

Rent Roll

Properties: 1000 Chelwood Park Blvd. NE Albuquerque, NM 87112

Units: Active

As of: 06/20/2024

Include Non-Revenue Units: No

Unit	Tags	BD/BA	Tenant	Status	Sqft	Market Rent	Rent	Deposit	Lease From	Lease To	Move-in	Move-out	Past Due	NSF Count	Late Count
1000 Chelwood Park Blvd. NE Albuquerque, NM 87112															
Unit A		2/1.00	Jacqueline Mares	Current	898	1,225.00	1,225.00	1,125.00	06/01/2024	05/31/2025	06/01/2024		0.00	0	0
Unit B		2/1.00	Jessica Day	Current	898		1,150.00	0.00	07/01/2023		07/01/2023		0.00	0	0
Unit C		2/1.00	Delilah Walters	Current	898		980.00	980.00	09/29/2023	09/30/2024	09/29/2023		0.00	0	0
Unit D		2/1.00	Cecelia Clay	Current	898		975.00	0.00	07/01/2023	04/30/2025	07/01/2023		0.00	0	0
4 Units				100.0% Occupied	3,592	1,225.00	4,330.00	2,105.00					0.00	0	0
Total 4 Units				100.0% Occupied	3,592	1,225.00	4,330.00	2,105.00					0.00	0	0



Geary's Pest Management & More
 P.O Box 456, Bernalillo, NM 87004
 (505) 270-9620
kdbuggz@msn.com

Proposal May 27, 2024
 Date of Treatment _____
 Billing Name _____
 Address _____
 Phone Number _____

Description of Structure(s) to be serviced
 Timothy Wray @ Coldwell Banker Legacy
 Service Name _____
 1000 Chelwood Park Boulevard NE, Albuquerque, NM 87112
 Address _____
 505-681-5199//e-mail: TimothyWrayRealEstate@gmail.com
 Phone Number _____

1. Geary's Pest Management & More agrees to provide services for the control of **subterranean termites** (*except Formosans*) at the above listed property (referenced structure(s), for a period of 10 year(s) from the date listed above.**Upon completion of treatment it is the responsibility of the purchaser or their agent to notify Geary's Pest Management & More of any signs or manifestations of subterranean termites in a timely manner. Upon receipt of timely notification of such signs, Geary's Pest Management & More shall arrange treatment at no additional costs within the warranty period.
2. This agreement may be extended for a maximum of N/A years from the date of original treatment at a cost of N/A, payable to Geary's Pest Management & More. Geary's Pest Management & More has the right to amend cost of renewal after the N/A year(s).
3. The purchaser or their agent agrees to pay the sum of \$962.44 to Geary's Pest Management & More for the subterranean termite service. The terms of payment shall be as follows: **MUST BE PAID IN FULL WITHIN 60-DAYS OF TREATMENT **SEE ITEM #10****
4. The purchaser understands that this agreement does not cover, in any way, the presence of damage due to subterranean termites now or in the future. The purchaser understands that such damage may be in areas not visible or accessible during treatment or any future inspections. It is further understood that Geary's Pest Management & More shall be held harmless of all responsibility to damages to above listed structure(s) from subterranean termites. This warranty covers only the re-treatment of above listed structure(s) and not any repairs now or in the future. **ANY LIABILITIES ARISING FROM THIS AGREEMENT SHALL BE RESTRICTED TO THE PURCHASE PRICE OF THE TREATMENT.**
5. It is the responsibility of the purchaser or their agent to correct any conducive conditions (i.e., {examples but not limited to the following} wood to earth contact, faulty grades, water leaks, foam insulation to earth contact, etc.) prior to renewing agreement.
6. Any controversy or claim arising out of or relating to this agreement, or from services performed under its terms, will be settled by arbitration in accordance with the rules of the American Arbitration Association and judgment upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof.
7. It is the responsibility of the purchaser or their agent to notify Geary's Pest Management & More of any intended structural changes or excavations so that Geary's Pest Management & More may render whatever services it deems necessary for continued control of subterranean termites at the above listed structure(s).
8. It is the responsibility of the purchaser or their agent to fully disclose to Geary's Pest Management & More all information relevant regarding the structure(s) including but not limited to wells or cisterns, plenum, air spaces, crawl spaces, embedded duct work, concealed pipes or cables, waterproofing, high water tables, drainage systems, dampness or water conditions, etc. **FAILURE TO DIVULGE SUCH INFORMATION TO Geary's Pest Management & More SHALL FOREVER AND FULLY RELEASE Geary's Pest Management & More FROM ANY AND ALL LIABILITY ARISING OF THIS AGREEMENT.**
9. Other (indicate) ****NONPAYMENT and/or INCOMPLETE PAYMENT (to include nonpayment of applicable taxes)VOIDS WARRANTY and IS SUBJECT TO LIEN OF PROPERTY.**
10. The purchaser or their agent acknowledges to having read this document, understands that it affects the rights and responsibilities of all parties and agrees to be bound by the terms contained within it.
11. **ANY CHANGES/ADDITIONS MADE BY ANYONE OTHER THAN Geary's Pest Management and More WILL IMMEDIATELY VOID THIS CONTRACT.**

Purchaser/Agent: _____ Date _____
 Representing Geary's Pest Management & More: Kevin Geary _____ Date _____

ESTIMATE

PSR&M, LLC - 85408
PO Box 1125
Tijeras, NM 87059

PremierRepairsNM@gmail.com
(505)366-4166



CHELWOOD PARK 1000

Bill to
CHELWOOD 1000

Ship to
CHELWOOD PARK 1000

Estimate details

Estimate no.: 12185
Estimate date: 05/21/2024

#	Product or service	Description	Amount
1.	REPAIRS	1. Microbial growths were observed in Units A and D at the time of inspection. We will cut out the affected areas, treat and install new material, tape, texture and paint. (as pictured in 1.3.1 of the report)	\$800.00
2.	REPAIRS	2. Main panel: The main lugs have more than one conductor present. We will pigtail as long as there is enough room in the panel.	\$0.00
3.	REPAIRS	3. The conduit near the roof was not supported properly.	\$275.00
4.	REPAIRS	4. Unit 1-Sub panel: The circuits on the service panel were not labeled.	\$300.00
5.	REPAIRS	5. Unit 1-Sub panel: Undersized wire was being fed by a breaker.	\$175.00
6.	REPAIRS	6. Unit 1: The receptacles have an open ground. We will base this on installing 3 GFCI's.	\$525.00
7.	REPAIRS	7. Unit 1: The light fixture is in need of repair.	\$159.00
8.	REPAIRS	8. Unit 2-Sub panel: The wires enters the service panel through a knockout and is not protected by a bushing or strain clamp.	\$159.00

9.	REPAIRS	9. Unit 3: The light fixture has a missing globe.	\$90.00
10.	REPAIRS	10. Unit 4: The receptacles were not GFCI protected.	\$175.00
11.	REPAIRS	11. Sewer cleaning. We will auger the line and then jet flush for optimal effectiveness.	\$400.00
12.	SELLERS GUARANTEE	SELLERS GUARANTEE: Lowest Price, as we will beat any bid from a licensed contractor by 10%.	\$0.00
13.	REALTORS GUARANTEE	REALTORS GUARANTEE: Lowest rate by a licensed contractor along with Efficient, Professional service!	\$0.00
14.	BUYERS GUARANTEE	BUYERS GUARANTEE: "PEACE OF MIND" WARRANTY: Once you settle into your new home, if you have any concerns with the above repairs, just call us as you have a 45-day warranty.	\$0.00

Subtotal \$3,058.00

Sales tax \$246.93

Total \$3,304.93

Note to customer

This is an estimate, please know even though I have been estimating for 20 years sometimes there are unforeseen circumstances that you would only come across once you begin the job. If this happens we will halt work, take pictures and advise. As always, we promise to work effectively and efficiently as a team to cut the time down and save your client money!

Please review your estimate to ensure we have included everything as requested.

Lisa Rabby
 PSR&M LIC #85408
 505-366-4166



DUKE CITY INSPECTIONS
5055873535
info@dciabq.com
<https://www.DukeCityInspections.com>



SEWER SCOPE REPORT

1000 Chelwood Park Blvd NE
Albuquerque, NM 87112

Julia Oakey
MAY 15, 2024



Inspector
Danny Ortwerth
New Mexico License #HI-0075
5055873535
info@dciabq.com



Agent
Nichole Bronstorp
Coldwell Banker Legacy
5052091246
nikki.coldwellbl@gmail.com

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SUMMARY



RECOMMENDATION

3.1.1 Survey of Main Sewer Line - Drain System: Scale Build Up

1: GENERAL INFORMATION

Information

Overview

Duke City Inspections, LLC was retained for a survey of the building main sewer line in an effort to identify areas of suspect clogs or damage and to document the areas for further review. Further investigations of these areas or destructive testing may reveal additional conditions that were not readily visible at time of inspection. This report is based on information obtained at the site at the given date and time. We document our findings with videos and visual photographs of the areas. The purpose of any sewer scan service is to document problems in sewer lines. Our inspection is designed to comply with accepted industry standards when at all possible and will be performed in a non-destructive manner, however at times destructive testing may be necessary. Our inspection is not meant to be a guarantee of all affected areas; only those that reveal themselves to our sewer camera, visual inspection and our experience.

This report is for the exclusive use of our Client and is not intended for any other purpose. The report is based on the information available to us at this time as described in the report. Should additional information become available at a later date, we reserve the right to determine the impact, if any, the new information may have on our discovery and recommendations and to revise our opinions and conclusions if necessary and warranted. We can make no representations regarding conditions that may be present but concealed or inaccessible during the survey. With access and an opportunity for inspection, additional reportable conditions may be discovered. Inspection of the inaccessible areas will be performed at an additional cost after access is provided.

2: INSPECTION DETAILS

Information

In Attendance

Client's Agent, Inspector

Occupancy

Occupied

Type of Building

Multi-Family

Weather Conditions

Clear

3: SURVEY OF MAIN SEWER LINE

Information

Drain System: Main Drain Access Location

Clean Out In Yard

Drain System: Sewer line Materials

ABS, Cast Iron

All sewer line materials are not always identifiable.

Observations

3.1.1 Drain System

SCALE BUILD UP

 Recommendation

There is scale and grease build up inside sewer line which will promote clogging. We recommend clearing the line as needed by a licensed plumber and rescoping to confirm proper function.

Recommendation

Contact a qualified professional.



4: VIDEO

Information

Video

Please click link below or copy and paste to search bar to watch the sewer line video inspection:

[YOUTUBE VIDEO](#)

1000 Chelwood Park



Watch on  YouTube



DUKE CITY INSPECTIONS
5055873535
info@dciabq.com
<https://www.DukeCityInspections.com>



DUKE CITY MULTI-FAMILY

1000 Chelwood Park Blvd NE
Albuquerque, NM 87112

Julia Oakey
MAY 15, 2024



Inspector
Danny Ortwerth
New Mexico License #HI-0075
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SUMMARY

244

ITEMS INSPECTED

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MAINTENANCE/INFORMATIONAL

75

DEFICIENCIES

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SAFETY HAZARD/IMMEDIATE CONCERNS

- ⚠ 1.3.1 General - Potential Concerns: Microbial Growth
- ⊖ 2.2.1 Roof - Shingles / Shakes: Composition Shingles Damaged Or Missing
- ⊖ 2.2.2 Roof - Shingles / Shakes: Composition - Exposed nail heads
- ⊖ 2.3.1 Roof - Bitumen / Torchdown: Roofing deteriorated
- ⊖ 2.3.2 Roof - Bitumen / Torchdown: Gaps, open cracks, holes
- 🔧 2.3.3 Roof - Bitumen / Torchdown: Topper Product
- ⊖ 3.2.1 Exterior - Exterior Walls / Trim: Repair Stucco
- ⊖ 3.2.2 Exterior - Exterior Walls / Trim: Failing paint or stain - Some areas
- ⊖ 3.2.3 Exterior - Exterior Walls / Trim: Holes, Gaps
- ⊖ 3.3.1 Exterior - Sidewalks, Patios, Porches, & Driveways : Concrete - Cracking and Deterioration
- ⚠ 3.3.2 Exterior - Sidewalks, Patios, Porches, & Driveways : Concrete - Cracking / Trip Hazards
- ⚠ 3.3.3 Exterior - Sidewalks, Patios, Porches, & Driveways : Guardrails/Handrails - Baluster Spacing
- ⚠ 3.3.4 Exterior - Sidewalks, Patios, Porches, & Driveways : Guardrails/Handrails - Loose
- ⊖ 3.3.5 Exterior - Sidewalks, Patios, Porches, & Driveways : Evidence of Past Leak
- ⊖ 3.4.1 Exterior - Soffits & Fascia: Soffit/Fascia - Moisture Damage
- ⊖ 3.5.1 Exterior - Grading, Drainage & Retaining Walls: Erosion
- ⚠ 6.3.1 Electrical - Main Panel: Double Tapped Main Lug
- ⊖ 6.5.1 Electrical - Exterior: Conduit - not supported properly
- ⊖ 8.2.1 Unit 1 - Electrical - Sub Panel: Legend Missing, Substandard
- ⚠ 8.2.2 Unit 1 - Electrical - Sub Panel: Undersized Wire
- ⊖ 8.4.1 Unit 1 - Electrical - Receptacles: Receptacle - Open Ground
- ⊖ 8.6.1 Unit 1 - Electrical - Lighting / Fans: Light Fixture - In Need of Repair
- ⊖ 9.3.1 Unit 1 - Kitchen - Cabinets: Cabinets, drawers, doors damaged, deteriorated
- 🔧 9.5.1 Unit 1 - Kitchen - Sinks: Corrugated drain pipe
- ⊖ 10.7.1 Unit 1 - Bathrooms - Bathtubs: Drain stopper
- ⊖ 10.7.2 Unit 1 - Bathrooms - Bathtubs: Loose Hardware
- 🔧 12.2.1 Unit 1 - HVAC - Heating: Lifespan (15-20 yrs)

