

Inspection Report

on
555 29th Street,
Anacortes, WA

Prepared Exclusively for

SAMPLE



April 23, 2006

Prepared by



5116 Heather Dr.
Anacortes, Washington 98221
Toll Free 1-866-618-7764 or 360-588-6956

April 23, 2006

Re: 555 29th St.
Anacortes, Wa.

Dear Sample,

At your request, a visual inspection of the above referenced property was conducted on This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, expressed as a result of the inspection. Please review this entire report including the limitations contained in the inspection agreement before rendering any conclusions. Not all comments will be in the summary document.

REPORT SUMMARY

Overall, the building was constructed in a workmanlike manner, consistent with the local building trades and codes in effect at the time of construction. The condition seen on the exterior and interior appear to be consistent with a 27 year old rental property. In the report the units are listed in the order we inspected them. The order was 11, 9, 1, 7, 8, 3, 2, 4, 10, 5, 12, and 6. In the comments of my report unit 11 would be listed as interior area #1 and unit 6 would be listed as interior area #12. This summary is broken into four sections: *Safety Concerns, Corrections Recommended, Further Evaluation and Recommended Upgrades:*

- **Safety Concerns** are conditions that may pose a hazard to humans, the building or both. These condition warrant your immediate consideration.
- **Correction Recommended** are conditions that would be in need of maintenance, repair or replacement. We recommend that these corrections be made by the appropriate tradespeople.
- **Further Evaluation** are conditions observed that warrant further evaluation by specialist in the building trades.
- **Recommended upgrades** are systems or components that may not been available or have been improved since the building was constructed. These may be but not limited to safety related items: such as GFCI receptacles and smoke detectors locations and the installation of safety glass where subject to human impact.

Safety Concerns

FOUNDATION - STRUCTURE - EXTERIOR

COMMON AREAS:

1. The carpeting on the stair is worn, torn and a trip hazard - replace - safety issue. The lights are the top of the stairs was either missing or damage - replace fixtures.

ELECTRICAL

MAIN DISCONNECTS:

- Location of Service Disconnects:
2. Panel covers should be secured. Safety issue.

Correction Recommended

FOUNDATION - STRUCTURE - EXTERIOR

WINDOWS:

Overall Condition:

1. Poor - condensation seen in most of the windows inspected - recommend replacement. Many of the windows were missing screens.

GROUNDS & PARKING:

Landscaping:

2. Good, Trees are contacting the building - Consider trimming or tree removal to prevent damage to building and reduce debris in gutters.

ROOFING SYSTEM

Overall Condition:

3. Good. - Remove buildup of moss from roof and consider adding zinc strips. It appears that this roof has multiple layers installed.

EXTERIOR WALLS

Paint was peeling and wood rot was found in numerous trim areas. The storage areas on units 8 & 9 had rot on the storage areas. None of this was extensive or involving the structural elements of the building

VENTING- The bathroom vents on the second floor universally were not vent to the exterior and most outlets were buried in the fiberglass rendering them useless. These fans need to be vented to the exterior preferable with hardwall pipe. 2) There were several dryer connections seen from the center attic access (units 9-10) that appeared to be using plastic hose which had failed. This is problematic for two reasons. Plastic hose has a high air resistance and is only appropriate for short runs within home and in the event of a fire will allow the fire into the attic area. Replace with solid wall vent pipe

GUTTERS & DOWNSPOUTS:

Type and Condition:

4. Downspout disconnected in front. 2) Debris in gutters - repair and cleanout.

PATIO DECKS

The 2nd floor patio areas appear to drain onto the wooden siding. This is problematic and the effect of long term moisture exposure was obvious. A drainage system for these decks is needed before new siding gets installed.

