

3. Property Report



**PROPERTY CONDITION ASSESSMENT
AND CODE COMPLIANCE SURVEY
OF**

**SOUTHWOOD TOWNHOMES
54 QUAY COURT
SACRAMENTO, CALIFORNIA 95831**

ATC PROJECT NO. 53.28995.0001

MARCH 18, 2005

Prepared by:

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Prepared for:

Mark O'Gorden
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March 18, 2005

Mr. Mark O'Gorden
Pacifica Companies
1785 Hancock, Suite 100
San Diego, CA 92110

Subject: Property Condition Assessment and Code Compliance Survey
Southwood Townhomes
54 Quay Court
Sacramento, California 95831
ATC Project No. 53.28995.0001

Dear Mr. O'Gorden:

ATC Associates Inc. (ATC) has completed the contracted consulting services for the above referenced project. We performed this investigation in accordance with the scope of services outlined in the ATC Proposal dated January 10, 2005, as authorized by your acceptance of January 11, 2005.

The purpose of this study was to provide an observation and report on the physical condition, maintenance and code compliance aspects of the Property and its improvements. This report addresses items that we believe are significant for the continued operation of this facility in its current usage and occupancy, consistent with comparable properties of similar age.

We appreciate the opportunity to work with you on this project. If you have questions, or if we may be of further assistance, please call us at (916) 339-0477.

Sincerely,
ATC Associates Inc.

A handwritten signature in cursive script, appearing to read 'Ladd Bennett'.

Ladd Bennett
Staff Engineer

A handwritten signature in cursive script, appearing to read 'William D. Horner'.

William D. Horner
Branch Manager

A handwritten signature in cursive script, appearing to read 'Jonathan Tull'.

Jonathan Tull, PE, CEM
Civil Engineer and
Certified Environmental Manager

TABLE OF CONTENTS

CERTIFICATION OF RESULTS.....ii

PROPERTY SUMMARY TABLE..... 1

1.0 EXECUTIVE SUMMARY 2

 1.1 BACKGROUND..... 2

 1.2 PROPERTY DESCRIPTION..... 2

 1.3 REMAINING USEFUL LIFE OF THE PROPERTY 3

 1.4 SEISMIC ASSESSMENT..... 3

2.0 INTRODUCTION..... 4

 2.1 SCOPE OF SERVICES..... 4

 2.2 ASSESSMENT PROCEDURES 4

 2.3 CONDITION EVALUATION DEFINITIONS 5

 2.4 WORK ITEM RECOMMENDATIONS 5

 2.5 COMMON ABBREVIATIONS 5

3.0 SYSTEM DESCRIPTION AND OBSERVATIONS..... 7

 3.1 PROPERTY DESCRIPTION..... 7

 3.2 SITE CONDITIONS..... 8

 3.3 STRUCTURAL FRAME AND BUILDING ENVELOPE 12

 3.4 PLUMBING, MECHANICAL AND ELECTRICAL SYSTEMS 15

 3.5 VERTICAL TRANSPORTATION SYSTEMS 17

 3.6 LIFE SAFETY AND FIRE PROTECTION 18

 3.7 INTERIOR BUILDING COMPONENTS 19

4.0 CODE COMPLIANCE SURVEY..... 21

5.0 ADDITIONAL CONSIDERATIONS 22

 5.1 DEPARTMENTAL CODE COMPLIANCE 22

 5.2 SEISMIC ZONE 22

 5.3 ACCESSIBILITY TO DISABLED PERSONS 22

 5.4 MICROBIAL VISUAL SURVEY 24

6.0 LIMITATIONS AND QUALIFICATIONS 26

7.0 APPENDICES..... 27

 APPENDIX A - PROPERTY LOCATION AND SITE PLANS

 APPENDIX B - PRE-SURVEY QUESTIONNAIRE AND SUPPORTING DOCUMENTATION

 APPENDIX C - PROPERTY PHOTOGRAPHS

 APPENDIX D - CODE COMPLIANCE REVIEW

 APPENDIX E - PROFESSIONAL RESUMES

CERTIFICATION OF RESULTS

This report has been prepared for the exclusive use of Pacifica Companies and McDonough Holland & Allen, PC. The report is for the use and benefit of, and may be relied upon, subject to the terms and conditions of our contract with Pacifica Companies. ATC Associates Inc. (ATC) acknowledges that Pacifica Companies and McDonough Holland & Allen, PC may rely on this report in consideration of for conversion of the site from apartments to condominiums. Photocopying of this document, in part or in whole, by parties other than those designated by Pacifica Companies and McDonough Holland & Allen, PC, or use of this document for purposes other than is intended, is prohibited.

Respectfully submitted on March 18, 2005.

ATC ASSOCIATES INC.



Ladd Bennett
Staff Engineer



William D Horner
Branch Manager



Johnathan Tull, PE, CEM
Civil Engineer and Certified Environmental Manager

PROPERTY CONDITION ASSESSMENT AND CODE COMPLIANCE SURVEY
 Southwood Townhomes
 54 Quay Court
 Sacramento, CA

PROPERTY SUMMARY TABLE

DATE OF SITE VISIT: January 21 & 24, 2005
SITE AREA: 5.9 Acres
BUILDING AREA: 125,393 Leasable SF

PROPERTY DESCRIPTION: Multi Tenant Housing
YEAR BUILT: 1979

Construction System	Condition			Comments	EUL (Years)	RUL (Years)
	Good	Fair	Poor			
3.2.1 Topography	✓				NA	NA
3.2.2 Storm Water Drainage		✓		Re-contouring needed	50	25
3.2.3 Site Access and Egress		✓			NA	NA
3.2.4 Paving, Curbing and Parking		✓		Repairs/Replacement Needed	25	0
3.2.5 Loading Areas, Docks & Flatwork		✓			50	25
3.2.6 Landscaping and Appurtenances	✓				25	0
3.2.7 Site Amenities		✓		EUL/RUL varies, see Section 3.2.7	*	*
3.2.8 Utilities (Gas, Electric, Water)	✓				40	15
3.2.8 Utilities (Sanitary & Storm Sewer)	✓				50	25
3.3.1 Structural Systems	✓				50	25
3.3.2 Exterior Finishes		✓			8	0
3.3.3 Stairs and Steps	✓				50	25
3.3.4 Exterior Doors	✓				30	5
3.3.5 Exterior Windows	✓				30	5
3.3.6 Roofing Systems	✓				50	25
3.4.1 Plumbing Systems	✓			EUL/RUL varies, see Section 3.4.1	*	*
3.4.2 HVAC Systems		✓			15	0
3.4.3 Electrical Systems	✓				50	25
3.5 Vertical Transportation Systems	N/A				N/A	N/A
3.6.1 Sprinklers & Suppression Systems	✓				50	25
3.6.2 Alarm Systems	✓				10	5
3.6.3 Security and Other Systems	✓				10	5
3.7 Interior Building Components		✓		EUL/RUL varies, see Section 3.7	*	*
4.1 Code Compliance		✓			N/A	N/A
4.2 Seismic Zone	✓				N/A	N/A
4.3 Accessibility to Disabled Persons		✓		ADA upgrades needed	N/A	N/A
4.4 Microbial Visual Survey		✓			N/A	N/A
Overall Property	✓	✓			50	25

1.0 EXECUTIVE SUMMARY

1.1 Background

ATC Associates Inc. (ATC) performed a Property Condition Assessment (PCA) in general conformance with the ASTM E2018-01 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process" of Southwood Townhomes located at 54 Quay Court in Sacramento, California, hereinafter known as the Property.

The PCA was conducted by ATC in response to the authorization by Mark O'Gorden of Pacifica Companies, in general accordance with the signed ATC proposal dated January 11, 2005. Mr. O'Gorden can be reached by telephone at (619) 296-9000 and by facsimile at (619) 296-9090. The report was completed and reviewed by the following team members:

Mr. Ladd Bennett:	Staff Engineer Phone- (916) 339-0477 Fax- (916) 339-0484
Mr. William D. Horner:	Branch Manager Phone- (916) 339-0477 Fax- (916) 339-0484
Jonathan Tull, PE, CEM	Civil Engineer and Certified Environmental Manager Phone: 702-798-5750 Fax: 702-798-5742

1.2 Property Description

The Property is Southwood Townhomes in Sacramento, California. Southwood Townhomes is a multi-family residential property comprised of 27 buildings housing 98 apartments and a sales office. The buildings are identified as 1, 2, 10, 14, 18, 22, 26, 30, 33, 34, 35, 38, 41, 42, 43, 46, 50, 54, and 58 Quay Court, 6213 and 6231 Riverside Boulevard, and 6235, 6251, 6301, 6315, 6325 and 6335 Havenside Drive. The Property also includes a swimming pool, sauna, and tennis court. The buildings were originally constructed in 1979 and are identified in this report as the Property.