- ⊖ 12.2.2 Unit 1 - HVAC - Heating: Not operable
- ⊖ 12.7.1 Unit 1 - HVAC - Combustion Air: Substandard
- ⊖ 12.9.1 Unit 1 - HVAC - Evaporative Cooler: Damper door
- ⊖ 13.3.1 Unit 1 - Laundry - Ventilation: Exhaust fan
- ⊖ 14.2.1 Unit 1 - Interior, Doors and Windows - Exterior Doors: Weatherstripping
- ⊖ 14.5.1 Unit 1 - Interior, Doors and Windows - Walls, Ceilings and Fixtures: Ceiling - Dry stains, monitor
- ⊖ 14.5.2 Unit 1 - Interior, Doors and Windows - Walls, Ceilings and Fixtures: Substandard patch ans paint repairs
- ⊖ 14.6.1 Unit 1 - Interior, Doors and Windows - Floors: Carpet Loose
- ⚠ 15.2.1 Unit 2 - Electrical - Sub Panel: Bushing - Missing
- ⊖ 16.2.1 Unit 2 - Kitchen - Counters: Counters, backsplash damaged, deteriorated
- ⊖ 16.3.1 Unit 2 - Kitchen - Cabinets: Cabinets, drawers, doors damaged, deteriorated
- ⊖ 16.6.1 Unit 2 - Kitchen - Under-Sink Food Disposal: Disposal
- ⊖ 17.7.1 Unit 2 - Bathrooms - Bathtubs: Drain stopper
- ⊖ 17.7.2 Unit 2 - Bathrooms - Bathtubs: Gap or no caulk behind spout
- ⊖ 18.3.1 Unit 2 - Water Heater - Temp: > 120
- 🔧 19.2.1 Unit 2 - HVAC - Heating: Lifespan (15-20 yrs)
- ⊖ 19.4.1 Unit 2 - HVAC - Filters: No filter
- ⊖ 19.7.1 Unit 2 - HVAC - Combustion Air: Substandard
- ⊖ 20.3.1 Unit 2 - Laundry - Ventilation: Exhaust fan
- ⊖ 21.2.1 Unit 2 - Interior, Doors and Windows - Exterior Doors: Binds in Jamb
- ⊖ 21.3.1 Unit 2 - Interior, Doors and Windows - Interior Doors: Doors damaged
- ⊖ 21.5.1 Unit 2 - Interior, Doors and Windows - Walls, Ceilings and Fixtures: Dry stains, monitor
- ⊖ 21.6.1 Unit 2 - Interior, Doors and Windows - Floors: Carpet Loose
- ⊖ 22.6.1 Unit 3 - Electrical - Lighting / Fans: Light Fixture - Globe / Covers
- ⊖ 22.8.1 Unit 3 - Electrical - Smoke & Carbon Monoxide Alarms: Smoke Alarm - Missing
- ⊖ 23.3.1 Unit 3 - Kitchen - Cabinets: Cabinets, drawers, doors damaged, deteriorated
- ⊖ 23.5.1 Unit 3 - Kitchen - Sinks: Leaking at base, handles
- ⊖ 23.6.1 Unit 3 - Kitchen - Under-Sink Food Disposal: Disposal
- ⊖ 23.7.1 Unit 3 - Kitchen - Range/Cooktop/Oven: Oven Door
- ⊖ 24.5.1 Unit 3 - Bathrooms - Sinks: Valve handles - Damage
- ⊖ 24.5.2 Unit 3 - Bathrooms - Sinks: Loose hardware
- ⊖ 24.7.1 Unit 3 - Bathrooms - Bathtubs: Drains slowly
- ⊖ 25.3.1 Unit 3 - Water Heater - Temp: > 120
- ⊖ 25.7.1 Unit 3 - Water Heater - TPR Drain Line: Sloped up
- ⊖ 25.8.1 Unit 3 - Water Heater - Flues: Flue - Improper Slope
- 🔧 26.2.1 Unit 3 - HVAC - Heating: Lifespan (15-20 yrs)
- ⊖ 26.4.1 Unit 3 - HVAC - Filters: Filter Brackets Not Secured
- ⊖ 26.9.1 Unit 3 - HVAC - Evaporative Cooler: Calcium build up
- ⊖ 27.4.1 Unit 3 - Laundry - Laundry: Dryer

- ⊖ 28.2.1 Unit 3 - Interior, Doors and Windows - Exterior Doors: Weatherstripping
- ⊖ 28.2.2 Unit 3 - Interior, Doors and Windows - Exterior Doors: Damage
- ⊖ 28.3.1 Unit 3 - Interior, Doors and Windows - Interior Doors: Wouldn't latch
- ⊖ 28.5.1 Unit 3 - Interior, Doors and Windows - Walls, Ceilings and Fixtures: Ceiling - Dry stains, monitor
- ⊖ 28.6.1 Unit 3 - Interior, Doors and Windows - Floors: Tile or Stone is Deteriorated, needs repair
- ⚠ 29.4.1 Unit 4 - Electrical - Receptacles: GFCI Protection Not Installed
- ⊖ 30.2.1 Unit 4 - Kitchen - Counters: Counters, backsplash damaged, deteriorated
- ⊖ 30.3.1 Unit 4 - Kitchen - Cabinets: Cabinets, drawers, doors damaged, deteriorated
- ⊖ 30.5.1 Unit 4 - Kitchen - Sinks: Valve handles - Damaged
- ⊖ 30.8.1 Unit 4 - Kitchen - Ventilation: Hood Light - Inoperable
- ⊖ 31.5.1 Unit 4 - Bathrooms - Sinks: Drain stopper
- ⊖ 31.6.1 Unit 4 - Bathrooms - Toilets: Loose, eval, repair
- ⊖ 31.7.1 Unit 4 - Bathrooms - Bathtubs: Drains slowly
- ⊖ 31.9.1 Unit 4 - Bathrooms - Ventilation: Exhaust fan
- ⊖ 32.1.1 Unit 4 - Water Heater - General: Leaking
- ⊖ 32.3.1 Unit 4 - Water Heater - Temp: > 120
- 🔧 33.2.1 Unit 4 - HVAC - Heating: Lifespan (15-20 yrs)
- ⊖ 33.4.1 Unit 4 - HVAC - Filters: Filter Brackets Not Secured
- 🔧 33.9.1 Unit 4 - HVAC - Evaporative Cooler: Lifespan (10-15 years)
- ⊖ 33.9.2 Unit 4 - HVAC - Evaporative Cooler: Rust
- ⊖ 35.3.1 Unit 4 - Interior, Doors and Windows - Interior Doors: Doors
- ⊖ 35.5.1 Unit 4 - Interior, Doors and Windows - Walls, Ceilings and Fixtures: Ceiling - Dry stains, monitor
- ⊖ 35.6.1 Unit 4 - Interior, Doors and Windows - Floors: Carpet Loose
- ⊖ 35.6.2 Unit 4 - Interior, Doors and Windows - Floors: Tile or Stone is Deteriorated, needs repair

1: GENERAL

		IN	NI	NP	R
1.1	General	X			
1.2	Utilities not on	X			
1.3	Potential Concerns	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

General: Present

Tenant, Realtor

General: Client present at end

No

General: Age Source

Municipal records or property listing

General: Number of residential units inspected.

4

General: Occupied?

Yes

General: Weather

Dry (no rain)

General: Temperature

Warm

General: Type of property

Fourplex

Recommendations

1.3.1 Potential Concerns

Safety Hazard/Immediate concerns

MICROBIAL GROWTH

Microbial growths were observed in Units A and D at the time of inspection. Microbial growths can pose potential health risks and may lead to indoor air quality issues, particularly for individuals with respiratory sensitivities, allergies, or compromised immune systems. Factors such as moisture intrusion, inadequate ventilation, and high humidity levels can contribute to the development of microbial growth within a property.

To mitigate the risk of microbial growth, it is essential for homeowners to maintain proper ventilation, control indoor humidity levels, promptly address any water leaks or moisture issues, and ensure adequate drainage and ventilation in areas prone to dampness.

It is recommended to consult with qualified professionals, such as indoor air quality specialists or certified mold inspectors, for a comprehensive assessment if there are any concerns about the presence of microbial growth. These specialists can provide guidance on appropriate remediation and preventive measures to safeguard the indoor environment and the health of occupants.

Recommendation

Contact a qualified professional.



Unit A



Unit A



Unit D

2: ROOF

		IN	NI	NP	R
2.1	General	X			
2.2	Shingles / Shakes	X			
2.3	Bitumen / Torchdown	X			
2.4	Flashings & Seals	X			
2.5	Gutters			X	

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

General: Inspection Method

Traversed

General: Roof Type / Style

Flat

General: Roof surface material

Torch down (modified bitumen)



Shingles / Shakes: Layers

One

Recommendations

2.2.1 Shingles / Shakes

COMPOSITION SHINGLES DAMAGED OR MISSING



Some composition shingles were damaged. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Photos are a reference to the condition, more damage may exist. Recommend that a licensed roofer repair as necessary. For example, by replacing shingles.

Recommendation

Contact a qualified professional.



2.2.2 Shingles / Shakes

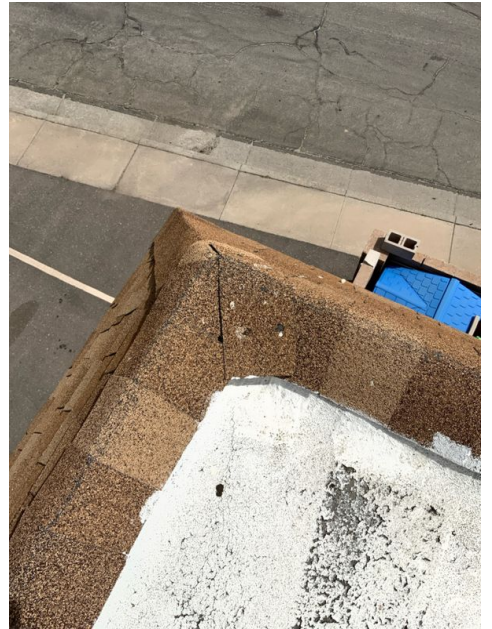
COMPOSITION - EXPOSED NAIL HEADS

 Deficiencies

Nail heads were exposed at shingles. Typically a sealant is applied to nail heads to prevent leaks. Recommend repair by a qualified person.

Recommendation

Contact a qualified professional.



2.3.1 Bitumen / Torchdown

ROOFING DETERIORATED

 Deficiencies

The topper product on the flat or low-slope roof surface was deteriorated/failing. Recommend further evaluation and correction by a licensed roofing contractor.

Recommendation

Contact a qualified professional.





2.3.2 Bitumen / Torchdown

 Deficiencies

GAPS, OPEN CRACKS, HOLES

Gaps were found in the bitumen roof surface at seams. Recommend repair by a licensed roofer.

Recommendation

Contact a qualified professional.



2.3.3 Bitumen / Torchdown

 Maintenance/Informational

TOPPER PRODUCT

INFORMATIONAL NOTE: The roof has been coated with a topper product. These products vary in consistency and life span. They also have different requirements for maintenance. I recommend getting all the documentation you can from the seller as to what the product is and who installed it. This should give you the information needed to properly maintain the roof.

3: EXTERIOR

		IN	NI	NP	R
3.1	General	X			
3.2	Exterior Walls / Trim	X			
3.3	Sidewalks, Patios, Porches, & Driveways	X			
3.4	Soffits & Fascia	X			
3.5	Grading, Drainage & Retaining Walls	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

<p>Exterior Walls / Trim: Inspection method Viewed from ground</p> <p>Exterior Walls / Trim: Wall structure Wood frame</p>	<p>Exterior Walls / Trim: Wall Cover Stucco</p>	<p>Exterior Walls / Trim: Wall cover condition Appeared serviceable</p>
--------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------	------------------------------------------------------------------------------------

Recommendations

3.2.1 Exterior Walls / Trim



REPAIR STUCCO

Cracks, deterioration and/or damage was found in the exterior stucco finish. Water intrusion is prone to these areas if repairs are not made. Note: areas photographed provide a reference to the condition- not all areas of stucco damage were noted. Recommend that a licensed contractor evaluate and repair exterior cladding as necessary.

Recommendation

Contact a qualified professional.