INTERIOR AREAS #2

BATH & PLUMBING:

Walls:

5. Mold/Mildew on walls. These areas should be treated to ensure that the issues do not return.

Ceilings:

6. Mold/Mildew on walls. These areas should be treated to ensure that the issues do not return.

KITCHEN APPLIANCES:

Walls:

7. Water damage in washer area - repair.

INTERIOR AREAS:

Outlets:

8. Outlet in bedroom was not working - repair.

INTERIOR AREAS #3

BATH & PLUMBING:

Outlets:

9. GFI outlet is ungrounded - rewire.

INTERIOR AREAS #4

ELECTRICAL SYSTEM:

Workmanship:

10. Evidence of water in box - reseal conduit flashing.

INTERIOR AREAS #5

BATH & PLUMBING:

Floors:

11. reseal around tub.

INTERIOR AREAS #6

ELECTRICAL SYSTEM:

Workmanship:

12. Water appears to be leaking into panel - repair.

INTERIOR AREAS #11

INTERIOR AREAS:

Doors:

13. Bedroom door would not close - adjust or trim.

INTERIOR AREAS #12

KITCHEN APPLIANCES:

Disposal:

14. Unit did not function and repairs are likely not possible. Replace.

KITCHEN INTERIOR ELEMENTS:

15. Sink cabinet door had hinge broken off - repair.

INTERIOR AREAS:

Outlets:

16. Outlet in sunroom by storage closet was dead - repair.

Further Evaluation

INTERIOR AREAS #10

KITCHEN APPLIANCES:

Walls:

1. May have had an issue with rodents - wall in washer area was covered with screening - check with owners to determine extent of the problem.

Recommended upgrades

None

If repairs are necessary we suggest you obtain competitive estimates for these items prior to close of escrow. As we do not know the qualifications of the seller or your qualifications to conduct repairs, we always recommend that a qualified licensed professional in the appropriate trade be used for all repairs. You need to decide for yourself if you or the seller's qualifications, experience and knowledge would allow the repair to be made without using a qualified licensed trade professional. Keep in mind that some sellers tend to repair things the quickest, cheapest way they can get away with. That generally leads to premature failure of the repair.

Please read the complete report as minor items will be noted and should receive eventual attention, but none of them affect the habitability of the complex. Many of these items are the result of normal wear and tear and will be the buyers responsibility to determine their importance. During the walk-through we may have speculated as to the possible cause of conditions reported or voiced our opinion as to remedial methods and/or cost of repairs. Any such information was based on our personal experience and understanding of the observed condition and was given as a courtesy. Statements made during our inspection that are not in our written report should not be relied upon without further evaluation by an appropriate professional. Please call our office immediately if you have questions or feel a discrepancy exists.

We highly recommend that you attend a final walk-through with your Realtor just prior to close of escrow and if you find anything significantly different than what is stated in this report, please call our office immediately and we will document it for you as a courtesy to help you work out a resolution with the seller.

Thank you for selecting Pacific Crest Inspections to do your home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

Rick Bunzel



**5116 Heather Dr.
Anacortes, Washington 98221**
Toll Free 1-866-618-7764 or 360-588-6956

enclosure

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FOUNDATION - STRUCTURE - EXTERIOR

CONDITION DEFINITIONS: **CONFIDENTIAL - FOR CLIENT USE ONLY**

GOOD - *Satisfactory with normal wear and tear*

FAIR - *Satisfactory but declining in usefulness*

POOR - *Unsatisfactory in need of immediate repair*

The following opinion is based on an inspection of the visible portion of the foundation and exterior. This report is not intended as a termite clearance. We recommend you obtain the services of a licensed pest control operator to determine the presence of any termite infestation.

FOUNDATIONS:

Monolithic. Floor is a concrete slab.

Evidence of Settlement: None noted on interior. Most of the ground level patio slabs had one or more cracks. None of these cracks appeared to travel into the interior.

Grading: Good.

EXTERIOR WALLS:

Predominant materials: Wood.

Overall Condition: Fair to Poor.

**Other Inspector
Comments:**



Paint was peeling and wood rot was found in numerous trim areas. The storage areas on units 8 & 9 had rot on the storage areas.