Southwood Townhomes is situated on three irregular-shaped land parcels of approximately 5.9 acres total (256,841 square feet) and are considered to be of generally good to fair quality construction. The Property is located at the intersection of Riverside Boulevard and Havenside Drive. A cul-de-sac, Quay Court, intersects with Havenside Drive. Two parcels are to the north of Quay Court and one larger parcel is located to the south of Quay Court. The street address of the Property office is 54 Quay Court.

There are a total of 98 dwelling units at the Property divided into two floor plans as follows: (75) two bedroom, one and one-half bath dwelling units, approximately 1230 square feet in size; and (23) three bedroom, two bathroom dwelling units, approximately 1441 square feet in size.

Each of the apartment buildings is a two-story structure that is irregular-shaped in plan view and contain from two to five dwelling units.

PROPERTY CONDITION ASSESSMENT AND CODE COMPLIANCE SURVEY

Southwood Townhomes

54 Quay Court

Sacramento, CA

The 27 apartment buildings at the Property provide a total net leasable floor area of approximately 125,393 square feet.

The apartment buildings are approximately 97 percent occupied by residential tenants. The remaining three percent (a total of 3 dwelling units) were not rented at the time of our reconnaissance.

The sales office is located in the building identified as 54 Quay Court and is approximately 200 square feet. Also a part of 54 Quay Court is the restrooms used by swimming pool and spa. The Property amenities (swimming pool, spa, and tennis court) are adjacent and to the east of 54 Quay Court.

Parking for the Property is provided by asphalt pavement at grade. According to an ALTA/ACSM Land Title Survey by Slooten Consulting Inc., dated February 8, 2005, there are total of 138 parking spaces at the site including 115 carport spaces and 23 standard uncovered spaces. The balance of the site consists of service/drive lanes, pedestrian walkways, landscaping, locked storage enclosures, mail pavilions, and fenced disposal container enclosures.

1.3 Remaining Useful Life of the Property

It is ATC's professional opinion that the Remaining Useful Life (RUL) of the Property is approximately 25 years based on an Estimated Useful Life (EUL) of 50 years and a reported Property construction date of 1979. This RUL is based on observed physical condition of the Property at the time of ATC's site visit and is subject to possible effects of concealed conditions or the occurrence of extraordinary events, such as natural disasters or other "acts of God", which may occur subsequent to the date of the on-site visit. The RUL is further based on the assumption, immediate repairs, long term and replacement repairs that are provided as capital reserves are completed in a timely and professional matter, and appropriate routine maintenance and replacement items are performed on an as needed basis.

1.4 Seismic Assessment

According to Figure No. 16-2, the "Seismic Zone Map of the United States", in the 1997 Uniform Building Code, the Property is located within Zone 3, defined as an area of moderate to high probability of damaging ground motion.

Based on our document reviews, interviews, and field observations, it is our opinion that the subject Property has been well maintained and is in overall good to fair condition. The average condition of the construction systems reviewed and recommendations for their repair is summarized in the Property Summary Table on page 1 of this report. The table presents a summary of the condition of site and building components and equipment observed, and an estimation of the remaining useful life of site and building components. These conditions and recommendations are explained in more detail in Sections 3.0 and 4.0 of this report.

2.0 INTRODUCTION

2.1 Scope of Services

ATC has conducted a building and site observation survey at Southwood Townhomes located at 54 Quay Court in Sacramento, California in general conformance with the scope and limitations of ASTM E2018-01 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process" and ATC's Proposal For Property Condition Assessment, proposal number 53.05.0088, Revision three, dated January 10, 2005.

ATC's scope of services for this investigation included a visit to the Property with observations of the Property and its improvements, reviews of available construction and maintenance documents, and interviews with various persons. The purpose of these observations was to assess the general physical condition and maintenance status of the Property, and to recommend repair and maintenance items we consider significant for the Property to continue in its current operation and/or to be restored to a good condition consistent with comparable projects of similar age.

2.2 Assessment Procedures

2.2.1 Visual Survey

On January 21 and 24, 2005, an ATC representative visited the Property to make a field assessment consisting of visual observations of the physical condition and maintenance of the Property. ATC's representative visually observed the Property systems including site, structure, building envelope, roofing, mechanical, electrical, plumbing, fire suppression and life safety in a representative number of accessible interior areas at the Property. ATC also reviewed all accessible tenant units for investigation of code compliance pursuant to City of Sacramento Ordinance 17.192.050. The only area that was locked and inaccessible was a locked storage enclosure located at the south side of building 50 Quay Court.

2.2.2 Interviews

On January 21, 2005, ATC representative Mr. Ladd Bennett interviewed Ms. Katherine Gordon, Property Director, who provided property information. A pre-survey questionnaire for the subject Property was sent to Ms. Gordon but was not returned for inclusion in this report. ATC interviewed the following persons during the course of the project:

Personnel Interviewed		
Name	Title	Phone Number
Ms. Katherine Gordon	Property Director, Hill Properties	(916) 428-6368
Mr. Justin Goncalves	Maintenance Supervisor	(916) 428-6368
Ms. Marylin Freetag	Sacramento County Building Department	(916) 808-5404
Various Personnel	Sacramento County Planning Department	(916) 808-2534
Various Personnel	Ralph's Appliance	(916) 338-0420
Mr. Jack Jones	Electrical Contractor	(916) 773-6562
Various Personnel	City of Sacramento Fire Department	(916) 433-1300

2.2.3 Document Review

The scope of services included reviews of construction and maintenance documents if made available to ATC at our office or at the Property. During the present assessment, marketing information and floor plans of the two types of tenant units featured at the Property were made available for ATC's review.

2.3 Condition Evaluation Definitions

Definitions of the terms used in this PCA report to describe average or overall conditions are listed below.

- Good:** Average to above-average condition for the building system or materials assessed, with consideration of its age, design, and geographical location. Generally, other than normal maintenance, no remedial work is recommended or required.
- Fair:** Average condition for the building system evaluated. System is aging and some work is required or recommended, primarily due to normal aging and wear of the building system, to return the system to a good condition.
- Poor:** Below average condition for the building system evaluated. Significant work (major repair or replacement) should be anticipated to restore the building system or material to an acceptable condition.

Where it seemed more appropriate, ATC assigned combination assessments such as "good to fair" in evaluating various construction components.

2.4 Work Item Recommendations

ATC has assessed the general physical condition and the Remaining Useful Life of the Property components. In addition, a code compliance review, as required by Sacramento City code, has been conducted and is included in this report as Appendix D.