3.2.2 Exterior Walls / Trim

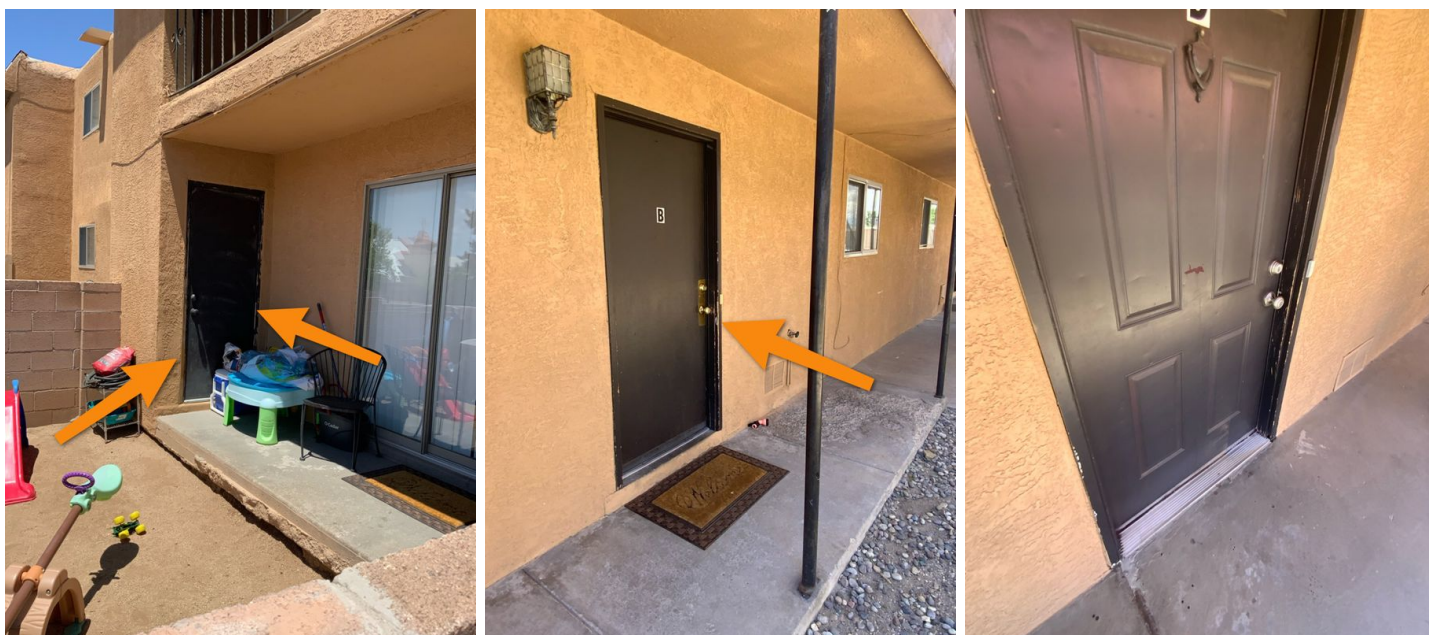
Deficiencies

FAILING PAINT OR STAIN - SOME AREAS

The paint finish in some areas was failing (e.g. peeling, faded, worn, thinning). Pictures are a reference of the condition, not all areas in need were photographed. Siding and trim with a failing finish are at risk of moisture damage. Recommend that a qualified contractor prep (e.g. clean, scrape, sand, prime, caulk) and repaint the building exterior where necessary. Any repairs needed to the siding or trim should be made prior to this.

Recommendation

Contact a qualified painting contractor.



3.2.3 Exterior Walls / Trim

Deficiencies

HOLES, GAPS

Holes or gaps were found in siding or trim. Vermin, insects or water may enter the structure. Recommend that a qualified person repair as necessary.

Recommendation

Contact a qualified professional.



3.3.1 Sidewalks, Patios, Porches, & Driveways

CONCRETE - CRACKING AND DETERIORATION

Cracking and deterioration was observed in areas of the concrete. I recommend having this evaluated and repaired/addressed as necessary by a qualified concrete contractor.

Recommendation

Contact a qualified concrete contractor.





Unit C



Unit D

3.3.2 Sidewalks, Patios, Porches, & Driveways

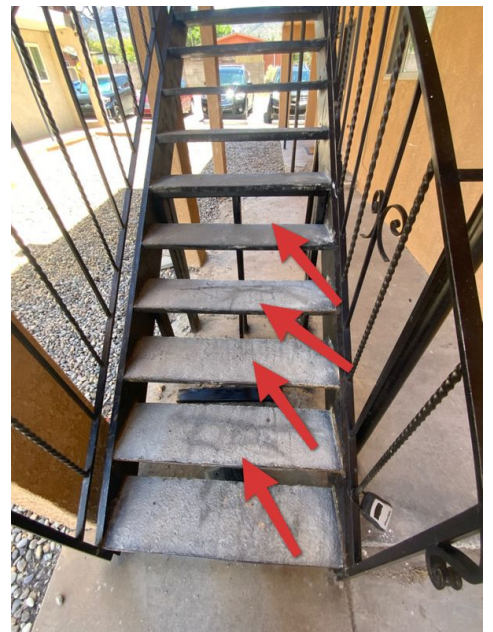
 Safety Hazard/Immediate concerns

CONCRETE - CRACKING / TRIP HAZARDS

Areas of the concrete steps have cracking /deterioration, which may create a trip hazard. In order to prevent accidents/injuries, I recommend having the concrete evaluated and repaired as necessary by a qualified contractor.

Recommendation

Contact a qualified concrete contractor.



3.3.3 Sidewalks, Patios, Porches, & Driveways

 Safety Hazard/Immediate concerns

GUARDRAILS/HANDRAILS - BALUSTER SPACING

The baluster spacing on areas of the guardrails/handrails is too far apart. In order to prevent children from fitting through or becoming stuck, it is recommended that the spacing between the balusters is a maximum of 4 inches. I recommend having this evaluated and repaired/addressed as necessary by a licensed contractor.

Recommendation

Contact a qualified professional.



3.3.4 Sidewalks, Patios, Porches, & Driveways

 Safety Hazard/Immediate concerns

GUARDRAILS/HANDRAILS - LOOSE

Areas of the guardrails/handrails are loose. In order to increase the overall safety of the home and to prevent accidents/injuries, I recommend having this evaluated and repaired/addressed as necessary by a licensed contractor.

Recommendation

Contact a qualified professional.



Unit C

3.3.5 Sidewalks, Patios, Porches, & Driveways

 Deficiencies

EVIDENCE OF PAST LEAK

There is evidence of a past leak on the patio. It was not determined whether it is an active leak. Recommend monitoring and repairing if leak continues by a licensed contractor.

Recommendation

Contact a qualified professional.



3.4.1 Soffits & Fascia

SOFFIT/FASCIA - MOISTURE DAMAGE

Deficiencies

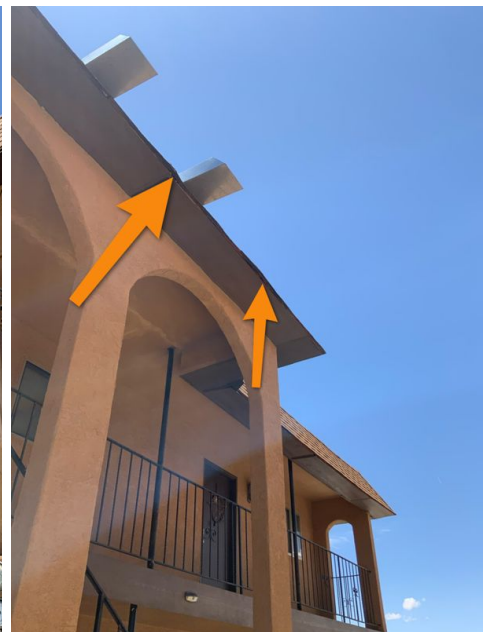
Areas of the soffit/fascia have moisture damage. I recommend having this evaluated and repaired/addressed as necessary by a licensed contractor.

Recommendation

Contact a qualified siding specialist.



South East



3.5.1 Grading, Drainage & Retaining Walls

EROSION

Deficiencies

Areas of the landscaping have excessive erosion present. I recommend having this evaluated and addressed as necessary by a qualified landscaping contractor.

Recommendation

Contact a qualified landscaping contractor



South East

4: FOUNDATION & STRUCTURE

		IN	NI	NP	R
4.1	General	X			
4.2	Foundation	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Foundation: Style

Slab on Grade

Foundation: Material

Concrete

Foundation: Location of Crawl

Space Entrance

NA

5: ATTIC & ROOF STRUCTURE

		IN	NI	NP	R
5.1	General			X	
5.2	Access			X	

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

General: Limitations

Limitations

Access

NO ATTIC - FLAT ROOF

There is not an attic on this style of construction. Therefore this portion of the structure is inaccessible and is excluded from the inspection.

6: ELECTRICAL

		IN	NI	NP	R
6.1	General	X			
6.2	Service Entrance Conductors	X			
6.3	Main Panel	X			
6.4	Wiring	X			
6.5	Exterior	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Service Entrance Conductors:
Service Method
 Overhead

Service Entrance Conductors:
Conductor Material
 Bused to Meter

Service Entrance Conductors:
Voltage
 220 Volt



Main Panel: Main Panel Location
 Exterior of Building

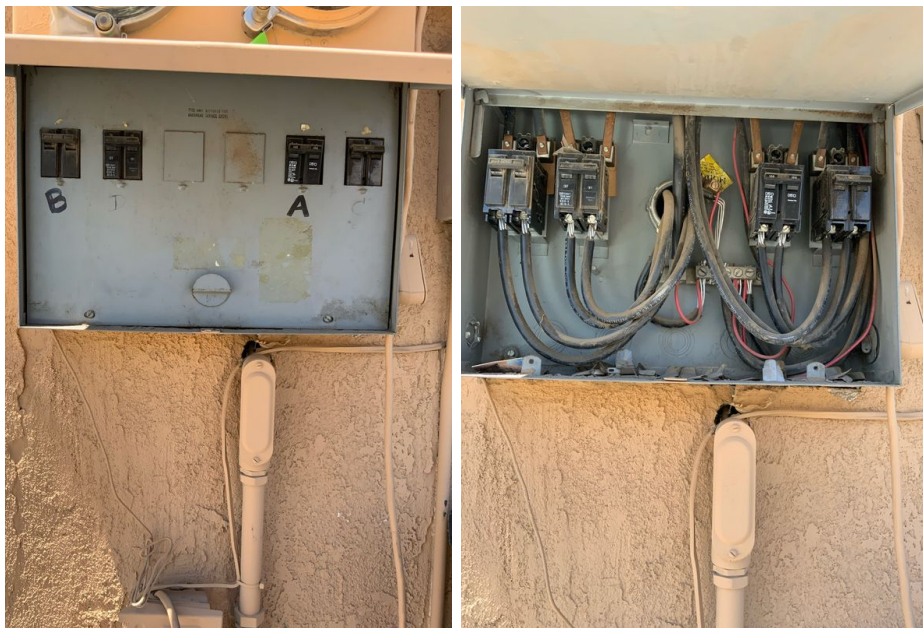
Main Panel: Panel Amperage
 100 AMP

Main Panel: Equipment in Panel
 Circuit Breaker

Wiring: Condition
 Serviceable

Wiring: Branch circuit wiring type
 Aluminum multi-strand, Non-metallic sheathed, Copper

Main Panel: Pictures of Service Panel



Recommendations

6.3.1 Main Panel



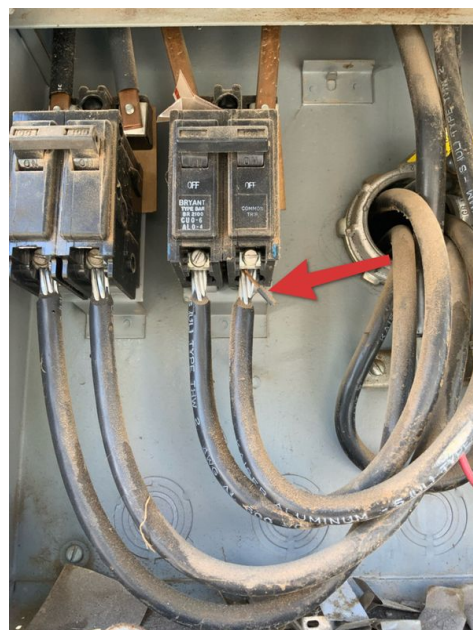
Safety Hazard/Immediate concerns

DOUBLE TAPPED MAIN LUG

The main lugs have more than one conductor present, which is commonly referred to as a double tap. This is a fire hazard, therefore I recommend having this evaluated and addressed as necessary by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



6.5.1 Exterior



Deficiencies

CONDUIT - NOT SUPPORTED PROPERLY

The conduit near the roof was not supported properly. This can lead to sagging conduit that will pull apart at the connections. This is a shock hazard. Recommend further evaluation and correction by a qualified contractor.

Recommendation

Contact a qualified professional.



7: PLUMBING / FUEL SYSTEMS

		IN	NI	NP	R
7.1	General	X			
7.2	Service / Main Line	X			
7.3	Supply Lines	X			
7.4	Drain and Waste Lines	X			
7.5	Venting	X			
7.6	Fuel Systems	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

General: Limitations

Service / Main Line: Condition

Service / Main Line: Main shut-off location

Appeared serviceable

Water Meter

Service / Main Line: Type

Service / Main Line: Water Pressure PSI

Supply Lines: Condition

Public

65

Appeared serviceable



Supply Lines: Type

Copper, Not determined (inaccessible or obscured)

Drain and Waste Lines: Drain pipe condition

Appeared serviceable

Drain and Waste Lines: Waste pipe condition

Appeared serviceable

Drain and Waste Lines: Drain pipe material

Plastic

Drain and Waste Lines: Waste pipe material

Plastic

Venting: Condition

Appeared serviceable

Venting: Vent pipe material

Plastic Galvanized steel

Fuel Systems: Condition

Appeared serviceable

Fuel Systems: Location of main fuel shut-off

At gas meter



Fuel Systems: Visible fuel storage systems

None visible

8: UNIT 1 - ELECTRICAL

		IN	NI	NP	R
8.1	General	X			
8.2	Sub Panel	X			
8.3	Wiring	X			
8.4	Receptacles	X			
8.5	Switches	X			
8.6	Lighting / Fans	X			
8.7	Exterior	X			
8.8	Smoke & Carbon Monoxide Alarms	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

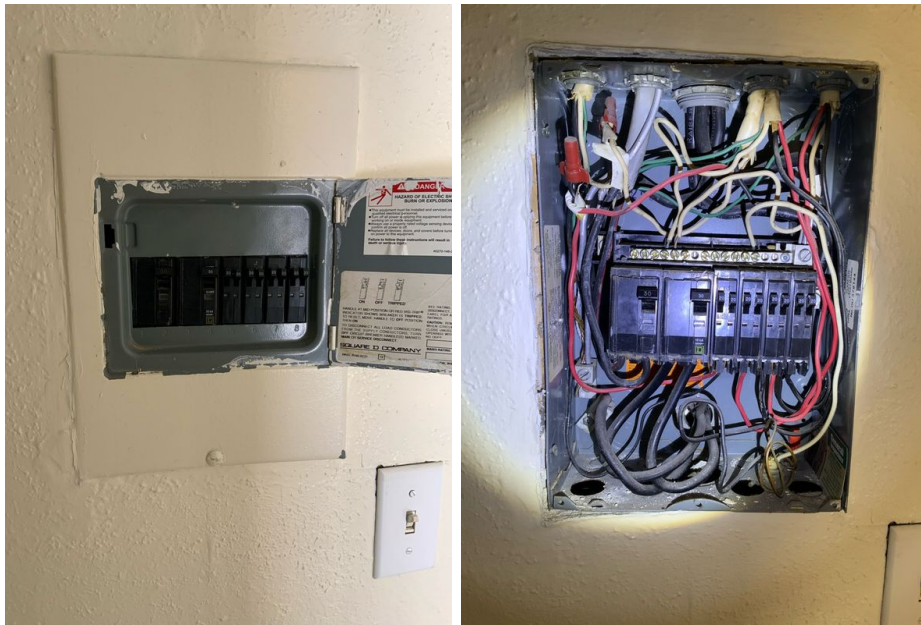
Sub Panel: Sub Panel Location
Hallway

Sub Panel: Equipment in Panel
Circuit Breakers

Wiring: Condition
Serviceable

Wiring: Branch circuit wiring type
Non-metallic sheathed, Copper,
Aluminum multi-strand

Sub Panel: Pictures of Sub Panel



Recommendations

8.2.1 Sub Panel

LEGEND MISSING, SUBSTANDARD



I observed that the circuits on the service panel were not labeled. I recommend having the circuits mapped out. This can be helpful and make it safer in the future if service work or any remodeling is done.