WINDOWS:

Predominant Type:

Horizontal Sliders.

Overall Condition:

Poor - condensation seen in most of the windows inspected - recommend replacement. Many of the windows were missing screens.

Type and Condition of Sills/Lintels:

Wood. Some of the window sills had damage from condensation and have been repaired or in the process of being repaired.



DOORS:

Front Entry Doors:

Good condition.

Rear Entry Doors:

Many of the doors to the storage areas had decay to the bottom edges and damage - repair as needed.

Sliding Doors:

Fair condition. Many of the screen doors were damaged and one was missing.

COMMON AREAS:



The carpeting on the stair is worn, torn and a trip hazard - replace - safety issue. The lights are the top of the stairs was either missing or damage - replace fixtures.

GROUNDS & PARKING:

Parking Areas:

Asphalt.

Condition:

Some expansion cracking is present. Normal for aged materials.

Landscaping:

Good, Trees are contacting the building - Consider trimming or tree removal to prevent damage to building and reduce debris in gutters.

Approximate Year of Construction:

1979.

ROOFING SYSTEM

CONDITION DEFINITIONS: CONFIDENTIAL - FOR CLIENT USE ONLY

GOOD - Satisfactory with normal wear and tear

FAIR - Satisfactory but declining in usefulness

POOR - Unsatisfactory in need of immediate repair

This inspection is made on the basis of what is visible and accessible on the day of the inspection and is not a warranty of the roof system or how long it will be watertight in the future. For an accurate cost on what repairs or replacement cost will be, a licensed and insured roofing contractor should be called. All roof coverings require periodic maintenance and should be visually inspected once a year. Buyers are encouraged to ask sellers about the presence of any roof leaks.

Roof Structure:

Gabled.
2x6 manufactured truss.



Roof Covering:
Overall Condition:

Plywood.
Fiberglass shingles.
Good. - Remove buildup of moss from roof and consider adding zinc strips. It appears that this roof has multiple layers installed.



ROOF PERIMETER:

Overhang Type & Condition:



Wood/Wood - Most of the rafter tails on the east side have some level of rot/deterioration cut back and add flashing as needed.

Common Area Roof Structures:



The 2nd floor patio areas appear to drain onto the wooden siding. This is problematic and the effect of long term moisture exposure was obvious. A drainage system for these decks is needed before new siding gets installed.

ATTIC & CHASES:

Accessible for inspection?

Yes.

INSULATION:

Predominant Type and Estimated R-Value:

10 inches blown Fiberglass: R-30.

VENTILATION:

Soffit vents, Gable vents.

GUTTERS & DOWNSPOUTS:

Type and Condition:

Downspout disconnected in from.
2) Debris in gutters - repair and cleanout.



PLUMBING SYSTEM

CONDITION DEFINITIONS: **CONFIDENTIAL - FOR CLIENT USE ONLY**

GOOD - *Satisfactory with normal wear and tear*

FAIR - *Satisfactory but declining in usefulness*

POOR - *Unsatisfactory in need of immediate repair*

It is not within the scope of this report to determine the degree of salinity, quality, or volume of any well water or the operational effectiveness of any water treatment equipment. Contact your local Health Department for these tests. Determination of pinhole leakage at water supply lines in an attic or structure is limited to areas where pipes are visible and accessible. Operation of time clock motors is not verified. From time to time, you will have to replace such items as toilet flappers, faucet washers or cartridges, and P-traps, as these items wear out every few years. Hot water can scald. Be careful!

WATER SOURCE:

Municipal service.

Main Cutoff Valve

Locations: At street.

INTERIOR SUPPLY LINES:

Predominant Type: Copper.

Flow: Good.

Evidence of past or present leaks? None.