2.5 Common Abbreviations

ADA:	Americans with Disabilities Act	HP:	Horsepower
AHU	Air Handling Unit	HVAC:	Heating, Ventilation & Air Conditioning
BLDG:	Building	IN:	Inches
BOCA:	Building Officials & Code Administrators	KVA:	Kilovolt Ampere
BTU:	British Thermal Unit	LF:	Linear Feet
BUR:	Built-Up Roofing	MBH:	Thousand BTUs per Hour
CF:	Cubic Feet	MEP:	Mechanical, Electrical and Plumbing
CFM:	Cubic Feet per Minute	NRA:	Net Rentable Area
CIP:	Cast Iron Pipe	NO:	Number
CMP:	Corrugated Metal Pipe	OSB:	Oriented Strand Board
CMU:	Concrete Masonry Unit	PB:	Polybutylene
CY:	Cubic Yard	PSI:	Pounds per Square Inch
DC:	Direct Current	PVC:	Poly Vinyl Chloride
EIFS:	Exterior Insulation Finish System	RTU:	Roof-Top Unit (HVAC)

PROPERTY CONDITION ASSESSMENT AND CODE COMPLIANCE SURVEY
Southwood Townhomes
54 Quay Court
Sacramento, CA

EMT: Electrical Metallic Tubing (Conduit)
EPDM: Ethylene Propylene Diene Monomer
EUL Estimated Useful Life
F: Fahrenheit
FT: Feet
GBA: Gross Building Area
GPM: Gallons Per Minute
HC: Handicap
HID: High-Intensity Discharge (Lighting)

RUL Remaining Useful Life
SBC: Standard Building Code
SD: Smoke Detector
SF: Square Feet
SY: Square Yard
UBC: Uniform Building Code
UL: Underwriters Laboratory
VAV: Variable Air Volume
VWC: Vinyl Wall Covering

3.0 SYSTEM DESCRIPTION AND OBSERVATIONS

3.1 Property Description

3.1.1 Property Location

The Property is Southwood Townhomes in Sacramento, California. Southwood Townhomes is a multi-family residential property comprised of 27 buildings housing 98 apartments and a sales office. The buildings are identified as 1, 2, 10, 14, 18, 22, 26, 30, 33, 34, 35, 38, 41, 42, 43, 46, 50, 54, and 58 Quay Court, 6213 and 6231 Riverside Boulevard, and 6235, 6251, 6301, 6315, 6325 and 6335 Havenside Drive. The Property also includes a swimming pool, sauna, and tennis court. The buildings were originally constructed in 1979 and are identified in this report as the Property.

Southwood Townhomes is situated on three irregular-shaped land parcels of approximately 5.9 acres total and are considered to be of generally good to fair quality construction. The Property is located at the intersection of Riverside Boulevard and Havenside Drive. A cul-de-sac, Quay Court, intersects with Havenside Drive. Two parcels are to the north of Quay Court and one larger parcel is located to the south of Quay Court. The street address of the Property office is 54 Quay Court.

3.1.2 Construction History

Based on available documentation, the building at the Property was originally constructed in 1979.

Ms. Katherine Gordon indicated that she had overseen activity at the Property since 2002. Ms. Gordon reported that, to her knowledge, no additions or other major remodeling has taken place since the original construction. She also reported that no fires, floods, storms, or other major incidents have damaged this Property.

According to Ms. Gordon no warranties are currently in effect at the Property.

3.1.3 Current Property Improvements

There are a total of 98 dwelling units at the Property divided into two floor plans as follows: (75), two bedroom, one and one-half bath dwelling units, approximately 1,230 square feet in size; and (23), three bedroom, two bathroom dwelling units, approximately 1,441 square feet in size.

Each of the apartment buildings is a two-story structure that is irregular-shaped in plan view and each building contains from two to five dwelling units.

The 27 apartment buildings at the Property provide a total net leasable floor area of approximately 125,393 square feet.

The apartment buildings are approximately 97 percent occupied by residential tenants. The remaining three percent (a total of 3 dwelling units) were not rented at the time of our site reconnaissance.

The sales office is located in the building identified as 54 Quay Court and is approximately 200 square feet. Also a part of 54 Quay Court is the restrooms used by swimming pool and spa. The Property amenities (swimming pool, spa, tennis court and support equipment enclosure) are adjacent and to the east of 54 Quay Court.

Parking for the Property is provided by asphalt pavement at grade. According to an ALTA/ACSM Land Title Survey by Slooten Consulting Inc., dated February 8, 2005, there are total of 138 parking spaces at the site including 115 carport spaces and 23 standard uncovered spaces. The balance of the site consists of service/drive lanes, pedestrian walkways, landscaping, locked storage enclosures, mail pavilions, and fenced disposal container enclosures.

3.2 Site Conditions

3.2.1 Topography

The Property is generally level with engineered slopes for drainage. No abnormal features such as ground fractures, settlement areas, or areas of ponding water were identified.

3.2.2 Storm Water Drainage

Water is drained from the roofing surfaces to the pavement and to landscaped areas. The pavement and open areas around each building have generally slight slopes away from each building. Water runs off the Property by way of sheet flow to concrete and asphalt swales and area catch basins located in the pavement and landscaped areas. The storm water is directed into the municipal sewer system.

Overall, Property drainage appears good with the reported exception of an area immediately west of 33 Quay Court. This area reportedly experiences severe ponding along the Property boundary separating the Property from the adjacent Property to the west. This area appears to drain southward under the fence enclosing the patios of Units 29 through 33, and across a concrete walkway which runs along Quay Court. Ponding was not evident at the time of site reconnaissance. Re-contouring the drainage path to the west of 33 Quay Court may be necessary.

In general, the Estimated Useful Life of the storm water drainage systems is 50 years. The effective age is 25 years. The Remaining Useful Life is approximately 25 years.

3.2.3 Site Access and Egress

There are five vehicular entrances to the Property of which two are located along the north side of Quay Court, two are located along the south side of Quay Court and one is located on the west side along Havenside Drive. The drives are constructed with concrete pavement, and were observed to be in fair condition with cracking evident in most drives. The drives appeared to be adequate in terms of location and accessibility. No prominent deterioration was identified with the access and egress drives.

In general, the Estimated Useful Life of the storm water drainage systems is 30 years. The effective age is 25 years. The Remaining Useful Life is approximately 5 years.

3.2.4 Paving, Curbing and Parking

Parking is provided by asphalt pavement at grade throughout the site. The site contact did not know when the pavement was last seal coated and restriped, but indicated that it would have been prior to 2002.

The asphalt pavement and striping appeared to be generally in fair condition with localized medium severity alligator cracking observed throughout the parking areas. Striping was highly faded throughout the Property.

Portions of the paved areas are bordered by cast-in-place concrete curbing. The curbing appeared to be in fair condition throughout the parking area with areas of cracking and missing portions evident.

Parking for a reported total of 138 vehicles is provided throughout the Property including, 115 carport spaces (distributed among 18 carport structures), and 23 standard uncovered spaces. The existing parking design and number of parking spaces appeared and was reported to be generally sufficient for the current activities of the Property.

In general, the Estimated Useful Life of the paving, curbing and parking systems is 25 years. Since past maintenance activity was evident, it is ATC's opinion that the effective age is 20 years. The Remaining Useful Life is approximately five years.

3.2.5 Loading Areas, Docks and Flatwork

The Property contains no loading dock areas.

Garbage dumpster enclosures at the site feature concrete pads that appeared to be in fair condition with localized cracking evident.

Flatwork such as concrete pedestrian walks provides access to each building. The pedestrian walks appeared to be generally in fair condition with cracking and uneven surfaces caused by mature tree root upheaval. These uneven surfaces present trip hazards.

In general, the Estimated Useful Life of loading docks and flatwork is 30 years. The effective age is 25 years. The Remaining Useful Life is approximately 5 years.

3.2.6 Landscaping and Appurtenances

3.2.6.1 Landscaping

The landscaping consists primarily of ground cover, grass turf, shrubs, flowers and trees. The Property has an irrigation system that services the landscaped areas. While the irrigation system was not observed in operation, no significant deficiencies were observed or reported. The landscaping components appeared to be generally in good condition with no significant deficiencies.

3.2.6.2 Signage

The Property is identified and advertised from the adjacent thoroughfares by stucco finished wood and stone signs near the office and at the intersection of Riverside Boulevard and Havenside Drive. Additional informational signage is affixed to each building. The Property and building signage is in good condition with no significant deficiencies.

3.2.6.3 Exterior Lighting

Exterior lighting consists of building- pole- and fence-mounted fixtures that appeared to be in fair condition. Since the survey was conducted during daylight hours, Property lighting levels could not be accurately assessed; however, the lighting layout appears to provide adequate coverage. The fixtures are in fair condition with several fixtures loose from their mountings, missing bulb covers, and broken bulbs.

3.2.6.4 Walls, Fencing and Railing

The Property is enclosed on the south and east sides of the Property with wood slat fencing between CMU support columns which ranges in height from six to eight feet. The boundary fencing was observed to be in fair condition with some sections showing deterioration and need for replacement.

Chain link fencing, approximately eight feet in height, enclosing trash receptacles were observed throughout the Property. The fencing appeared to be in good condition, with no significant deficiencies.