Recommendation

Contact a qualified electrical contractor.



8.2.2 Sub Panel

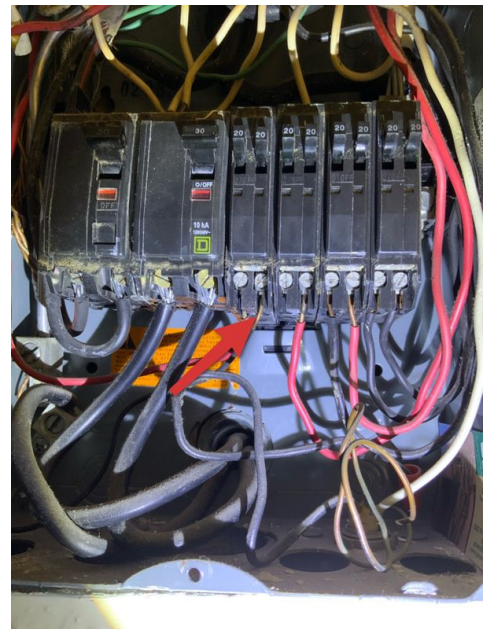
UNDERSIZED WIRE

 Safety Hazard/Immediate concerns

Undersized wire was being fed by a breaker. This can result in a fire hazard. Recommend further evaluation by a licensed electrician.

Recommendation

Contact a qualified professional.



8.4.1 Receptacles

RECEPTACLE - OPEN GROUND

 Deficiencies

The receptacles have an open ground. The ground is an important safety feature that minimizes the risk of electric shock, and allows surge protectors to protect your electrical equipment. I recommend having this evaluated and addressed by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



8.6.1 Lighting / Fans

LIGHT FIXTURE - IN NEED OF REPAIR

 Deficiencies

The light fixture is in need of repair. I recommend having this evaluated and repaired/replaced as necessary by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



9: UNIT 1 - KITCHEN

		IN	NI	NP	R
9.1	General	X			
9.2	Counters	X			
9.3	Cabinets	X			
9.4	Floors	X			
9.5	Sinks	X			
9.6	Under-Sink Food Disposal	X			
9.7	Range/Cooktop/Oven	X			
9.8	Ventilation	X			
9.9	Refrigerator	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

General: Location

first floor



Counters: Condition

Appeared serviceable

Counters: Material

Laminate

Cabinets: Condition

Required repair or replacement

Floors: Type or covering

Tile

Floors: Condition

Appeared serviceable

Sinks: Condition

Appeared serviceable

Under-Sink Food Disposal: Condition

Appeared Serviceable

Range/Cooktop/Oven: Condition

Appeared serviceable

**Range/Cooktop/Oven: Fuel Type**

Electric

Ventilation: Type

Hood

Refrigerator: Condition

Appeared serviceable

General: Limitations

We only test a limited amount of functionality for a few of the kitchen appliances. We check the refrigerator, oven, cooktop, dishwasher and microwave if they are installed, no other appliances will be inspected. We visually check to see if they respond to normal controls. We do not verify temperature accuracy or quality of the task that they are designed to perform.

We do not provide an estimate of the remaining life, or the adequacy of operation of appliances. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.

Recommendations

9.3.1 Cabinets



Deficiencies

CABINETS, DRAWERS, DOORS DAMAGED, DETERIORATED

Cabinets, cabinet drawers or doors were damaged or deteriorated. Most often, the drawers will fall out of the cabinet when opened. Recommend repair or replacement by a qualified person.

Recommendation

Contact a qualified handyman.



9.5.1 Sinks

CORRUGATED DRAIN PIPE



Maintenance/Informational

A corrugated drain pipe is installed on the sink. This type of drain pipe is known for leaks and blockages and should be replaced with the standard smooth walled drain pipe. Recommend a qualified plumber replaces all corrugated drain pipes with standard smooth walled pipe.

Recommendation

Contact a qualified professional.



10: UNIT 1 - BATHROOMS

		IN	NI	NP	R
10.1	General	X			
10.2	Counters	X			
10.3	Cabinets	X			
10.4	Floors	X			
10.5	Sinks	X			
10.6	Toilets	X			
10.7	Bathtubs	X			
10.8	Showers	X			
10.9	Ventilation	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

General: Location

Full bath

Counters: Condition

Appeared serviceable

Cabinets: Condition

Appeared serviceable



Floors: Condition

Appeared serviceable

Floors: Type or covering

Tile

Sinks: Condition

Appeared serviceable

Toilets: Condition

Appeared serviceable

Bathtubs: Condition

Appeared serviceable

Showers: Condition

Appeared serviceable

Ventilation: Condition

Appeared serviceable

Ventilation: Bathroom and laundry ventilation type

Spot exhaust fans

Recommendations

10.7.1 Bathtubs

Deficiencies

DRAIN STOPPER

Drain stopper mechanism was missing. Recommend repair by a qualified person.

Recommendation

Contact a qualified professional.



10.7.2 Bathtubs

Deficiencies

LOOSE HARDWARE

Bathtub faucet handles/spout were loose. Recommend that a qualified person repair or replace handles as necessary.

Recommendation

Contact a qualified professional.



11: UNIT 1 - WATER HEATER

		IN	NI	NP	R
11.1	General	X			
11.2	Tank Casing	X			
11.3	Temp	X			
11.4	Seismic straps	X			
11.5	TPR Valve	X			
11.6	Water Shut off	X			
11.7	TPR Drain Line	X			
11.8	Flues	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

General: Condition

Appeared serviceable

General: Energy source

Natural gas

General: Type

Tank



General: Estimated Age

06/01/2016

General: Capacity

40

General: Location

Utility room



General: TPR valve

Yes

General: Water Temp

113

Temp: Good



Flues: Condition

Appeared Serviceable

12: UNIT 1 - HVAC

		IN	NI	NP	R
12.1	General	X			
12.2	Heating	X			
12.3	Forced Air	X			
12.4	Filters	X			
12.5	Ducts & Registers	X			
12.6	Burners (furnace or boiler)	X			
12.7	Combustion Air	X			
12.8	Flues	X			
12.9	Evaporative Cooler	X			
12.10	Normal Controls	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Heating: Distribution Type
Ducts and registers

Heating: Heating Type
Forced air, Furnace

Heating: Date of Manufacture
08/01/2003



Forced Air: Fuel Type
Natural gas

Forced Air: Location
Utility room

Forced Air: Capacity in BTUs or kilowatts
66000

Filters: Condition
Required replacement

Filters: Filter location

At base of air handler



Ducts & Registers: Condition

Appeared serviceable

Burners (furnace or boiler): Condition

Appeared serviceable

Combustion Air: Type

Vent(s) to exterior

Flues: Condition

Appeared serviceable

Evaporative Cooler: Condition

Appeared serviceable

Evaporative Cooler: Date of Manufacture

04/01/2020

Evaporative Cooler: Location

Roof mounted, west



MODEL	ASA5112					
HORSEPOWER	1/3	1/2		3/4		
VOLTS	115	115	230	115	230	
TOTAL AMPS	8.3	10.9	6.0	14.9	8.0	
HZ / PH	60/1		60/1		60/1	

SERIAL NO. FL1270488
 CHAMPION COOLER
 DENSON, TEXAS
 www.championcooler.com
 MFG. DATE: 4-20 21LP

Evaporative Cooler: Type

Through Ceiling

Normal Controls: Condition

Appeared serviceable

Forced Air: Condition

Appeared serviceable

**Limitations**

Evaporative Cooler

NOT FULLY EVAL'D

The evaporative cooler was not fully evaluated because the unit was winterized. Recommend that a full evaluation be made by a qualified person when conditions have been corrected so the system is operable. Note that the inspector does not operate or replace over current protection devices, or operate any controls other than normal controls (thermostat).

Recommendations

12.2.1 Heating

LIFESPAN (15-20 YRS)

The estimated useful lifespan for most furnaces is 15-20 years. This furnace appeared to be near this age and may need repair or replacement in the near future. Recommend budgeting and monitoring as necessary. Note: the furnace was functioning as designed at the time of inspection unless otherwise specified in the report.

Recommendation

Contact a qualified professional.

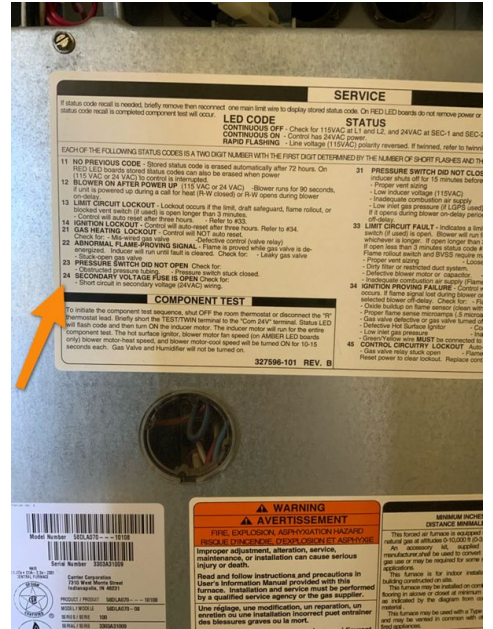
12.2.2 Heating

NOT OPERABLE

Furnace not operable with normal controls. It was indicating an error code #24. Recommend a licensed HVAC contractor further evaluate and correct the condition.

Recommendation

Contact a qualified professional.



12.7.1 Combustion Air
SUBSTANDARD

Deficiencies

Combustion air was blocked. This can result in improper combustion and reduced air quality. Recommend repair by a qualified person.

Recommendation

Contact a qualified professional.



12.9.1 Evaporative Cooler
DAMPER DOOR

Deficiencies

Damper door was missing at the evaporative cooler. This result in reduced heating efficiency in the winter. Recommend repair by a qualified person.

Recommendation

Contact a qualified professional.



13: UNIT 1 - LAUNDRY

		IN	NI	NP	R
13.1	General	X			
13.2	Floors	X			
13.3	Ventilation	X			
13.4	Laundry	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

General: Limitations

General: Location

Laundry room/area

Floors: Condition

Appeared serviceable



Floors: Type or covering

Tile

Ventilation: Condition

Required repair or replacement

Ventilation: Bathroom and laundry ventilation type

Spot exhaust fans

Laundry: 240 present

Yes

Laundry: Gas supply for laundry equipment present

No

Recommendations

13.3.1 Ventilation

EXHAUST FAN

The exhaust fan was excessively noisy. Recommend repair by a qualified person.

Recommendation

Contact a qualified handyman.



14: UNIT 1 - INTERIOR, DOORS AND WINDOWS

		IN	NI	NP	R
14.1	General	X			
14.2	Exterior Doors	X			
14.3	Interior Doors	X			
14.4	Windows & Skylights	X			
14.5	Walls, Ceilings and Fixtures	X			
14.6	Floors	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

General: Limitation

Exterior Doors: Condition

Exterior Doors: Exterior door material

Appeared serviceable

Metal, Glass panel

Interior Doors: Condition

Windows & Skylights: Condition

Windows & Skylights: Window Type

Appeared serviceable

Appeared serviceable

Metal, Multi-pane

Walls, Ceilings and Fixtures:

Walls, Ceilings and Fixtures:

Walls, Ceilings and Fixtures: Wall

Ceiling type or covering
Drywall

Condition
Appeared serviceable

type or covering
Drywall

Floors: Condition

Floors: Concrete slab condition

Floors: Type or covering

Appeared serviceable

Appeared serviceable

Tile, Carpet

Recommendations

14.2.1 Exterior Doors

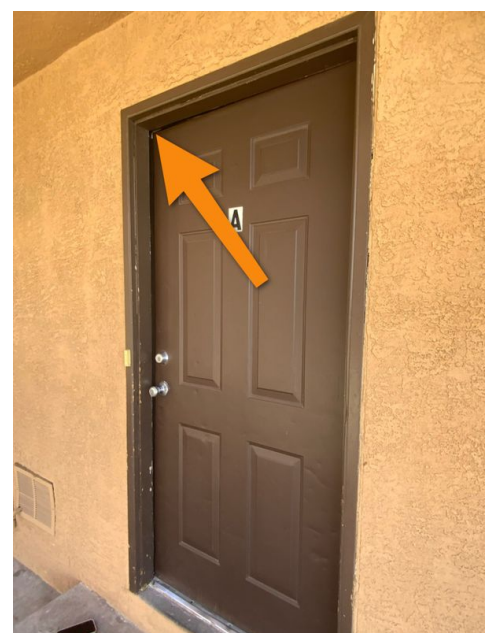


WEATHERSTRIPPING

The weatherstripping appears to be in adequate for the door. Recommend installing weatherstripping for better efficiency.