WASTE/VENTING PROVISIONS:

The bathroom vents on the second floor universally were not vent to the exterior and most outlets were buried in the fiberglass rendering them useless. These fans need to vented to the exterior preferable with hardwall pipe. 2) There were several dryer connection seen from the center attic access (units 9-10) That appeared to be using plastic hose which had failed. This is problematic for two reason. Plastic hose has a high air resistance and is only appropriate for short runs within home and in the event of a fire will allow the fire into the attic area. Replace with solid wall vent pipe.



Interior Waste Lines:

Predominant Type: PVC.

Venting: Adequate.

ELECTRICAL

CONDITION DEFINITIONS: CONFIDENTIAL - FOR CLIENT USE ONLY

GOOD - *Satisfactory with normal wear and tear*

FAIR - *Satisfactory but declining in usefulness*

POOR - *Unsatisfactory in need of immediate repair*

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire building should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection.

MAIN SERVICES:

Service Entrances: Underground.

MAIN DISCONNECTS:

Incoming Wiring: 3/0 Copper.

Location of Service Disconnects:

Rear exterior of building - **Panel covers should be secured. Safety issue.**



SUBPANELS:

Locations & Condition:



In exterior storage closets.

COMMON AREA BRANCH CIRCUIT WIRING:

Wire Size vs Indicated

Use: Good.

Predominant Wire Type: 100% copper.

INTERIOR AREAS

APARTMENT #:

11.

WATER HEATER:

Electric.

Year Made:

No date but appears to be 1999.

Condition:

Good.

BATH & PLUMBING:

Sink:

Fair overall condition. under construction.

Toilet:

unmounted.

INTERIOR ELEMENTS:

Being Renovated.



KITCHEN PLUMBING:

sink blocked off with duct tape.

KITCHEN APPLIANCES:

Refrigerator:

Fair.

Range:

Good.

Range Ventilator:

Non-vented.

Disposal:

Fair.

Dishwasher:

Appliance is an older model with only limited service life remaining.

KITCHEN INTERIOR ELEMENTS:

Fair overall condition.

Walls:

Fair overall condition.

Ceilings:

ok.

Floors:

Signs of wear are noted.

Main Entry Door:

OK.

ELECTRICAL SYSTEM:

- Entrance Cables:** 3/0 Copper.
- Branch Panel:** Located at exterior of building.
- Workmanship:** Good overall.
- Circuit Breaker Sizing:** Good overall.
- Wire Sizing:** Good overall.

HEATING & A/C:

- Heating System:** Electric heat strips.
- Controls:** Fair-Older.

INTERIOR AREAS:

- Walls:** Fair overall condition.
- Ceilings:** Fair overall condition.
- Floors:** Carpet is only in fair to poor condition.
- Windows:** Condensation found in all windows - one cracked.



- Doors:** Fair overall condition.

INTERIOR AREAS #2

APARTMENT #:

9.

WATER HEATER:

Electric.

Gallons:

50.

Year Made:

2003.

Condition:

Good.

BATH & PLUMBING:



being remodeled. Not inspected.

Walls:

Mold Mildew on walls. These areas should be treated to ensure that the issues do not return.

Ceilings:

Mold Mildew on walls. These areas should be treated to ensure that the issues do not return.

KITCHEN PLUMBING:

Good overall.

KITCHEN APPLIANCES:

Refrigerator: Poor.
Range: Good.
Range Ventilator: Poor. Non-vented.
Disposal: Good.
Dishwasher: Appliance is an older model with only limited service life remaining.

KITCHEN INTERIOR ELEMENTS:

Fair overall condition.
Walls: Water damage in washer area - repair.

ELECTRICAL SYSTEM:

Entrance Cables: 3/0 Copper.
Branch Panel: Located at exterior of building.
Workmanship: Good overall.
GFI Circuitry: none in kitchen - add.
Smoke Alarms: Older Smoke Detectors found. Replace.

HEATING & A/C:

Heating System: Electric heat strips.
Controls: Good. Thermostats properly activated the system in the heating mode.