Each tenant unit features a wood slat fence that encloses the patio and is approximately six feet in height. The fencing at each tenant unit was observed to be in fair condition with some sections showing deterioration and in need of replacement. A portion of the fencing used to enclose the patio areas appeared to have been recently replaced.

In general, the Estimated Useful Life of the landscaping and appurtenance systems is 25 years. Since past maintenance activity was evident, it is ATC's opinion that the effective age is 15 years. The Remaining Useful Life of approximately 10 years can be extended by periodic, as-needed repairs.

3.2.7 Site Amenities

The Property is equipped with a swimming pool, spa, and tennis court.

The in-ground concrete swimming pool and adjacent spa feature ceramic tile trim and concrete coping. The swimming pool is located adjacent to the sales office and appeared to be in good condition. The swimming pool deck is constructed of concrete and appeared to be in good to fair condition with areas of localized cracking.

The spa, with similar construction to the swimming pool is located adjacent to the swimming pool and appeared to be in good condition. The site contact reported that the swimming pool and spa had been recoated in 2003.

In general, the Estimated Useful Life of the swimming pool and spa surfaces is ten years. The effective age is two years. The Remaining Useful Life is approximately eight years.

The swimming and spa pool pump, water treatment and filtration equipment appeared to be in good condition and according to Ms. Gordon the heater, filtration and pump equipment for the swimming pool and spa was installed in 2003.

In general, the Estimated Useful Life of the swimming pool and spa pump and filtration systems is seven years. The effective age is two years. The Remaining Useful Life is approximately five years.

A tennis court featuring a coated concrete surface is situated adjacent to the swimming pool area. The site contact did not know when the tennis concrete pavement was last restriped. The concrete pavement and striping appeared to be generally in fair condition with localized areas of cracking and surface deterioration observed court wide.

PROPERTY CONDITION ASSESSMENT AND CODE COMPLIANCE SURVEY

Southwood Townhomes

54 Quay Court

Sacramento, CA

The pavement appeared to be in fair condition and the court markings are clearly visible. In general, concrete pavement can be expected to provide approximately 30 years of useful life and repainting of the court markings should be conducted every five years.

In general, the Estimated Useful Life of the tennis court concrete pavement is 30 years. The effective age is twenty five years. The Remaining Useful Life is approximately five years.

In general, the Estimated Useful Life of the tennis court surface coating is five years. The effective age is not known. The Remaining Useful Life is considered to be zero years.

3.2.8 Utilities

3.2.8.1 Water

Ms. Katherine Gordon reported that the City of Sacramento provides domestic drinking water to the subject Property. The site contact did not know what type of material (i.e., PVC, cast iron, ductile iron, etc.) was used for construction of the water mains and laterals. In general, water lines can be expected to provide 40 or more years of useful life, depending on the type and quality of materials and workmanship of the installation. Ms. Gordon reported that there have been no problems associated with the water lines at the subject Property.

In general, the Estimated Useful Life of the water lines is 40 years. The effective age is 25 years. The Remaining Useful Life is approximately 15 years.

3.2.8.2 Electricity

Ms. Gordon reported that Sacramento Municipal Utilities District (SMUD) supplies electricity to the subject Property. Pad-mounted transformers and underground electrical conduits distribute power to each building. Tenants are individually metered for electric services. In general, electrical distribution lines can be expected to provide 40 or more years of useful life, depending on the type and quality of materials and workmanship of the installation. Ms. Gordon reported that there have been no problems associated with the electrical distribution lines. The replacement of the transformer is the responsibility of SMUD.

In general, the Estimated Useful Life of the electrical distribution lines is 40 years. The effective age is 25 years. The Remaining Useful Life is approximately 15 years.

3.2.8.3 Natural Gas

Ms. Gordon reported that Pacific Gas and Electric (PG&E) supplies natural gas to the subject Property. Ms. Gordon reported that the only facility that utilizes natural gas is the water heating element for the spa. Ms. Gordon reported that there have been no problems associated with the natural gas lines.

In general, the Estimated Useful Life of the natural gas supply system is 40 years. The effective age is 25 years. The Remaining Useful Life is approximately 15 years.

3.2.8.4 Sanitary Sewer

Ms. Gordon reported that the County of Sacramento provides sanitary sewer collection service to the subject Property. In general, sanitary sewer lines can be expected to provide 50 or more years of useful life, depending on the type and quality of materials and workmanship of the installation. According to Ms. Gordon, there have been no problems associated with the sanitary sewer lines.

In general, the Estimated Useful Life of the sanitary service systems is 50 years. The effective age is 25 years. The Remaining Useful Life is approximately 25 years.

3.2.8.5 Storm Sewer

Ms. Gordon reported that the County of Sacramento provides sanitary sewer collection service to the subject Property. No underground storm water piping system was exposed or visible at the subject Property. Drainage generated from the subject Property is discharged by site grading into the Sacramento County collection system along Riverside Boulevard, Havenside Drive and Quay Court. In general, storm sewer lines can be expected to provide 50 or more years of useful life, depending on the type and quality of materials and workmanship of the installation. According to Ms. Gordon, there have been no problems associated with the storm sewer lines.

In general, the Estimated Useful Life of the storm sewer systems is 50 years. The effective age is 25 years. The Remaining Useful Life is approximately 25 years.

3.2.8.6 Special Utility Systems

There are no special utility systems on the subject Property.

3.3 Structural Frame and Building Envelope

3.3.1 Structural Systems

Within the authorized scope of this evaluation, ATC was able to make only limited observations of the structural system due to lack of physical accessibility. In addition, no destructive testing was performed and ATC did not have the opportunity to review a complete set of as-built structural drawings. Our non-invasive surface observations and our experience with buildings of similar type and age indicate the following construction:

3.3.1.1 Foundation

Each building foundation appears to consist of continuous perimeter reinforced concrete spread footings supporting a reinforced concrete slab-on-grade. Each building ground floor is constructed as concrete slab-on-grade. No crawl spaces were reported or observed. The ATC representative observed no improper alignment, cracking or other indications that the foundation systems are in less than good condition.

3.3.1.2 Building Frame

Each building frame consists primarily of wood frame construction. The ATC representative observed no improper alignment, cracking or other indications that the building framing systems are in less than good condition.

3.3.1.3 Exterior Walls

The building exterior walls consist of stucco with a small amount of painted wood trim. No evidence of settlement or cracking was observed. The ATC representative observed no improper alignment, cracking or other indications that the exterior wall systems are in less than good condition.

3.3.1.4 Upper-Level Framing

The upper-level framing system consists of wood beams and joists construction supporting plywood floor decking. The ATC representative observed no improper alignment or other indications that the upper-level framing systems are in less than good condition.

3.3.1.5 Roof Framing

The roof framing system consists of wood beams and purlins supporting plywood roof decking. The ATC representative observed no improper alignment or other indications that the roof framing systems are in less than good condition.

3.3.1.6 Carports and Garages

The carports at the Property consist of steel columns and beams and have open sides. They have flat roofs of standing seam metal. The ATC representative observed no improper alignment, cracking or other indications that the carports are in less than good condition.

3.3.1.7 Lateral Load Resisting Systems

Each building features interior and exterior plywood sheathed shear walls.

The structural systems appeared to be in generally good condition and well maintained from a structural perspective, with no significant areas of distress observed. No fire retardant treated plywood was reported or observed at the Property. In general, structural systems can be expected to provide 50 or more years of useful life.

In general, the Estimated Useful Life of the structural systems is 50 years. The effective age is 25 years. The Remaining Useful Life is approximately 25 years.

3.3.2 Exterior Finishes

The exterior walls of each building consist of unpainted stucco with integrated tint and a small portion of painted wood trim. The walls appeared to be generally in fair condition.

The site contact did not know when the exterior of each building was last painted. In general, exterior painting can be expected to provide approximately eight years of useful life. The exterior paint appeared to be generally in fair condition with peeling, fading and surface deterioration observed on painted wood surfaces at each building. There was also a substantial amount of algae-like staining on the stucco surfaces, apparently from water overflowing from clogged gutters.

In general, the Estimated Useful Life of the exterior finishes is 8 years. The effective age could not be determined. The Remaining Useful Life is considered to be zero years.