Recommendation

Contact a qualified professional.



14.5.1 Walls, Ceilings and Fixtures

Deficiencies

CEILING - DRY STAINS, MONITOR

Stains with no elevated levels of moisture were found in ceiling areas. This may be due to a previous plumbing/roof leak. Recommend monitoring and repairing as necessary if leaks persist.

Recommendation

Contact a qualified professional.



14.5.2 Walls, Ceilings and Fixtures

Deficiencies

SUBSTANDARD PATCH AND PAINT REPAIRS

There are many substandard patch and paint repairs throughout all the units. Photos are a representation of the condition. Recommend sending down and reapplying texture and paint.

Recommendation

Contact a qualified professional.



14.6.1 Floors

Deficiencies

CARPET LOOSE

Carpet was loose/well worn in areas. Recommend repair/replacement by a qualified person.

Recommendation

Contact a qualified professional.



15: UNIT 2 - ELECTRICAL

		IN	NI	NP	R
15.1	General	X			
15.2	Sub Panel	X			
15.3	Wiring	X			
15.4	Receptacles	X			
15.5	Switches	X			
15.6	Lighting / Fans	X			
15.7	Exterior	X			
15.8	Smoke & Carbon Monoxide Alarms	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Sub Panel: Sub Panel Location

Living Area

Sub Panel: Equipment in Panel

Circuit Breakers

Wiring: Condition

Serviceable

Wiring: Branch circuit wiring type

Non-metallic sheathed, Copper, Aluminum multi-strand

Sub Panel: Pictures of Sub Panel



Recommendations

15.2.1 Sub Panel

BUSHING - MISSING

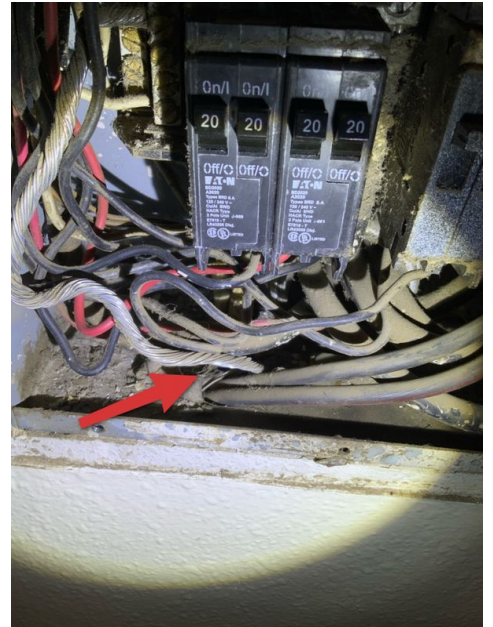


Safety Hazard/Immediate concerns

The wires enters the service panel through a knockout and is not protected by a bushing or strain clamp. The metal edges of the service panel can damage the wire insulation and cause a short and shock hazard. I recommend the installation of a bushing or strain clamp by a qualified electrician.

Recommendation

Contact a qualified electrical contractor.



16: UNIT 2 - KITCHEN

		IN	NI	NP	R
16.1	General	X			
16.2	Counters	X			
16.3	Cabinets	X			
16.4	Floors	X			
16.5	Sinks	X			
16.6	Under-Sink Food Disposal	X			
16.7	Range/Cooktop/Oven	X			
16.8	Ventilation	X			
16.9	Refrigerator	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

General: Location

first floor



Counters: Condition

Required repair or replacement

Counters: Material

Laminate

Cabinets: Condition

Required repair or replacement

Floors: Type or covering

Tile

Floors: Condition

Appeared serviceable

Sinks: Condition

Appeared serviceable

Under-Sink Food Disposal:

Condition

Requires repair or replacement

Range/Cooktop/Oven: Condition

Appeared serviceable

**Range/Cooktop/Oven: Fuel Type**

Electric

Ventilation: Type

Hood

Refrigerator: Condition

Appeared serviceable

General: Limitations

We only test a limited amount of functionality for a few of the kitchen appliances. We check the refrigerator, oven, cooktop, dishwasher and microwave if they are installed, no other appliances will be inspected. We visually check to see if they respond to normal controls. We do not verify temperature accuracy or quality of the task that they are designed to perform.

We do not provide an estimate of the remaining life, or the adequacy of operation of appliances. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.

Recommendations

16.2.1 Counters

COUNTERS, BACKSPLASH DAMAGED, DETERIORATED

Deficiencies

Counter tops and/or back splashes were damaged or deteriorated. Recommend repair / replacement by a qualified person.

Recommendation

Contact a qualified handyman.



16.3.1 Cabinets

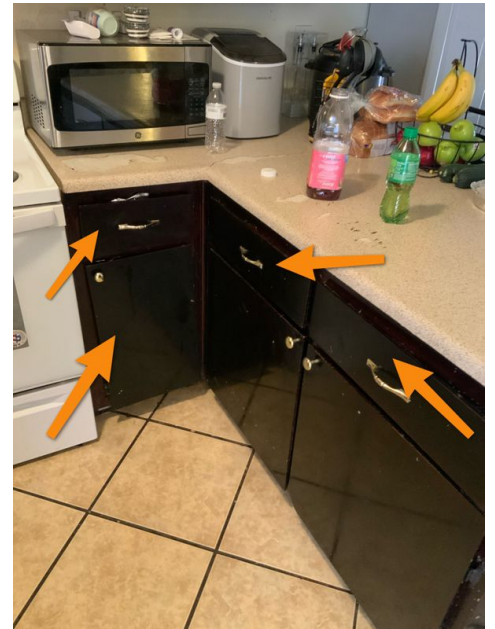
Deficiencies

CABINETS, DRAWERS, DOORS DAMAGED, DETERIORATED

Cabinets, cabinet drawers or doors were damaged or deteriorated. Most often, the drawers will fall out of the cabinet when opened. Recommend repair or replacement by a qualified person.

Recommendation

Contact a qualified handyman.



16.6.1 Under-Sink Food Disposal

Deficiencies

DISPOSAL

The disposal was noisy at the time of inspection. Recommend repair by a qualified person.

Recommendation

Contact a qualified professional.

17: UNIT 2 - BATHROOMS

		IN	NI	NP	R
17.1	General	X			
17.2	Counters	X			
17.3	Cabinets	X			
17.4	Floors	X			
17.5	Sinks	X			
17.6	Toilets	X			
17.7	Bathtubs	X			
17.8	Showers	X			
17.9	Ventilation	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

General: Location

Full bath

Counters: Condition

Appeared serviceable

Cabinets: Condition

Appeared serviceable



Floors: Condition

Appeared serviceable

Floors: Type or covering

Tile

Sinks: Condition

Appeared serviceable

Toilets: Condition

Appeared serviceable

Bathtubs: Condition

Required repair or replacement

Showers: Condition

Appeared serviceable

Ventilation: Condition

Appeared serviceable

Ventilation: Bathroom and laundry ventilation type

Spot exhaust fans

Recommendations

17.7.1 Bathtubs

 Deficiencies**DRAIN STOPPER**

The drain stopper was missing or inoperable. Recommend repair by a qualified person.

Recommendation

Contact a qualified professional.



17.7.2 Bathtubs

 Deficiencies**GAP OR NO CAULK BEHIND SPOUT**

Caulk was missing behind the bathtub spout or there was a gap behind it. This can result in water intrusion behind the wall as a result. Recommend caulking as necessary by a qualified person. For gaps larger than 1/4 inch, recommend installing an escutcheon.

Recommendation

Contact a qualified professional.



18: UNIT 2 - WATER HEATER

		IN	NI	NP	R
18.1	General	X			
18.2	Tank Casing	X			
18.3	Temp	X			
18.4	Seismic straps	X			
18.5	TPR Valve	X			
18.6	Water Shut off	X			
18.7	TPR Drain Line	X			
18.8	Flues	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

General: Condition

Appeared serviceable

General: Energy source

Natural gas

General: Type

Tank

General: Estimated Age

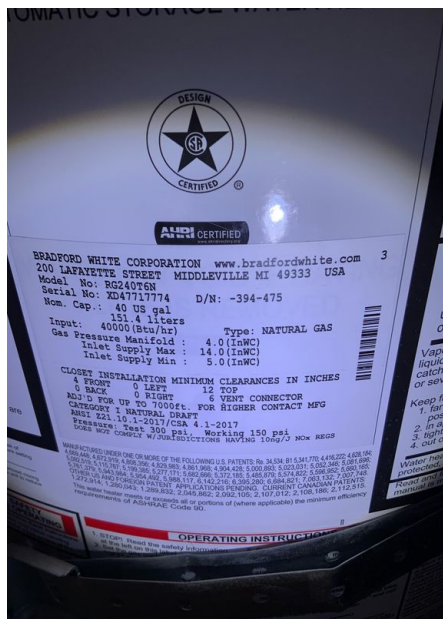
04/01/2021

General: Capacity

40

General: Location

Utility room



General: TPR valve

Yes

General: Water Temp

130

Temp: Hot



Flues: Condition

Appeared Serviceable

Recommendations

18.3.1 Temp

> 120

 Deficiencies

Temperature distributed from the water heater was greater than 120 degrees at fixtures. This can pose a burn or scald hazard especially for children. Recommend turning water heater thermostat down to 120 degrees F or less.

Recommendation

Recommended DIY Project

19: UNIT 2 - HVAC

		IN	NI	NP	R
19.1	General	X			
19.2	Heating	X			
19.3	Forced Air	X			
19.4	Filters	X			
19.5	Ducts & Registers	X			
19.6	Burners (furnace or boiler)	X			
19.7	Combustion Air	X			
19.8	Flues	X			
19.9	Evaporative Cooler	X			
19.10	Normal Controls	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Heating: Distribution Type
Ducts and registers

Heating: Heating Type
Forced air, Furnace

Heating: Date of Manufacture
07/01/2003



Forced Air: Fuel Type
Natural gas

Forced Air: Location
Utility room

Forced Air: Capacity in BTUs or kilowatts
66000

Filters: Condition
N/A (none visible)

Filters: Filter location

At base of air handler

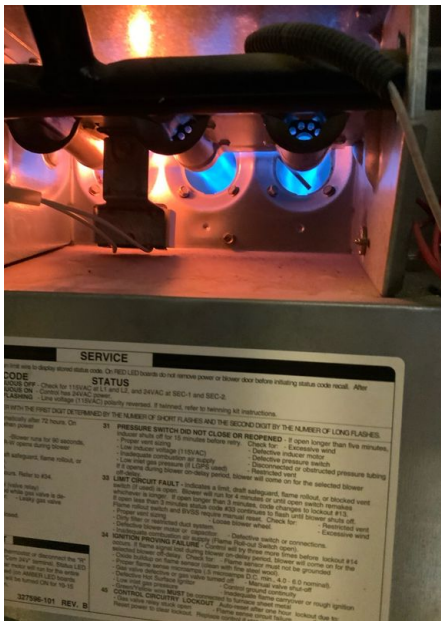


Ducts & Registers: Condition

Appeared serviceable

Burners (furnace or boiler): Condition

Appeared serviceable



Combustion Air: Type Vent(s) to exterior

Flues: Condition

Appeared serviceable

Evaporative Cooler: Condition
Appeared serviceable



Evaporative Cooler: Date of Manufacture
04/01/2020



MODEL	ASA5112					
HORSEPOWER	1/3	1/2		3/4		
VOLTS	115	115	230	115	230	
TOTAL AMPS	8.3	10.9	6.0	14.9	8.0	
HZ / PH	60/1			60/1		
SERIAL NO.	FL1270492					
CHAMPION COOLER DENISON, TEXAS www.championcooler.com		MFG. DATE: 4/1/2020				
11093-127		UL LISTED				

Evaporative Cooler: Type
Through Ceiling

Normal Controls: Condition
Appeared serviceable

Forced Air: Condition
Appeared serviceable



Limitations

Evaporative Cooler
NOT FULLY EVAL'D

The evaporative cooler was not fully evaluated because the unit was winterized. Recommend that a full evaluation be made by a qualified person when conditions have been corrected so the system is operable. Note that the inspector does not operate or replace over current protection devices, or operate any controls other than normal controls (thermostat).

Recommendations

19.2.1 Heating

LIFESPAN (15-20 YRS)



Typical lifespan for furnaces is 15-20 years. This unit appeared near this age and may need repairs or replacement in the near future.

Recommendation

Contact a qualified professional.

19.4.1 Filters

NO FILTER



Filters were missing at one or more locations on the furnace where they should of been installed. This results in excessive dirt buildup and can reduce the life of the unit. Recommend install by a qualified person.

Recommendation

Contact a qualified professional.

19.7.1 Combustion Air

SUBSTANDARD



Combustion air was blocked. This can result in improper combustion and reduced air quality. Recommend repair by a qualified person.

Recommendation

Contact a qualified professional.



20: UNIT 2 - LAUNDRY

		IN	NI	NP	R
20.1	General	X			
20.2	Floors	X			
20.3	Ventilation	X			
20.4	Laundry	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

General: Limitations

General: Location

Laundry room/area

Floors: Condition

Appeared serviceable



Floors: Type or covering

Tile

Ventilation: Condition

Required repair or replacement

Ventilation: Bathroom and laundry ventilation type

Spot exhaust fans

Laundry: 240 present

Yes

Laundry: Gas supply for laundry equipment present

No

Recommendations

20.3.1 Ventilation

EXHAUST FAN

The exhaust fan was excessively noisy or inoperable. Recommend repair by a qualified person.