INTERIOR AREAS:

LIVING/DINING ROOM: Fair overall condition.
Walls: Fair overall condition.
Ceilings: Fair overall condition.
Floors: Carpet is only in fair to poor condition.
Windows: Condensation found in all windows.
Doors: Fair overall condition.
Closets: Fair overall condition.
Outlets: Outlet in bedroom were not working - repair.
Switches: Good overall.
Fixtures: Good overall.

INTERIOR AREAS #3

APARTMENT #:

1.

WATER HEATER:

Electric.

Gallons: 50.

Year Made: 2001.

Condition: Good.

BATH & PLUMBING:

Sink: Good overall condition.

Toilet: Good overall condition.

Tub/Shower: Good overall.

Tub/Shower Walls: Acrylic or Fiberglass unit.

Outlets: GFI outlet is ungrounded - rewire.

KITCHEN PLUMBING:

Good overall.

KITCHEN APPLIANCES:

Refrigerator: Good.

Range: Fair.

Range Ventilator: Non-vented.

Disposal: Good.

Dishwasher: Good.

**KITCHEN INTERIOR
ELEMENTS:** Fair overall condition.

Main Entry Door: OK.

Closets: Bedroom closet doors were unattached - remount.



ELECTRICAL SYSTEM:

Entrance Cables: 3/0 Aluminum.
Branch Panel: Located at exterior of building.
Workmanship: panel not accessible.
GFI Circuitry: Ground Fault Interrupter protection should be provided at the kitchen, near the sink.

HEATING & A/C:

Heating System: Electric heat strips.
Controls: Good. Thermostat properly activated the system in the heating modes.

INTERIOR AREAS:

LIVING/DINING ROOM: Good overall condition.
Windows: Condensation found in windows.

INTERIOR AREAS #4

APARTMENT #:

7.

WATER HEATER:

Electric.

Gallons:

50.

Year Made:

No date plate appears to be 1993.

Condition:

Good.

BATH & PLUMBING:**Sink:**

Good overall condition.

Toilet:

Good overall condition.

Tub/Shower:

Good overall.

Tub/Shower Walls:

Acrylic or Fiberglass unit.

Fixtures:

Good overall.

KITCHEN PLUMBING:

Good overall.

KITCHEN APPLIANCES:**Refrigerator:**

Appliance is an older model.

Range:

Poor.

Range Ventilator:

Non-vented.

Disposal:

Disposal is noisy when operating and it sounds like something within its grinding chamber needs removal.

Dishwasher:

Appliance is an older model with only limited service life remaining.

KITCHEN INTERIOR**ELEMENTS:**

Fair overall condition.

Windows:

Condensation found in windows.

Main Entry Door:

OK.

ELECTRICAL SYSTEM:**Entrance Cables:**

3/0 Copper.

Branch Panel:

Located at exterior of building.

Workmanship:

Evidence of water in box - reseal conduit flashing.



HEATING & A/C:

Heating System:

Electric heat strips.

Controls:

Good. Thermostat properly activated the system in the heating modes.

INTERIOR AREAS:

LIVING/DINING ROOM:

Good overall condition.

Walls:

Fair overall condition.

Ceilings:

Fair overall condition.

Floors:

Carpeting is in fair condtion.

Windows:

Condensation found in windows.

INTERIOR AREAS #5

APARTMENT #:

8.

WATER HEATER:

Electric.

Gallons:

50.

Year Made:

No dataplate 1993.

Condition:

Good.

BATH & PLUMBING:

Sink:

Good overall condition.

Toilet:

Good overall condition.

Tub/Shower:

Good overall.

Tub/Shower Walls:

Acrylic or Fiberglass unit.

Floors:

reseal around tub.

**Outlets:**

ok.

Switches:

ok.

Fixtures:

Good overall.

KITCHEN PLUMBING:

Good overall.

KITCHEN APPLIANCES:

Refrigerator:

Good.

Range:

Fair.

Range Ventilator:

Non-vented.

Disposal:

Good.

Dishwasher:

Appliance is an older model with only limited service life remaining.