3.3.3 Stairs and Steps

One set of interior stairs was observed in each tenant unit. The stairways have been built utilizing wood treads, risers, stringers, and landings with a carpeted finish. The stairways feature wood hand railings. The interior stairs appeared to be generally in good condition.

No exterior stairs were observed at the Property

In general, the Estimated Useful Life of the interior stairs is 50 years. The effective age is 25 years. The Remaining Useful Life is approximately 25 years.

3.3.4 Exterior Doors

Dwelling units have one entry door consisting of a painted wood door with locking knob set and deadbolt hardware. A double-pane glass sliding door provides access to a ground floor patio in each tenant unit. Locking hardware on the glass sliding door consists of a latch. Overall, the doors at the Property appeared to be generally in good condition.

In general, the Estimated Useful Life of the exterior doors is 30 years. The effective age is 25 years. The Remaining Useful Life is approximately five years.

3.3.5 Exterior Windows

Windows at each building consist of tempered double-pane clear glass in aluminum frames. The windows throughout each building were observed to be in good condition with no significant deficiencies noted.

Caulking around the windows appeared to be in good condition. Although patching of window sills in some of the observed tenant units was observed, no active water intrusion was observed.

In general, the Estimated Useful Life of the exterior windows is 30 years. The effective age is 25 years. The Remaining Useful Life is approximately five years.

3.3.6 Roofing Systems

3.3.6.1 Membrane

The roofing system consists of curved clay tile supported by a plywood deck. The type and quality of installation of underlying components could not be determined without intrusive investigation and testing. The site contact reported that there are no active roof leaks at the Property.

It was reported that the roof of each building was installed at the time of original construction (1979). According to the site contact there are no active roof warranties for the Property. The roof of each building is steeply pitched to a metal gutter system with metal downspouts. The slope and drainage design of the building roof appeared to be generally adequate. The roof at each building appeared to be in good condition with no significant deficiencies observed.

ATC observed debris clogging many of the gutters throughout the Property. These areas should be cleaned during the course of normal maintenance operations.

3.3.6.2 Parapet Walls and Attics

No parapet walls were observed at the Property.

Attics were observed at a representative number of buildings. Crawl space for attic access is provided through a lift-out panel in the ceiling of the master bedroom closet in each tenant unit. The attic is constructed with wood beams, trusses and perkins supporting plywood decking. Gypsum board separates individual tenant space attic areas. The attics observed featured blown-in type insulation covering the gypsum board ceiling areas between beams.

3.3.6.3 Penetrations, Skylights and Flashing

Penetrations observed included plumbing and exhaust vents. Each tenant unit features a fireplace with a chimney at an exterior wall. The chimney has a galvanized metal insert, cap and exhaust vent. Galvanized sheet metal flashing, counter flashing, mastic and caulking are used at roofing termination and penetration locations.

No skylights were observed at the building.

In general, the Estimated Useful Life of the roofing systems is 50 years. The effective age is 25 years. The Remaining Useful Life is approximately 25 years.

3.4 Plumbing, Mechanical and Electrical Systems

3.4.1 Plumbing Systems

3.4.1.1 Supply and Waste Piping

ATC observed and Ms. Gordon reported that the water supply lines inside the buildings are copper and waste lines are PVC and cast iron. No polybutylene piping was reported at the Property or observed by ATC within the limited areas of accessible plumbing. (Note that since destructive testing was not within the scope of services of this report, ATC was not able to visually evaluate if polybutylene piping exists within the concealed areas, walls or underground as supply piping.)

In general, the Estimated Useful Life of the plumbing systems is 50 years. The effective age is 25 years. The Remaining Useful Life is approximately 25 years.

3.4.1.2 Domestic Hot Water Production

Domestic hot water is provided by electric water heaters (40-gallon tank capacity) installed in each dwelling unit. The condition of the water heaters observed by ATC was good with no significant

deficiencies. Ms. Gordon estimated that approximately 20 percent of the water heaters have been replaced over the past 25 years.

Seismic straps were not installed at the water heaters observed by ATC. It is recommended that straps be installed at each water heater tank.

In general, the Estimated Useful Life of the hot water heaters is ten years. It is apparent that the hot water heaters have been replaced on an as-needed basis. The effective age is approximately 10 years. The Remaining Useful Life is can be extended with regular preventive maintenance.

3.4.1.3 Fixtures

The restroom fixtures and faucets in each building observed by ATC were in good condition and no evidence of inadequate venting or water pressure was noted. Tempered water response time at fixtures and faucets in each building was also adequate.

In general, the Estimated Useful Life of the fixtures is 20 years. It is apparent that fixtures have been replaced on an as-needed basis. The effective age is approximately 15 years. The Remaining Useful Life of the fixtures can be extended with regular maintenance.

3.4.2 HVAC Systems

The building heating, ventilation and air conditioning (HVAC) system consists of a split system, air-to-air heat pump at each tenant unit and at the office of the Property.

3.4.2.1 Equipment

Each dwelling unit is heated and cooled by an electric air-to-air split system heat pump. The fan coil unit is located in a mechanical closet in an interior closet. The air-conditioning condensing unit is pad-mounted on grade and located in the enclosed patio area of each tenant unit. The heat pump equipment observed appeared to be generally in fair condition with advanced weathering visible on the exterior components. There was also tenant reported inefficiencies in the observed systems. In general, heat pump equipment can be expected to provide approximately 20 years of useful life. The heat pump equipment appeared to vary in age and have been replaced on an as-needed basis.

Restrooms are ventilated with ceiling exhaust fans controlled by wall mount switches. The ceiling exhaust fans have discharge ducts to the exterior of each building.

The HVAC equipment is reportedly owned by the Property and maintained by an outside service contractor. The HVAC systems appeared to be in overall fair condition, and were operable at the time of ATC's visit. According to Ms. Gordon, the Property has experienced no abnormal HVAC problems.

According to the site contact there is currently no warranty for the HVAC equipment at the Property.

3.4.2.2 Distribution System

Room ventilation is provided naturally through operable windows and mechanical ventilation is provided in the bathrooms by ceiling exhaust fans. Ventilation in the kitchen is provided by a fan in

the range hood that exhausts to the outside. Air distribution is provided through ductwork in the ceiling and dropped soffits. Return air is through a louvered door to the mechanical closet.

3.4.2.3 Control Systems

One local thermostat controls the heating and cooling system in each apartment unit. No energy management system (EMS) was observed at the Property.

In general, the Estimated Useful Life of the HVAC systems is 15 years. It is apparent that maintenance has been performed on an as-needed basis. The effective age is approximately 10 years. The Remaining Useful Life is approximately 5 years and can be extended with periodic maintenance.

3.4.3 Electrical Systems

3.4.3.1 Service and Metering

Primary electrical service is fed from pad-mounted step-down transformer units throughout the Property. Ms. Gordon reported that the electric utility, SMUD, owns and maintains the transformer. The transformer supplies power via underground conduit to the meter and main service panels located on an exterior wall at each building. According to Mr. Jack Jones the electrical contractor who services the Property, the electric system at each building of the Property consists of 400-ampere, 120/240 volt, single phase, three wire alternating current (AC).

The electrical panels at the Property were locked and, as a result, the labeling of circuit breakers could not be observed.

Interior light fixtures in the buildings consist primarily of a combination of incandescent and fluorescent fixtures. The fixtures were observed to be in good condition with no significant deficiencies observed.

3.4.3.2 Distribution

Main service wiring was reported to be aluminum and interior branch wiring was reported and observed to be copper. The presence of copper interior wiring was confirmed by ATC by observations made at a light switch with a missing cover plate in tenant unit number 12.

It was reported that the main electrical service is installed with aluminum wiring. ATC recommends that these services be inspected on a bi-annual basis by performing an infrared inspection and performing any necessary repairs such as tightening connections that may have become loose. These inspections and typical repairs are considered to be part of routine maintenance.

Ms. Gordon reported that the Property has experienced no abnormal electrical problems. ATC observed no items indicating that the electrical systems are in less than good condition. The electrical systems appeared to be adequate to meet the tenant requirements with adequate capacity for future similar tenants.

In general, the Estimated Useful Life of the electrical systems is 50 years. The effective age is 25 years. The Remaining Useful Life is approximately 25 years.

3.5 Vertical Transportation Systems

No vertical transportation systems were observed at the Property.