Recommendation

Contact a qualified handyman.



21: UNIT 2 - INTERIOR, DOORS AND WINDOWS

		IN	NI	NP	R
21.1	General	X			
21.2	Exterior Doors	X			
21.3	Interior Doors	X			
21.4	Windows & Skylights	X			
21.5	Walls, Ceilings and Fixtures	X			
21.6	Floors	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

General: Limitation

Exterior Doors: Condition

Exterior Doors: Exterior door material

Appeared serviceable

Metal, Sliding glass

Interior Doors: Condition

Windows & Skylights: Condition

Windows & Skylights: Window Type

Required repair or replacement

Appeared serviceable

Metal, Multi-pane

Walls, Ceilings and Fixtures: Ceiling type or covering

Walls, Ceilings and Fixtures: Condition

Walls, Ceilings and Fixtures: Wall type or covering

Drywall

Appeared serviceable

Drywall

Floors: Condition

Floors: Concrete slab condition

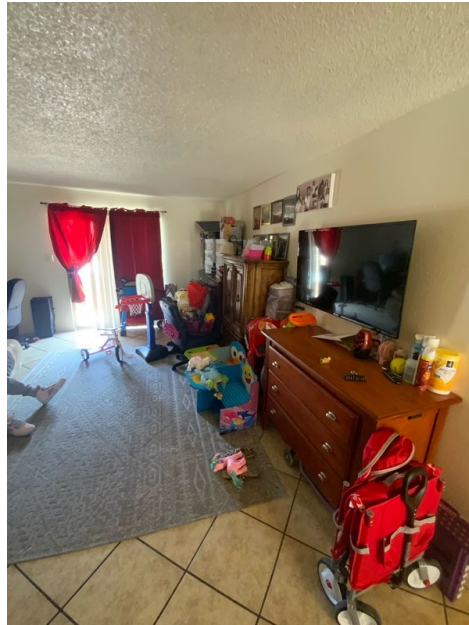
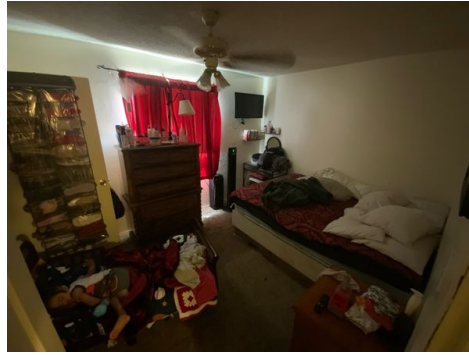
Floors: Type or covering

Appeared serviceable

Appeared serviceable

Carpet, Tile

General: Photos



Limitations

Exterior Doors

DOOR LOCKED

An exterior door was locked at the time of inspection. This room is excluded from the inspection as a result.



Recommendations

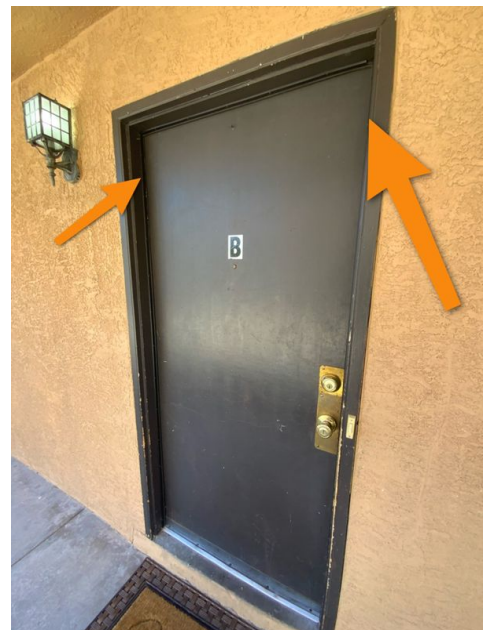
21.2.1 Exterior Doors

BINDS IN JAMB

Exterior door was binding in the jamb and difficult to operate. Recommend repair by a qualified person.

Recommendation

Contact a qualified professional.



21.3.1 Interior Doors

DOORS DAMAGED

Some interior doors were damaged and not functioning properly. Recommend having the doors repaired or replaced by a qualified person.

Recommendation

Contact a qualified professional.





21.5.1 Walls, Ceilings and Fixtures

Deficiencies

DRY STAINS, MONITOR

Stains with no elevated levels of moisture were found in ceiling/wall areas. These are most likely from a previous roof / plumbing leak. Recommend monitoring especially after heavy or prolonged rain and repair as necessary by a qualified person if moisture persists.

Recommendation

Contact a qualified professional.



21.6.1 Floors

Deficiencies

CARPET LOOSE

Carpet was loose/well worn in areas. Recommend repair/replacement by a qualified person.

Recommendation

Contact a qualified professional.



22: UNIT 3 - ELECTRICAL

		IN	NI	NP	R
22.1	General	X			
22.2	Sub Panel	X			
22.3	Wiring	X			
22.4	Receptacles	X			
22.5	Switches	X			
22.6	Lighting / Fans	X			
22.7	Exterior	X			
22.8	Smoke & Carbon Monoxide Alarms	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Sub Panel: Pictures of Sub Panel



Sub Panel: Sub Panel Location Hallway

Sub Panel: Equipment in Panel Circuit Breakers

Wiring: Condition

Serviceable

Wiring: Branch circuit wiring type

Non-metallic sheathed, Copper,
Aluminum multi-strand

Limitations

Sub Panel

UNABLE TO INSPECT - PAINTED SCREWS

Due to the screws that hold the deadfront on being painted, I was not able to remove the deadfront and thoroughly inspect the sub panel.



Recommendations

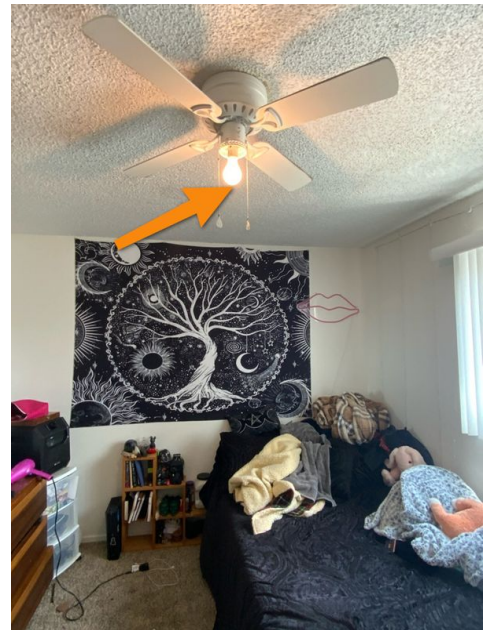
22.6.1 Lighting / Fans

LIGHT FIXTURE - GLOBE / COVERS

The light fixture has a missing globe. I recommend having the globe replaced by a qualified contractor.

Recommendation

Contact a qualified professional.



22.8.1 Smoke & Carbon Monoxide Alarms

SMOKE ALARM - MISSING

Smoke alarms are missing from required areas. Smoke alarms should be present in each bedroom and in the hallway that leads up to bedrooms. Recommend installing additional smoke alarms to fully protect the home.

Recommendation

Recommended DIY Project



23: UNIT 3 - KITCHEN

		IN	NI	NP	R
23.1	General	X			
23.2	Counters	X			
23.3	Cabinets	X			
23.4	Floors	X			
23.5	Sinks	X			
23.6	Under-Sink Food Disposal	X			
23.7	Range/Cooktop/Oven	X			
23.8	Ventilation	X			
23.9	Refrigerator	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

General: Location

second floor

Counters: Condition

Appeared serviceable

Counters: Material

Laminate



Cabinets: Condition

Required repair or replacement

Floors: Type or covering

Tile

Floors: Condition

Required repair or replacement

Sinks: Condition

Appeared serviceable

Under-Sink Food Disposal: Condition

Requires repair or replacement

Range/Cooktop/Oven: Condition

Appeared serviceable



Range/Cooktop/Oven: Fuel Type

Electric

Ventilation: Type

Hood

Refrigerator: Condition

Appeared serviceable

General: Limitations

We only test a limited amount of functionality for a few of the kitchen appliances. We check the refrigerator, oven, cooktop, dishwasher and microwave if they are installed, no other appliances will be inspected. We visually check to see if they respond to normal controls. We do not verify temperature accuracy or quality of the task that they are designed to perform.

We do not provide an estimate of the remaining life, or the adequacy of operation of appliances. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.

Recommendations

23.3.1 Cabinets



CABINETS, DRAWERS, DOORS DAMAGED, DETERIORATED

Cabinets, cabinet drawers or doors were damaged or deteriorated. Most often, the drawers will fall out of the cabinet when opened. Recommend repair or replacement by a qualified person.

Recommendation

Contact a qualified handyman.



23.5.1 Sinks



LEAKING AT BASE, HANDLES

The sink faucet was leaking at the base or handles. This can result in water damage to the surrounding areas. Recommend repair by a qualified person.

Recommendation

Contact a qualified professional.



23.6.1 Under-Sink Food Disposal

DISPOSAL



The disposal was inoperable at the time of inspection. Recommend repair by a qualified person.

Recommendation

Contact a qualified professional.

23.7.1 Range/Cooktop/Oven

OVEN DOOR



The oven door springs were damaged causing the door to fall open. Recommend further evaluation and correction by a qualified person.

Recommendation

Contact a qualified professional.



24: UNIT 3 - BATHROOMS

		IN	NI	NP	R
24.1	General	X			
24.2	Counters	X			
24.3	Cabinets	X			
24.4	Floors	X			
24.5	Sinks	X			
24.6	Toilets	X			
24.7	Bathtubs	X			
24.8	Showers	X			
24.9	Ventilation	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

General: Location

Full bath

Counters: Condition

Appeared serviceable

Cabinets: Condition

Appeared serviceable



Floors: Condition

Required repair or replacement

Floors: Type or covering

Tile

Sinks: Condition

Appeared serviceable

Toilets: Condition

Appeared serviceable

Bathtubs: Condition

Appeared serviceable

Showers: Condition

Appeared serviceable

Ventilation: Condition

Appeared serviceable

Ventilation: Bathroom and laundry ventilation type

Spot exhaust fans

Recommendations

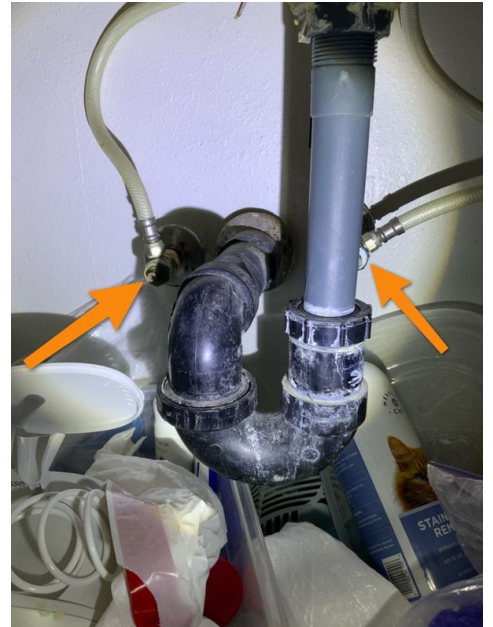
24.5.1 Sinks

**VALVE HANDLES - DAMAGE**

Handles for sink water shut-off valves were missing / damaged. Recommend that a qualified person repair or replace as necessary.

Recommendation

Contact a qualified professional.



24.5.2 Sinks

**LOOSE HARDWARE**

Sink hardware was loose at the time of the inspection. Recommend further evaluation and correction by a qualified person.

Recommendation

Contact a qualified professional.



24.7.1 Bathtubs

**DRAINS SLOWLY**

The bathtub drained slowly. Recommend repair by a qualified person.

Recommendation

Contact a qualified professional.



25: UNIT 3 - WATER HEATER

		IN	NI	NP	R
25.1	General	X			
25.2	Tank Casing	X			
25.3	Temp	X			
25.4	Seismic straps	X			
25.5	TPR Valve	X			
25.6	Water Shut off	X			
25.7	TPR Drain Line	X			
25.8	Flues	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

General: Condition

Appeared serviceable

General: Energy source

Natural gas

General: Type

Tank



General: Estimated Age

11/01/2017

General: Capacity

40

General: Location

Utility room



General: TPR valve

Yes

General: Water Temp

144

Temp: Hot



Flues: Condition

Repair or Replace

Recommendations

25.3.1 Temp

> 120



Temperature distributed from the water heater was greater than 120 degrees at fixtures. This can pose a burn or scald hazard especially for children. Recommend turning water heater thermostat down to 120 degrees F or less.

Recommendation

Recommended DIY Project

25.7.1 TPR Drain Line

 Deficiencies**SLOPED UP**

The TPR drain line sloped upwards in areas. This can result in restricted flow and risk of explosion in the case of the valve releasing. Recommend repair per proper building practices by a licensed plumber.

Recommendation

Contact a qualified professional.



25.8.1 Flues

 Deficiencies**FLUE - IMPROPER SLOPE**

Flue is angled down. All flues should be angled up to allow exhaust fumes to exit properly. This is a dangerous situation that could allow carbon monoxide to back draft into the house. Recommend further evaluation and correction by a qualified contractor.

Recommendation

Contact a qualified professional.