Main Entry Door:

Fair overall condition.

Closets: Fair overall condition.

Switches: Good overall.

ELECTRICAL SYSTEM:

Entrance Cables: 3/0 Copper.

Branch Panel: Located at exterior of building.

Workmanship: not accessible.

GFI Circuitry: Ground Fault Interrupter protection should be provided at the kitchen, near the sink.

Smoke Alarms: Older.

HEATING & A/C:

Heating System: Electric heat strips.

Controls: Good. Thermostat properly activated the system in the heating modes.

INTERIOR AREAS:

LIVING/DINING ROOM: Good overall condition.

Windows: Condensation found in windows.

INTERIOR AREAS #6

APARTMENT #:

3.

WATER HEATER:

Electric.

Gallons:

50.

Year Made:

Older approximately 1993.

Condition:

Good.

BATH & PLUMBING:

Sink:

Good overall condition.

Toilet:

Good overall condition.

Tub/Shower:

Good overall.

Tub/Shower Walls:

Acrylic or Fiberglass unit.

Floors:

ok.

KITCHEN PLUMBING:

Good overall.

KITCHEN APPLIANCES:

Refrigerator:

Good.

Range:

Good.

Range Ventilator:

Non-vented.

Disposal:

Fair.

Dishwasher:

Good.

Main Entry Door:

good.

Closets:

Fair overall condition.

ELECTRICAL SYSTEM:

Entrance Cables:

3/0 Copper.

Branch Panel:

Located at exterior of building.

Workmanship:

Water appears to be
leaking into panel -
repair.



Smoke Alarms: Older Smoke Detectors found. Replace.

HEATING & A/C:

Heating System: Electric heat strips.

Controls: Good. Thermostat properly activated the system in the heating modes.

INTERIOR AREAS:

LIVING/DINING ROOM: Good overall condition.

Floors: Good.

Windows: Condensation found in windows.

Doors: Fair overall condition. Slider screen missing - replace.

INTERIOR AREAS #7

APARTMENT #:

2.

WATER HEATER:

Electric.

Gallons:

50.

Year Made:

1993.

Condition:

Good.

BATH & PLUMBING:

Sink:



Sink appeared to be leaking at one time.

Toilet:

Toilet is loose at the floor. Leakage is detected in the surrounding floor area.



Tub/Shower:

Good overall.

Tub/Shower Walls:

Acrylic or Fiberglass unit.

Floors: Evidence of water infiltration -replace.

KITCHEN PLUMBING:

Good overall.

KITCHEN APPLIANCES:

Refrigerator: Appliance is an older model.

Range: Poor.

Range Ventilator: Non-vented.

Disposal: Fair.

Dishwasher: Good.

Main Entry Door: Fair overall condition.

ELECTRICAL SYSTEM:

Entrance Cables: 3/0 Copper.

Branch Panel: Located at exterior of building.

Workmanship: Not visible due to stored items.

GFI Circuitry: Ground Fault Interrupter protection should be provided at the kitchen, near the sink.

Smoke Alarms: Older Smoke Detectors found. Replace.

HEATING & A/C:

Heating System: Electric heat strips.

Controls: Good. Thermostat properly activated the system in the heating and cooling modes.

INTERIOR AREAS:

LIVING/DINING ROOM: Good overall condition.

INTERIOR AREAS #8

APARTMENT #:

4.

WATER HEATER:

Electric.

Gallons:

50.

Year Made:

2002.

Condition:

Good.

BATH & PLUMBING:

Sink:

Good overall condition.

Toilet:

Good overall condition.

Tub/Shower:

Good overall.

Tub/Shower Walls:

Good overall condition.

KITCHEN PLUMBING:

Good overall.

KITCHEN APPLIANCES:

Refrigerator:

Appliance is an older model.

Range:

Good.

Range Ventilator:

Non-vented.

Disposal:

Good.

Dishwasher:

Poor.

Main Entry Door:

Fair overall condition.