3.6 Life Safety and Fire Protection

3.6.1 Sprinklers and Suppression Systems

The building is equipped with a dry-type sprinkler system that provides fire protection at 54 Quay Court only (the building which contains sales office). The fire sprinkler system appeared to be generally in good condition. The site contact did not know when the fire sprinkler system at the building was last performed. Fire sprinkler heads subject to recalls were not reported to ATC at the Property. Fire Department connections are available at risers and back flow preventers are also provided for the system. According to Ms. Gordon, there have been no problems associated with the fire sprinkler system.

In addition, fire extinguishers, mounted on exterior walls of each building were observed throughout the Property. None of the fire protection equipment was tested in the scope of this survey. However, the fire extinguishers checked were tagged as having been inspected within the past year.

ATC observed no items indicating that the fire protection components are in less than good condition. ATC recommends, however, that the fire sprinkler system in 54 Quay Court be inspected and tested at first opportunity.

In general, the Estimated Useful Life of the sprinkler and suppression systems is 50 years. The effective age is 25 years. The Remaining Useful Life is approximately 25 years.

3.6.2 Alarm Systems

The dwelling units observed have two, battery operated smoke detectors. ATC observed two smoke detectors in need of batteries. Ms. Gordon reported that the smoke detectors are checked for defects by the maintenance staff periodically.

In general, the Estimated Useful Life of the alarm systems is 10 years. Past maintenance activity to the alarm systems was both evident and reported. It is ATC's opinion that effective age is five years, so the Remaining Useful Life is five years and can be extended by regular maintenance.

3.6.3 Security and Other Systems

The building is equipped with a security alarm system in the office, observed no security alarm systems in any of the tenant units. The system was reportedly operable at the time of ATC's visit. ATC observed no items indicating that the security system components are in less than good condition.

In general, the Estimated Useful Life of the security systems is 10 years. It is apparent that maintenance has been performed on an as-needed basis. The effective age is five years. The Remaining Useful Life, then is five years and can be extended by periodic maintenance.

3.7 Interior Building Components

3.7.1 Interior Finishes of Common Areas

The floors in the office building are covered primarily with vinyl resilient floor covering, vinyl floor tiles and carpeting. The interior walls in the office consist primarily of painted gypsum wallboard. The ceilings in the office consist primarily of painted gypsum drywall with sprayed-on acoustical coating. Interior finishes at the restroom in the office consist primarily of tile flooring with painted gypsum drywall walls and ceilings. The interior finishes of the office appeared to be generally in good condition with no significant deficiencies observed.

3.7.2 Interior Finishes of Dwelling Units

Interior walls and ceilings of the dwelling units are constructed of painted drywall. The ceilings have sprayed-on acoustical ceilings. Several of the ground floor ceilings observed exhibited water staining caused by leakage from bathroom fixtures on the upper level. No water staining was observed on the ceiling of the upper level. The floor finishes consist of carpeting and vinyl sheet flooring. Overall, the finishes of the dwelling units appeared to be in fair condition and in need of re-painting. Painting of the dwelling unit interiors is considered to be part of routine maintenance. Vinyl sheet flooring and carpeting replacement in approximately 50 percent of the tenant units is warranted.

Interior lighting fixtures in the dwelling units typically consist of either ceiling-mounted incandescent or fluorescent fixtures in good condition with only a small percentage requiring repair such as bulb cover or bulb replacement. It was reported that all dwelling units are equipped with a fireplace. The fireplaces have brick veneer finishes with ceramic tile hearths. The fireplaces observed were generally in good condition.

Interior doors consist of hollow-core wood doors in wood frames. Locksets are of metal construction with knob hardware. The doors and locks observed appeared to be in good.

While information on the sound transmission classification (STC) ratings for the walls, floor and partitions at the complex was not available, it was reported and appeared that sound attenuation at the Property was good.

3.7.3 Kitchens

The kitchen cabinets are constructed of painted wood and appeared to be in fair condition with chipped corners, fading finish, and some mounting hardware in need of maintenance. The counter tops are plastic laminate and appeared to be in fair condition with chipped edges and delamination observed. The porcelain sinks are in fair condition with moderately chipped and worn porcelain finish observed. Kitchen area floor finishes consist of vinyl sheet covering that was observed to be in good condition.

The appliances in the dwelling units typically include refrigerators, dishwashers, electric cooking ranges/ovens (with hoods) and garbage disposals. Ms. Gordon reported that the appliances are replaced on an as-needed basis when tenants move out and that approximately 50 percent of the appliances are of original construction. The appliances observed appeared to be generally in fair condition with missing or loose handles observed.

PROPERTY CONDITION ASSESSMENT AND CODE COMPLIANCE SURVEY

Southwood Townhomes

54 Quay Court

Sacramento, CA

3.7.4 Bathrooms

Bathroom area floor finishes consist of vinyl sheet covering that was observed to be in fair condition. Cabinets are constructed of wood and appeared to be in fair condition with some chipping and loose mounting hardware observed. The porcelain sinks and Formica tub/shower enclosures are in fair condition with chipping observed and joints in need of caulking. The bathroom fixtures and faucets are in good condition and no evidence of inadequate venting, water pressure or hot water response observed in the dwelling units randomly tested.

3.7.5 Laundry Areas

Each tenant unit features a laundry closet with an electric washer and dryer. Ms. Gordon reported that the laundry equipment is owned by the Property. The laundry equipment appeared to be in good condition.

The EUL of interior finishes vary widely by material. Common materials found in the interiors throughout the Property are carpet, vinyl flooring, Formica, and painted gypsum board. The EUL of floor finishes varies by type of finish. Carpet has a EUL of 7 years and sheet or tile resilient flooring is 15 years. The EUL for painted surfaces is eight years. Formica shower stall finishes and countertops have a EUL of 15 years.

4.0 CODE COMPLIANCE SURVEY

To fulfill the Code Compliance Requirement of the City of Sacramento Ordinance 17.192.050 A(5), a survey, performed by KML, Ken Mason-Lais, General Contractor, was made focusing on the elements of this ordinance. The complete code compliance report can be found in Appendix D.

Most notably, approximately 60% of all Ground Fault Indicator (GFI) circuits tested were found to be incorrectly wired. This condition was also found at the swimming pool. This condition presents a potential electrical shock hazard.

Several areas of site access, egress, and walkways were found to have improper traction imposing a trip/slip hazard.

Several individual tenant units exhibited unique infractions detailed in the complete report (Appendix D)

5.0 ADDITIONAL CONSIDERATIONS

5.1 Departmental Code Compliance

ATC contacted the building, fire and planning departments during the course of the project to obtain general Property information and identify any currently outstanding code violations at the Property.

5.1.1 Building Department

ATC requested information regarding outstanding building code violations at the Property. According to Ms. Marylin Freetag of the Sacramento County Building Department, there are currently no outstanding building code violations at the Property.

5.1.2 Fire Department

ATC requested information regarding outstanding fire code violations at the Property. According to various personnel at the City of Sacramento Fire Department, there are currently no outstanding fire code violations at the Property.

5.1.3 Planning Department

ATC requested information regarding the zoning at the Property. A review of the zoning information at the Sacramento County Planning Department the Property is located within a R2A zoning district (Multi Family Living) and appeared to be a conforming use.

5.2 Seismic Zone

According to Figure No. 16-2, the "Seismic Zone Map of the United States", in the 1997 Uniform Building Code, the Property is located within Zone 3, defined as an area of moderate to high probability of damaging ground motion.

According to ATC's scope of work, a Probable Maximum Loss report was not included as part of the scope of work for this project.

5.3 Accessibility to Disabled Persons

The Fair Housing Amendments Act (FHAA) of 1988 covers accessibility requirements for dwelling units of multi-family facilities. The FHAA describes the requirements for reasonable accommodations and reasonable modifications of existing premises. In general, the landlords are required to permit a tenant to make reasonable modifications of existing premises. The landlord may condition this permission on the tenant agreeing to restore the interior of the premises to the condition that existed prior to modification. Other design and construction requirements apply to facilities with first occupancy after March 13, 1991.