26: UNIT 3 - HVAC

		IN	NI	NP	R
26.1	General	X			
26.2	Heating	X			
26.3	Forced Air	X			
26.4	Filters	X			
26.5	Ducts & Registers	X			
26.6	Burners (furnace or boiler)	X			
26.7	Combustion Air	X			
26.8	Flues	X			
26.9	Evaporative Cooler	X			
26.10	Normal Controls	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Heating: Distribution Type

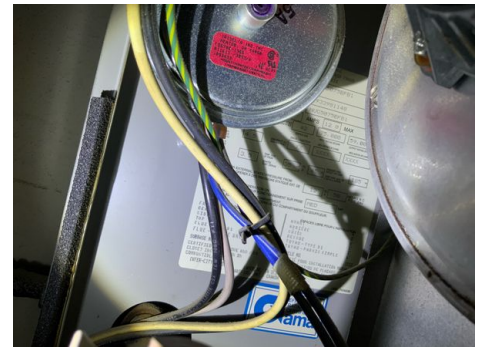
Ducts and registers

Heating: Heating Type

Forced air, Furnace

Heating: Date of Manufacture

01/01/1993



Forced Air: Fuel Type

Natural gas

Forced Air: Location

Utility room

Forced Air: Capacity in BTUs or kilowatts

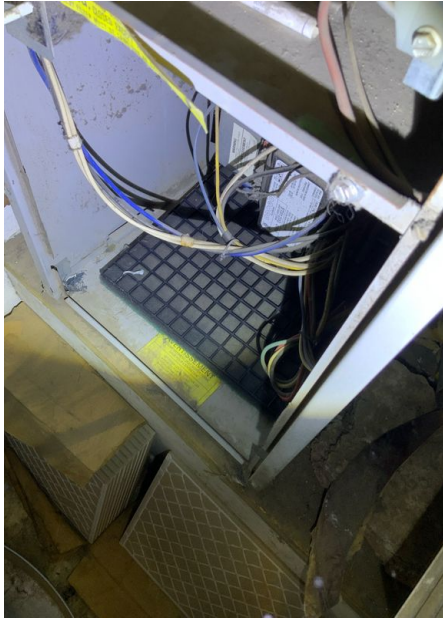
75000

Filters: Condition

Required replacement

Filters: Filter location

At base of air handler



Ducts & Registers: Condition

Appeared serviceable

Burners (furnace or boiler): Condition

Appeared serviceable



Combustion Air: Type

No dedicated source visible uses room air

Flues: Condition

Appeared serviceable

Evaporative Cooler: Condition

Appeared serviceable



Evaporative Cooler: Date of Manufacture

04/01/2020

Evaporative Cooler: Location

Roof mounted



Evaporative Cooler: Type

Ducted through house

Normal Controls: Condition

Appeared serviceable

Forced Air: Condition

Appeared serviceable



Limitations

Evaporative Cooler

NOT FULLY EVAL'D

The evaporative cooler was not fully evaluated because the unit was winterized. Recommend that a full evaluation be made by a qualified person when conditions have been corrected so the system is operable. Note that the inspector does not operate or replace over current protection devices, or operate any controls other than normal controls (thermostat).

Recommendations

26.2.1 Heating

LIFESPAN (15-20 YRS)

Typical lifespan for furnaces is 15-20 years. This unit appeared near this age and may need repairs or replacement in the near future.

Recommendation

Contact a qualified professional.



26.4.1 Filters

FILTER BRACKETS NOT SECURED

Filter brackets are not secured. The filter cannot be installed correctly thus allowing air to pass around the filter rather than through the filter. This will result in dirt and debris getting to the furnace components causing a shorter lifespan of the unit. Recommend a qualified person to repair or replace the filter brackets or filter system.

Recommendation

Contact a qualified professional.

26.9.1 Evaporative Cooler



CALCIUM BUILD UP

The evaporative cooler had significant amounts of calcium build up. This will shorten the lifespan of the cooler. Recommend further evaluation and correction by a qualified contractor.

Recommendation

Contact a qualified professional.



27: UNIT 3 - LAUNDRY

		IN	NI	NP	R
27.1	General	X			
27.2	Floors	X			
27.3	Ventilation	X			
27.4	Laundry	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

General: Limitations

General: Location

Laundry room/area

Floors: Condition

Appeared serviceable



Floors: Type or covering

Tile

Ventilation: Condition

Appeared serviceable

Ventilation: Bathroom and laundry ventilation type

Spot exhaust fans

Laundry: 240 present

Yes

Laundry: Gas supply for laundry equipment present

No

Recommendations

27.4.1 Laundry

DRYER



The dryer was stated to not be working properly by the current tenants. Recommend repair by a qualified person.

Recommendation

Contact a qualified professional.

28: UNIT 3 - INTERIOR, DOORS AND WINDOWS

		IN	NI	NP	R
28.1	General	X			
28.2	Exterior Doors	X			
28.3	Interior Doors	X			
28.4	Windows & Skylights	X			
28.5	Walls, Ceilings and Fixtures	X			
28.6	Floors	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

General: Limitation

Exterior Doors: Condition

Exterior Doors: Exterior door material

Required repair or replacement

Wood

Interior Doors: Condition

Windows & Skylights: Condition

Windows & Skylights: Window Type

Appeared serviceable

Appeared serviceable

Multi-pane, Metal

Walls, Ceilings and Fixtures:

Walls, Ceilings and Fixtures:

Walls, Ceilings and Fixtures: Wall

Ceiling type or covering

Condition

type or covering

Drywall

Appeared serviceable

Drywall

Floors: Condition

Floors: Concrete slab condition

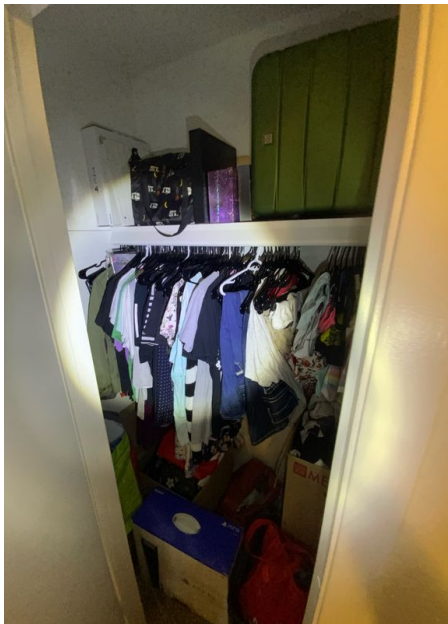
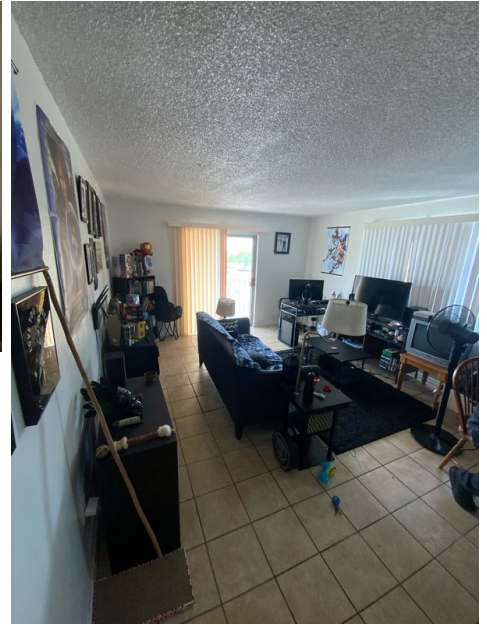
Floors: Type or covering

Required repairs or replacement

Appeared serviceable

Tile

General: Photos



Recommendations

28.2.1 Exterior Doors

WEATHERSTRIPPING

The weatherstripping appears to be in adequate for the door. Recommend installing weatherstripping for better efficiency.

Recommendation

Contact a qualified professional.





28.2.2 Exterior Doors

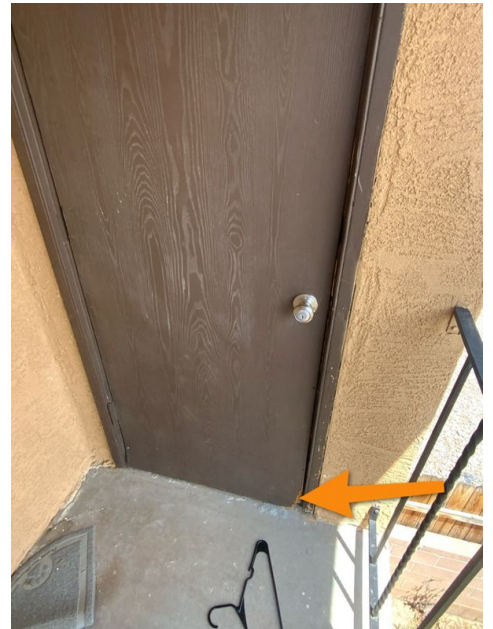
Deficiencies

DAMAGE

Exterior doors were damaged/deteriorated. Recommend further evaluation and correction by a qualified contractor.

Recommendation

Contact a qualified professional.



28.3.1 Interior Doors

Deficiencies

WOULDN'T LATCH

Interior doors wouldn't latch or were difficult to latch. Recommend repair by a qualified person.

Recommendation

Contact a qualified professional.



28.5.1 Walls, Ceilings and Fixtures

Deficiencies

CEILING - DRY STAINS, MONITOR

Stains were observed in ceiling areas but no elevated moisture was found. Recommend monitoring areas in the future especially after rains.

Recommendation

Contact a qualified professional.



28.6.1 Floors

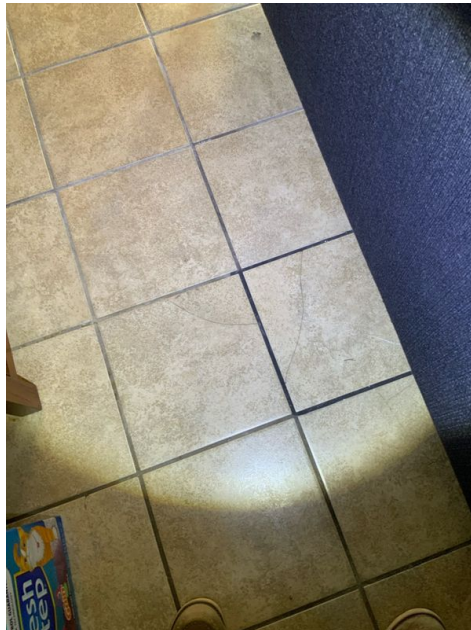
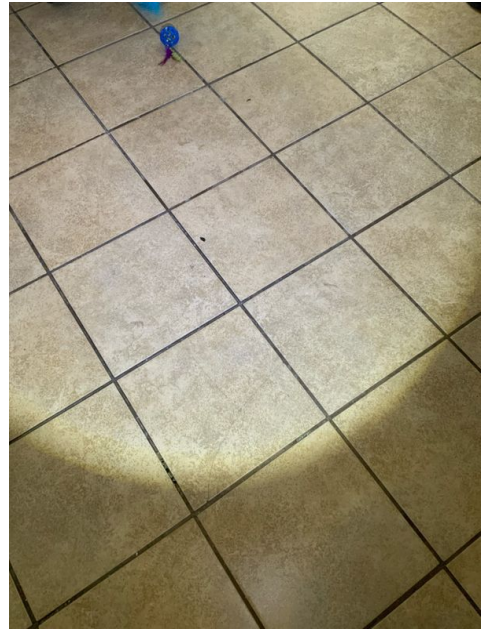
Deficiencies

TILE OR STONE IS DETERIORATED, NEEDS REPAIR

Tile and/or grout was cracked, loose or deteriorated in areas. Recommend repair by a qualified person.

Recommendation

Contact a qualified professional.



29: UNIT 4 - ELECTRICAL

		IN	NI	NP	R
29.1	General	X			
29.2	Sub Panel	X			
29.3	Wiring	X			
29.4	Receptacles	X			
29.5	Switches	X			
29.6	Lighting / Fans	X			
29.7	Exterior	X			
29.8	Smoke & Carbon Monoxide Alarms	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

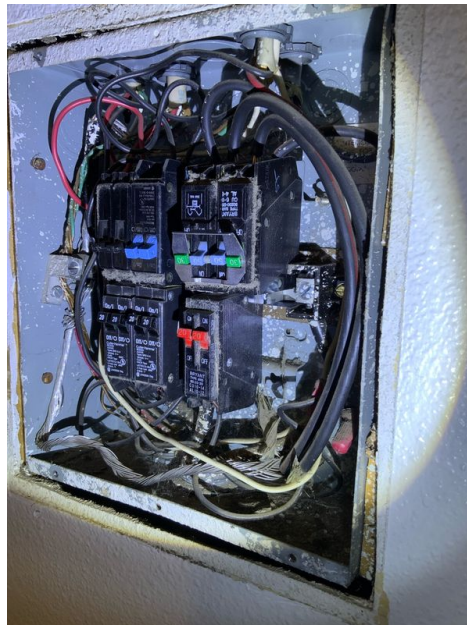
Sub Panel: Sub Panel Location
Living Area

Sub Panel: Equipment in Panel
Circuit Breakers

Wiring: Condition
Serviceable

Wiring: Branch circuit wiring type
Non-metallic sheathed, Copper,
Aluminum multi-strand

Sub Panel: Pictures of Sub Panel



Recommendations

29.4.1 Receptacles

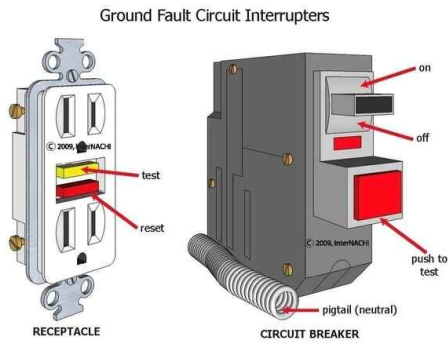
GFCI PROTECTION NOT INSTALLED

 Safety Hazard/Immediate concerns

The receptacles were not GFCI protected. In order to protect against electrical shock, I recommend having all receptacles in the garage, on the exterior, and near any water sources protected by GFCI receptacles. I recommend having the receptacles evaluated and addressed as necessary by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



30: UNIT 4 - KITCHEN

		IN	NI	NP	R
30.1	General	X			
30.2	Counters	X			
30.3	Cabinets	X			
30.4	Floors	X			
30.5	Sinks	X			
30.6	Under-Sink Food Disposal	X			
30.7	Range/Cooktop/Oven	X			
30.8	Ventilation	X			
30.9	Refrigerator	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

General: Location

second floor



Counters: Condition

Appeared serviceable

Counters: Material

Laminate

Cabinets: Condition

Required repair or replacement

Floors: Type or covering

Tile

Floors: Condition

Appeared serviceable

Sinks: Condition

Appeared serviceable

Under-Sink Food Disposal: Condition

Appeared Serviceable

Range/Cooktop/Oven: Condition

Appeared serviceable

Range/Cooktop/Oven: Fuel Type

Electric

Ventilation: Type

Hood

Refrigerator: Condition

Appeared serviceable

General: Limitations

We only test a limited amount of functionality for a few of the kitchen appliances. We check the refrigerator, oven, cooktop, dishwasher and microwave if they are installed, no other appliances will be inspected. We visually check to see if they respond to normal controls. We do not verify temperature accuracy or quality of the task that they are designed to perform.