ELECTRICAL SYSTEM:

Entrance Cables:

3/0 Copper.

Branch Panel:

Located at exterior of building.

Workmanship:

Good overall.

GFI Circuitry:

Ground Fault Interrupter protection should be provided at the kitchen, near the sink.

Smoke Alarms:

Older Smoke Detectors found. Replace.

HEATING & A/C:

Heating System:

Electric heat strips.

Controls:

Good. Thermostat properly activated the system in the heating and cooling modes.

INTERIOR AREAS:

LIVING/DINING ROOM:

Good overall condition.

Windows:

Condensation in windows.

Doors:

Fair overall condition.

Closets:

Fair overall condition.

INTERIOR AREAS #9

APARTMENT #:

10.

WATER HEATER:

Electric.

Gallons:

50.

Year Made:

newer - inaccessible.

Condition:

Good.

BATH & PLUMBING:

Sink:

dirty - chipped.

Toilet:

ok.

Tub/Shower:

ok.

Tub/Shower Walls:

Acrylic or Fiberglass unit.

KITCHEN PLUMBING:

Good overall.

KITCHEN APPLIANCES:

Refrigerator:

Fair.

Range:

Poor.

Range Ventilator:

Non-vented.

Disposal:

Fair.

Dishwasher:

Poor.

KITCHEN INTERIOR ELEMENTS:

Fair overall condition.

Walls:

Water damage to washing machine area
replace sheetrock.



Main Entry Door:

OK.

ELECTRICAL SYSTEM:

Entrance Cables: 3/0 Copper.
Branch Panel: Located at exterior of building.
Workmanship: Good overall.
GFI Circuitry: Ground Fault Interrupter protection should be provided at the kitchen, near the sink.
Smoke Alarms: Older Smoke Detectors found. Replace.

HEATING & A/C:

Heating System: Electric heat strips.
Controls: Fair-Older.

INTERIOR AREAS:

LIVING/DINING ROOM: Fair overall condition. Dirty unit.

INTERIOR AREAS #10

APARTMENT #:

5.

WATER HEATER:

Electric.

Gallons:

50.

Year Made:

1993.

Condition:

Good.

BATH & PLUMBING:

Sink:

Fair overall condition.

Toilet:

Good overall condition.

Tub/Shower:

Good overall.

Tub/Shower Walls:

Acrylic or Fiberglass unit.

KITCHEN PLUMBING:

Good overall.

KITCHEN APPLIANCES:

Refrigerator:

Good.

Range:

Good.

Range Ventilator:

Fair condition.

Disposal:

Appliance is an older model with only a limited service life remaining.

Dishwasher:

Good.

KITCHEN INTERIOR ELEMENTS:

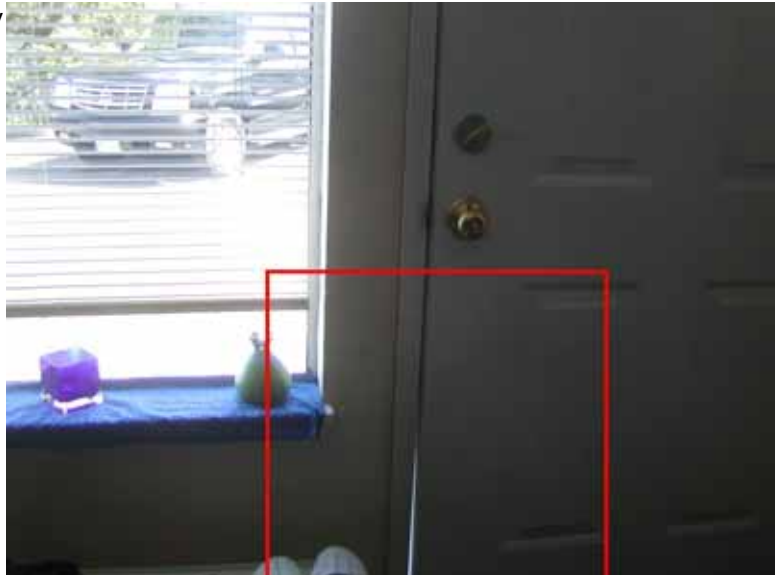
Fair overall condition.