The improvements to the Property were constructed in 1979; therefore; accessibility for disabled persons shall comply with the Title III guidelines of the Americans with Disabilities Act (ADA). This Act requires public accommodations to provide goods and services to persons with disabilities on an equal basis with the rest of the general public. The community building facilities of an apartment complex, such as the leasing center, recreation center and swimming pool area, may include areas that are intended for the public's use and the ADA could be interpreted to apply to those portions of the facility.

As the facility is currently operated, the office and the swimming pool area and other site amenities are considered public accommodations. After January 26, 1992, the ADA began requiring that architectural and communication barriers be removed in public areas of existing facilities when their removal is readily achievable. Generally, ADA sets forth the following guidelines:

Priorities: A public accommodation is urged to take measures to comply with the barrier removal requirements in accordance with the following order of priorities:

First, a public accommodation should take measures to provide access to a place of public accommodation from public sidewalks, parking, or public transportation. These measures may include installing an entrance ramp, widening entrances, and providing accessible parking spaces.

Second, a public accommodation should take measures to provide access to those areas of a place of public accommodation where goods and services are made available to the public.

Third, a public accommodation should take measures to provide access to restroom facilities.

Fourth, a public accommodation should take any other measures necessary to provide access to the goods, services, facilities, privileges, advantages, or accommodations of a place of public accommodation.

As defined under Title III of the ADA, existing facilities considered to be "public accommodations" must take steps to remove architectural and communication barriers that are deemed "readily achievable" under the retroactive requirements. A readily achievable alteration is defined as "easily accomplishable and able to be carried out without much difficulty or expense" (28 CFR 36.104). The goal of ATC's review of accessibility to disabled persons is to identify accessibility problems and to provide a guide for making the facility more usable for people with disabilities.

Generally, the removal of barriers at a Property are required unless it can be demonstrated by the building owner that taking these steps would fundamentally alter the nature of the goods, services, facility, privileges, or accommodations being offered or would result in an "undue burden". The ADA defines an undue burden as "significant difficulty or expense". Whether an action is an undue burden is to be determined on a case-by-case basis. No numerical formula or threshold of any kind was set out by the Justice Department. The rules for barrier removal provide cost threshold to distinguish between what is and what is not readily achievable. However, several factors are considered including the nature and cost of the action needed the overall financial resources of the site involved, the number of persons employed, the effect on expenses and resources, or the impact upon the operation of the site.

Significant items of non-conformance with ADA guidelines observed by ATC is noted without regard to whether or not they are, by ADA definition, "readily achievable". The decision as to which actions are to be undertaken as "readily achievable" is to be determined by building ownership in consultation with its accountants, attorneys and design/construction professionals.

ATC's scope of work included a "Tier I" assessment of ADA accessibility in general accordance with ASTM E2018-01 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process". The scope included a limited visual review of the following components: path-of-travel, parking, public toilet rooms, and elevators. No measurements were conducted.

5.3.1 Building Category

Based on the operations observed, only 54 Quay Court and adjacent site amenities, appear to fall into the category of "public accommodation".

5.3.2 Path of Travel

Accessible exterior routes from public transportation stops and public sidewalks at the Property appeared to be generally conforming to ADA requirements. Curb ramp locations, sizes, slopes and clearance appeared to be generally conforming to ADA requirements. Accessible exterior entrances provided at the Property including the number, location, signage, accessibility to designated parking, passenger loading zones, public streets, sidewalks, and interior vertical access did not appear to be generally conforming to ADA requirements. No ADA signage whatsoever was observed at the Property. Entrance door opening widths, hardware and opening force on the accessible building entrances and accessible interior routes did not appear to be generally conforming to ADA requirements.

5.3.3 Parking

Of the 138 parking spaces observed at the Property, there are no designated handicap accessible parking spaces and no "van accessible" parking spaces. The parking spaces provided at the Property did not appear to be generally conforming to size, slope, accessibility, location, and vertical and pavement signage requirements since no signage was observed.

5.3.4 Common Toilet Facilities

Common toilet facilities near the swimming pool including designated stall size, wall grab bars, lavatory faucets, clearance and height, dispensers, and emergency fire alarms and strobes did not appear to be generally conforming to ADA requirements.

5.3.5 Elevators

No elevators were observed at the Property.

5.4 Microbial Visual Survey

5.4.1 Background

Microbial growth (e.g., mold or fungus) on building materials may occur when excess moisture is present. Porous building materials such as gypsum board, insulation in walls and ceilings, and carpeting retain moisture and become microbial growth sites if moisture sources are not controlled or mitigated. Potential sources of moisture include rainwater intrusion, groundwater intrusion, condensation on cold surfaces, and water leaks from building systems (e.g., plumbing leaks, HVAC system leaks, overflowing drains, etc.). Inadequate ventilation of clothes dryers and shower stalls may also result in excess moisture conditions. Microbial growth may be clearly visible (e.g., ceramic tile mortar in shower stalls) or may be concealed with no visible evidence of its existence (e.g., inside wall cavities).

ATC interviewed Ms. Katherine Gordon, Property Director, who reported that she was aware of mold or microbial growth at the Property and that tenant occupants have not had complaints concerning mold or microbial growth. Ms. Gordon indicated that no formal indoor air quality management plan currently

exists at the Property. ATC identified no documents regarding indoor air quality or microbial concerns. Ms. Gordon was aware of several incidents of water intrusion from bathroom facilities on the upper levels of each tenant unit which had been repaired. Ms. Gordon also reported an area of ponding at the west side of building 33 Quay Court.

5.4.2 Summary of Visual Inspection

On January 21 and 24, 2005, ATC conducted a limited visual survey for the presence of microbial growth at the building. Destructive sampling was not included in the scope of work for this survey.

The Property assessment was conducted between the hours of 8:00 a.m. and 5:00 p.m. The building was under normal occupied conditions and tenants were present at the time of the site visit. The assessment consisted of gaining entry to interior spaces, visually evaluating the accessible areas including the interiors of cabinets, closets, storage rooms, and vents using a flashlight for supplemental lighting.

Visual evidence of suspect microbial growth and/or water damage was observed in the building areas accessed during the site visit as indicated in previous sections of this report. In addition, Ms. Gordon reported that no roof leaks have occurred since construction of the buildings.

ATC observed water damage to several ground floor ceiling panels. At the time of the site visit, ATC observed the ceiling panels to be dry and Ms. Gordon reported that the cause of the damage was bathroom fixture leaks or the overflow of bathroom fixtures. No active leaks were reported or observed. The in-house maintenance staff can accomplish the replacement of the damaged ceiling panels. No microbial growth was observed to be associated with the former roof leaks.

Green staining of exterior finishes was observed as previously reported and is determined to be due to the overflow of clogged rain gutters.

6.0 LIMITATIONS AND QUALIFICATIONS

Our services described herein were performed and our findings and recommendations were prepared in accordance with generally accepted consulting practices for this geographical area at this time. This warranty is in lieu of all other warranties, either expressed or implied. While ATC has made every reasonable effort to properly evaluate the Property conditions within the contracted scope of services, it should be recognized that this investigation is limited in several important respects including, but not limited to, the following:

Our findings and conclusions were based primarily on the visual appearance of the Property at the time of our site visit and on comparative judgments with similar properties in the ATC site inspector's experience. Our site observations included only areas that were readily accessible to our representative without opening or dismantling any secured components or areas. The scope did not include invasive investigation, component sampling, laboratory analysis, an environmental site assessment, or engineering evaluations of structural, mechanical, electrical, or other systems with related calculations and review of design assumptions. Note that since destructive testing was not within the scope of services of this report, ATC was not able to visually evaluate if fire retardant treated plywood, polybutylene piping or aluminum wiring exists within the concealed areas.

Some of our conclusions were partially based on information provided by others including representatives of the client, the Property owner, the Property manager, contractors servicing the Property, and local building code officials. For the purposes of this report, we have assumed this information to be complete and correct unless otherwise noted. ATC assumes no liability for incorrect information provided by others.

This report is intended for the sole use of Pacifica Companies. The scope-of-services performed in execution of this investigation may not be appropriate to satisfy the needs of other users, and any use or re-use of this document or its findings, conclusions, or recommendations is at the risk of said user. ATC is not responsible for conclusions, opinions, or recommendations made by others based on this information.