We do not provide an estimate of the remaining life, or the adequacy of operation of appliances. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.

Recommendations

30.2.1 Counters

COUNTERS, BACKSPLASH DAMAGED, DETERIORATED



Counter tops and/or back splashes were damaged or deteriorated. Recommend repair / replacement by a qualified person.

Recommendation

Contact a qualified handyman.



30.3.1 Cabinets

CABINETS, DRAWERS, DOORS DAMAGED, DETERIORATED



Cabinets, cabinet drawers or doors were damaged or deteriorated. Most often, the drawers will fall out of the cabinet when opened. Recommend repair or replacement by a qualified person.

Recommendation

Contact a qualified handyman.



30.5.1 Sinks

**VALVE HANDLES - DAMAGED**

Sink water shut-off valve handles were missing / damaged. Recommend that a qualified person replace or repair as necessary.

Recommendation

Contact a qualified professional.



30.8.1 Ventilation

**HOOD LIGHT - INOPERABLE**

The hood light was inoperable. Recommend repair by a qualified person.

Recommendation

Contact a qualified professional.

31: UNIT 4 - BATHROOMS

		IN	NI	NP	R
31.1	General	X			
31.2	Counters	X			
31.3	Cabinets	X			
31.4	Floors	X			
31.5	Sinks	X			
31.6	Toilets	X			
31.7	Bathtubs	X			
31.8	Showers	X			
31.9	Ventilation	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

General: Location

Full bath

Counters: Condition

Appeared serviceable

Cabinets: Condition

Appeared serviceable



Floors: Condition

Appeared serviceable

Floors: Type or covering

Tile

Sinks: Condition

Appeared serviceable

Toilets: Condition

Required repair or replacement

Bathtubs: Condition

Appeared serviceable

Showers: Condition

Appeared serviceable

Ventilation: Condition

Required repair or replacement

Ventilation: Bathroom and laundry ventilation type

Spot exhaust fans

Recommendations

31.5.1 Sinks

 Deficiencies**DRAIN STOPPER**

The drain stopper was missing. Recommend repair by a qualified person.

Recommendation

Contact a qualified professional.



31.6.1 Toilets

 Deficiencies**LOOSE, EVAL, REPAIR**

The toilet was loose where it attaches to the floor. This can result in leaks. Recommend repair by a qualified person.

Recommendation

Contact a qualified professional.



31.7.1 Bathtubs

 Deficiencies**DRAINS SLOWLY**

The bathtub drained slowly. Recommend repair by a qualified person.

Recommendation

Contact a qualified professional.



31.9.1 Ventilation

EXHAUST FAN

Deficiencies

The exhaust fan for the bathroom was noisy and was not properly operating. This may allow for excess moisture accumulation in the bathroom. I recommend the fan be evaluated for repair or replacement by a qualified professional.

Recommendation

Contact a qualified handyman.

32: UNIT 4 - WATER HEATER

		IN	NI	NP	R
32.1	General	X			
32.2	Tank Casing	X			
32.3	Temp	X			
32.4	Seismic straps	X			
32.5	TPR Valve	X			
32.6	Water Shut off	X			
32.7	TPR Drain Line	X			
32.8	Flues	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

General: Condition

Required repair or replacement

General: Energy source

Natural gas

General: Type

Tank

General: Estimated Age

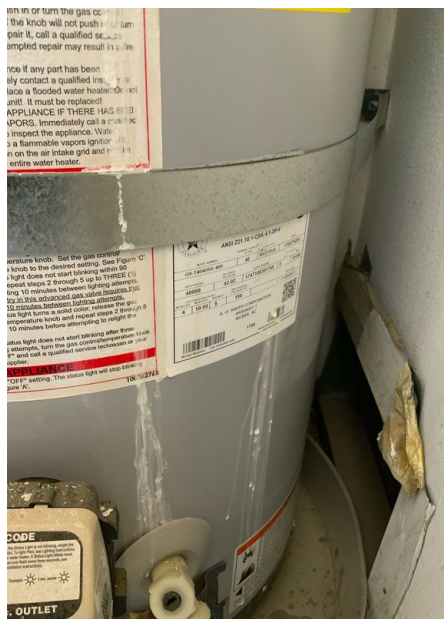
11/01/2017

General: Capacity

40

General: Location

Utility room



General: TPR valve

Yes

General: Water Temp

135

Temp: Hot**Flues: Condition**

Appeared Serviceable

Recommendations

32.1.1 General

LEAKING

Active leaks were found at the water heater's supply pipes or fittings. A qualified plumber should evaluate and repair as necessary.

Recommendation

Contact a qualified professional.

 Deficiencies


32.3.1 Temp

> 120

Temperature distributed from the water heater was greater than 120 degrees at fixtures. This can pose a burn or scald hazard especially for children. Recommend turning water heater thermostat down to 120 degrees F or less.

Recommendation

Recommended DIY Project

 Deficiencies

33: UNIT 4 - HVAC

		IN	NI	NP	R
33.1	General	X			
33.2	Heating	X			
33.3	Forced Air	X			
33.4	Filters	X			
33.5	Ducts & Registers	X			
33.6	Burners (furnace or boiler)	X			
33.7	Combustion Air	X			
33.8	Flues	X			
33.9	Evaporative Cooler	X			
33.10	Normal Controls	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Heating: Distribution Type

Ducts and registers

Heating: Heating Type

Forced air, Furnace

Heating: Date of Manufacture

10/01/2000



Forced Air: Fuel Type

Natural gas

Forced Air: Location

Utility room

Forced Air: Capacity in BTUs or kilowatts

66000

Filters: Condition

Required replacement

Filters: Filter location

At base of air handler

Ducts & Registers: Condition

Appeared serviceable

Forced Air: Condition

Appeared serviceable

**Limitations**

Evaporative Cooler

NOT FULLY EVAL'D

The evaporative cooler was not fully evaluated because the unit was winterized. Recommend that a full evaluation be made by a qualified person when conditions have been corrected so the system is operable. Note that the inspector does not operate or replace over current protection devices, or operate any controls other than normal controls (thermostat).

Recommendations

33.2.1 Heating

LIFESPAN (15-20 YRS)

Typical lifespan for furnaces is 15-20 years. This unit appeared near this age and may need repairs or replacement in the near future.

Recommendation

Contact a qualified professional.



33.4.1 Filters

FILTER BRACKETS NOT SECURED

Filter brackets are not secured. The filter cannot be installed correctly thus allowing air to pass around the filter rather than through the filter. This will result in dirt and debris getting to the furnace components causing a shorter lifespan of the unit.

Recommend a qualified person to repair or replace the filter brackets or filter system.

Recommendation

Contact a qualified professional.



33.9.1 Evaporative Cooler

LIFESPAN (10-15 YEARS)

Typical lifespan for evaporative coolers is 10-15 years. This unit appeared to be near this age and may need repairs or replacement in the near future.

Recommendation

Contact a qualified professional.



Maintenance/Informational

33.9.2 Evaporative Cooler

RUST

There is rust on the evaporative cooler. Recommend further evaluation and correction by a qualified contractor.

Recommendation

Contact a qualified professional.



Deficiencies



34: UNIT 4 - LAUNDRY

		IN	NI	NP	R
34.1	General	X			
34.2	Floors	X			
34.3	Ventilation	X			
34.4	Laundry	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

General: Limitations

General: Location

Laundry room/area

Floors: Condition

Appeared serviceable



Floors: Type or covering

Tile

Ventilation: Condition

Appeared serviceable

Ventilation: Bathroom and laundry ventilation type

Spot exhaust fans

Laundry: 240 present

Yes

Laundry: Gas supply for laundry equipment present

No

35: UNIT 4 - INTERIOR, DOORS AND WINDOWS

		IN	NI	NP	R
35.1	General	X			
35.2	Exterior Doors	X			
35.3	Interior Doors	X			
35.4	Windows & Skylights	X			
35.5	Walls, Ceilings and Fixtures	X			
35.6	Floors	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

General: Limitation

Exterior Doors: Condition

Exterior Doors: Exterior door material

Appeared serviceable

Metal, Sliding glass

Interior Doors: Condition

Windows & Skylights: Condition

Windows & Skylights: Window Type

Appeared serviceable

Appeared serviceable

Metal, Multi-pane

Walls, Ceilings and Fixtures:

Walls, Ceilings and Fixtures:

Walls, Ceilings and Fixtures: Wall

Ceiling type or covering

Condition

type or covering

Drywall

Appeared serviceable

Drywall

Floors: Condition

Floors: Concrete slab condition

Floors: Type or covering

Appeared serviceable

Appeared serviceable

Tile, Carpet

General: Photos



Limitations

Interior Doors

ROOM LOCKED

A bedroom door was locked at the time of inspection. This room is excluded from the inspection as a result.



Recommendations

35.3.1 Interior Doors

DOORS

Interior doors were damaged/ not functioning properly. Recommend repair by a qualified person.

Recommendation

Contact a qualified professional.



35.5.1 Walls, Ceilings and Fixtures

CEILING - DRY STAINS, MONITOR

Stains were observed in ceiling areas but no elevated moisture was found. Recommend monitoring areas in the future especially after rains.

Recommendation

Contact a qualified professional.





Laundry

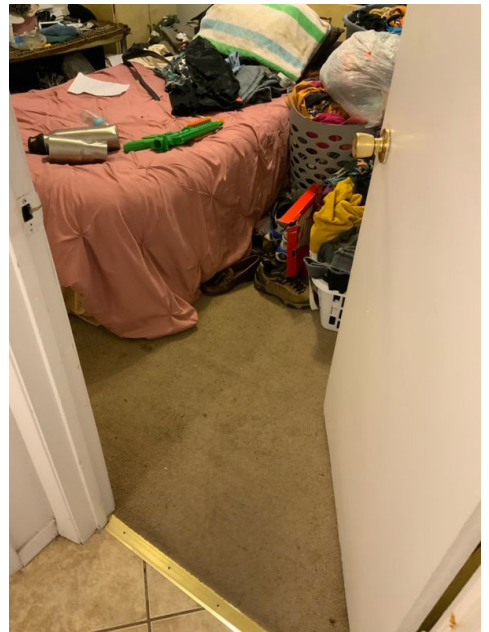
35.6.1 Floors

CARPET LOOSE

Carpet was loose/well worn in areas. Recommend repair/replacement by a qualified person.

Recommendation

Contact a qualified professional.



35.6.2 Floors

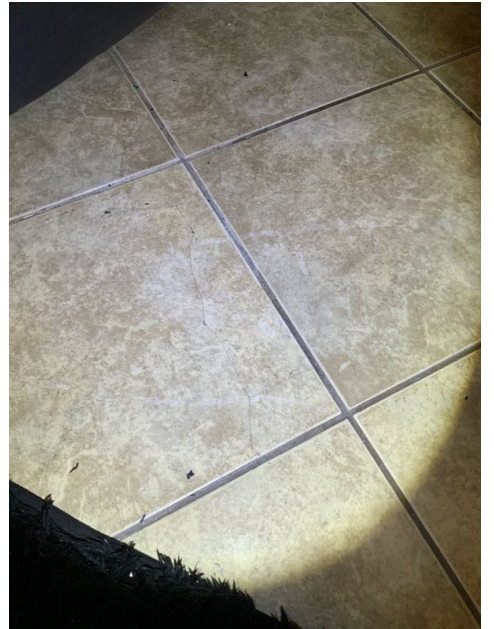
TILE OR STONE IS DETERIORATED, NEEDS REPAIR

Tile and/or grout was cracked, loose or deteriorated in areas. Recommend repair by a qualified person.

Recommendation

Contact a qualified professional.





Annual Property Operating Data (APOD)

Financial Overview For:

Prepared | Nikki Brons Coldwell Banker

Unit / Rent Summary

#	Type	Approx. Size	Actual Rent	Lease End	Market Rent	Total Max Rent for this type
A	2/1	898	\$ 1,225.00	6/1/25	\$ 1,295.00	\$ 1,295.00
B	2/1	898	\$ 1,150.00	mtm	\$ 1,250.00	\$ 1,200.00
C	2/1	898	\$ 980.00	9/2024	\$ 1,200.00	\$ 1,200.00
D	2/1	898	\$ 925.00	4/1/2025	\$ 1,200.00	\$ 1,200.00
Monthly			4280		4945	
Annual			51360		59340	

			Market		
Expenses (Annual)					
20	Real Estate Taxes		\$3,047.00		
21	Personal Property Taxes				
22	Property Insurance		\$2,400.00		
23	Property Management		\$2,875.00		
24	Off Site Management				
28	Repairs and Maintenance				
29	Utilities:		tenants pay		
48	Reserve for Replacement				
49	Total Operating Expenses		\$8,322.00		
50	Net Operating Income		\$43,038.00	\$51,018	
					ADS
	Less: Annual Debt Service				
	Cash Flow Before Taxes				

