 4) The T&P installed uphill.
- 5) The water cutoff valves are stuck.
- 6) The outside railings are loose.
- 7) Electrical panel updated but located in closet.
- 8) Double lugged breaker.
- 9) Panel is not labeled.
- 10) Dirty filter needs to be replaced.

Building 8

Unit 137

- 1) Missing GFCI in kitchen.
- 2) Improper T&P line material.
- 3) New sliding glass door.
- 4) The cutoff valves are stuck under sinks.
- 5) Updated electrical panel but located in closet.

Unit 238

- 1) Corrosion on plumbing lines.
- 2) The door threshold is loose.
- 3) Missing drain pan at water heater and no flood switch.
- 4) The T&P installed uphill.
- 5) The water cutoff valves are stuck.
- 6) The outside railings are loose.
- 7) Electrical panel updated but located in closet.
- 8) Double lugged breaker.
- 9) Panel is not labeled.
- 10) Dirty filter needs to be replaced.

Building 9

Unit 144

- 1) Missing anti-tip device for stove.
- 2) Disposer excessively noisy.
- 3) Tape wrapped on restroom P-trap.
- 4) Toilet cutoff valve stuck.
- 5) Rest room sink is cracked.
- 6) The A/c not cooling.
- 7) Missing drain pan at water heater.
- 8) Electric panel not accessible.

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Unit 242

- 1) The a/c did not produce cold temperatures.
- 2) The cutoff valves stuck under sinks.
- 3) The shower diverter leaks.
- 4) The filter cover is missing.
- 5) Missing drain pan for water heater.

Building 10

Unit 145

- 1) The upstairs handrail is loose.(safety)
- 2) The original a/c missing door.
- 3) Double lugged breaker in panel.

Unit 247

- 1) Missing anti-tip device for stove.
- 2) Missing drain pan for water heater.
- 3) Tile work needed at restroom control knob.
- 4) Shower diverter leaks.
- 5) Shutoff valves painted.
- 6) Ceiling fan in bedroom needs to be balanced.
- 7) Double lugged breaker in panel.
- 8) Missing filter cover.

Building 11

Unit 149

- 1) The GFCI in restroom does not trip.
- 2) Rest room sink has slow drain.
- 3) The filter cover needs door.
- 4) There is a leak at the water heater plumbing line.
- 5) The furnace is an older unit.
- 6) Missing GFCI at the kitchen.
- 7) Thermal seal failure at sliding patio door.
- 8) The dishwasher door comes off the hinge.
- 9) Electrical panel is good but located in closet.
- 10) There is a sag in the ceiling.

Unit 253

- 1) The handrail needs to be secured.
- 2) The dishwasher not mounted.
- 3) Missing anti-tip device for stove.
- 4) Cut-off valves are stuck under wet areas.
- 5) There are wires not in junction box.
- 6) The shower diverter leaks when shower head is on.
- 7) Missing GFCI in kitchen.
- 8) Missing a/c filter.
- 9) The stair way missing one tread.

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Maintenance Building

- 1) Power supply lines not in protected conduit to light fixtures.
- 2) Spliced connections not in junction box.
- 3) Water supply line is disconnected but not removed.
- 4) No signs of any water penetrations or rust.

OFFICE /LAUNDRY MAT

- 1) No deficiencies were observed.

SAMPLE REPORT