Walls:

May have had an issue with rodents - wall in washer area was covered with screening - check with owners to determine extend of the problem.

Main Entry Door:

Door does not fit tightly
adjsut or add weather
stripping.



ELECTRICAL SYSTEM:

Entrance Cables: 3/0 Copper.
Branch Panel: Located at exterior of building.
Workmanship: inaccessible. due to stored items.

HEATING & A/C:

Heating System: Electric heat strips.
Controls: Good. Thermostat properly activated the system in the heating modes.

INTERIOR AREAS:

LIVING/DINING ROOM: Fair overall condition.
Walls: Fair overall condition.
Ceilings: Fair overall condition.
Windows: Condensation found.
Doors: Fair overall condition.
Outlets: Good overall.
Switches: Good overall.

INTERIOR AREAS #11

APARTMENT #:

12.

WATER HEATER:

Electric.

Gallons:

50.

Year Made:

appears to be 2002.

Condition:

Good.

BATH & PLUMBING:

Sink:

Good overall condition.

Toilet:

Good overall condition.

Tub/Shower:

Good overall.

Tub/Shower Walls:

Acrylic or Fiberglass unit.

INTERIOR ELEMENTS:

Good overall.

KITCHEN PLUMBING:

Good overall.

KITCHEN APPLIANCES:

Refrigerator:

Fair.

Range:

Good.

Range Ventilator:

Non-vented.

Disposal:

Appliance is an older model with only a limited service life remaining.

Dishwasher:

Appliance is an older model with only limited service life remaining.

KITCHEN INTERIOR**ELEMENTS:**

Fair overall condition.

ELECTRICAL SYSTEM:

Entrance Cables:

3/0 Copper.

Branch Panel:

Located at exterior of building.

Workmanship:

Good overall.

GFI Circuitry:

Ground Fault Interrupter protection should be provided at the kitchen, near the sink.

Smoke Alarms:

Older Smoke Detectors found. Replace.

HEATING & A/C:

Heating System:

Electric heat strips.

Controls:

Fair-Older.

INTERIOR AREAS:

LIVING/DINING ROOM:

Good overall condition.

Doors:

Bedroom door would not close - adjust or trim.



Outlets:

Good overall.

INTERIOR AREAS #12

APARTMENT #:

6.

WATER HEATER:

Electric.

Gallons:

50.

Year Made:

1993.

Condition:

Good.

BATH & PLUMBING:

Sink:

Good overall condition.

Toilet:

Good overall condition.

Tub/Shower:

Good overall.

Tub/Shower Walls:

Acrylic or Fiberglass unit.

KITCHEN PLUMBING:

Good overall.

KITCHEN APPLIANCES:

Refrigerator:

Good.

Range:

Good.

Range Ventilator:

Good.

Disposal:

Unit did not function and repairs are likely not possible. Replace.

Dishwasher:

Good.

KITCHEN INTERIOR ELEMENTS:

Good overall condition.

Sink cabinet door had hinge broken off - repair.



Floors:

Carpeting is only fair.

Main Entry Door:

OK.

ELECTRICAL SYSTEM:

Entrance Cables: 3/0 Copper.
Branch Panel: Located at exterior of building.
Workmanship: Good overall.
GFI Circuitry: Ground Fault Interrupter protection should be provided at the kitchen, near the sink.
Smoke Alarms: Older Smoke Detectors found. Replace.

HEATING & A/C:

Heating System: Electric heat strips.
Controls: Good. Thermostat properly activated the system in the heating and cooling modes.

INTERIOR AREAS:

LIVING/DINING ROOM: Good overall condition.
Outlets: Outlet in sunroom by storage closet was dead - repair.