7.0 APPENDICES

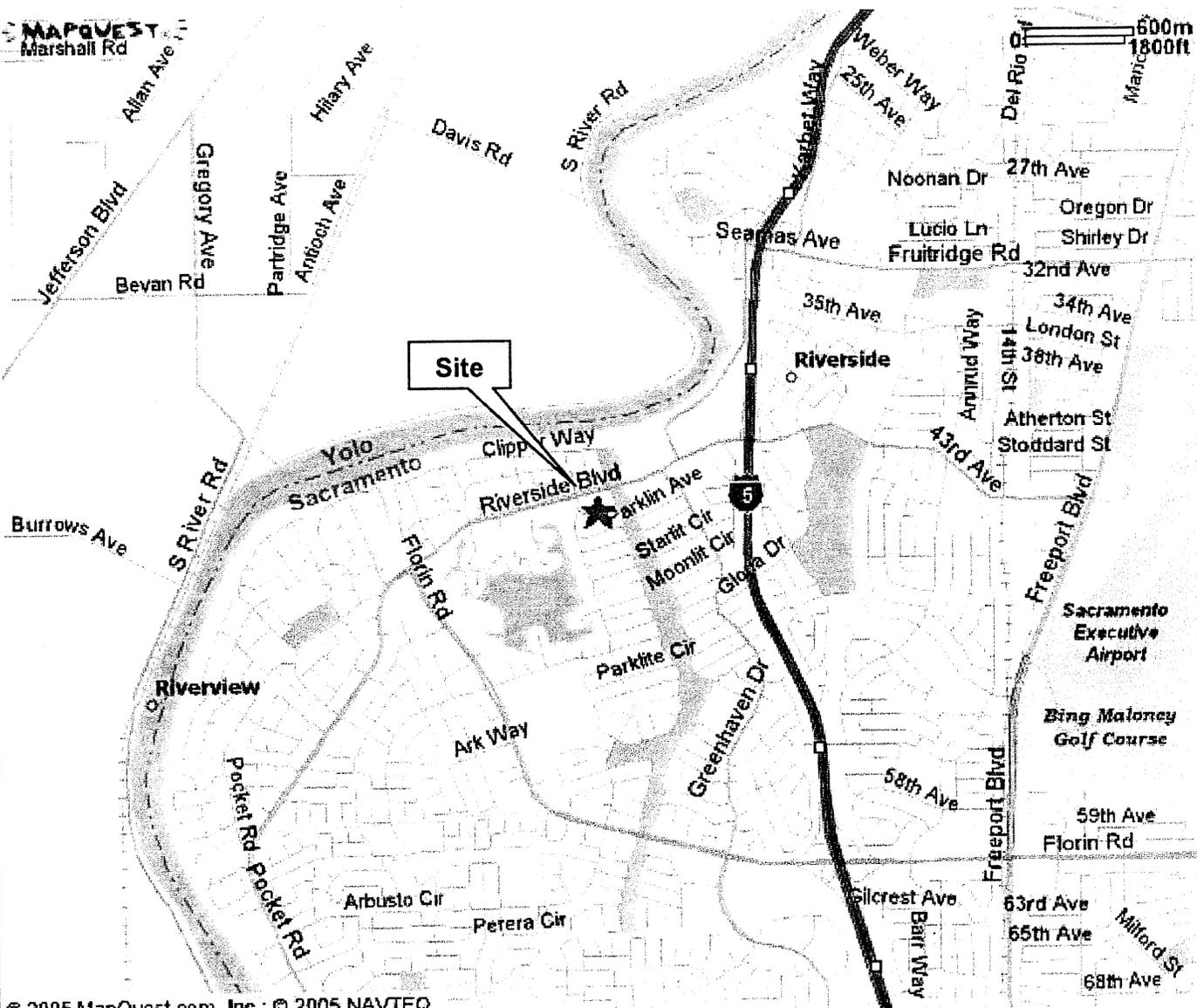
- Appendix A - Property Location and Site Plans
- Appendix B - Pre-Survey Questionnaire and Supporting Documentation
- Appendix C - Property Photographs
- Appendix D - Code Compliance Review
- Appendix E - Professional Resumes

PROPERTY CONDITION ASSESSMENT AND CODE COMPLIANCE SURVEY
Southwood Townhomes
54 Quay Court
Sacramento, CA

Appendix A

Property Location and Site Plans

MAPQUEST
Marshall Rd



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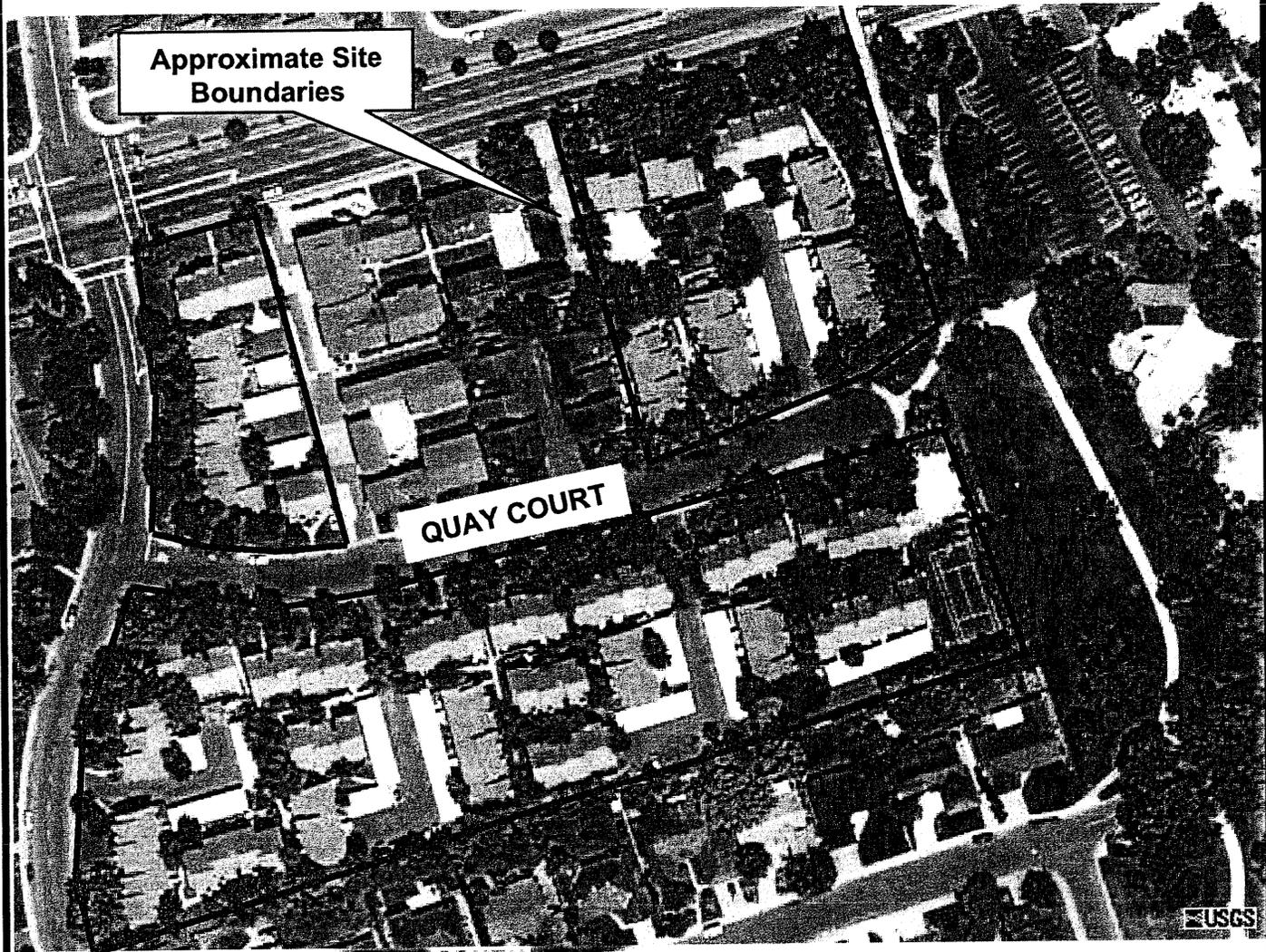
3600 MADISON AVE. STE. 64
NORTH HIGHLANDS, CA 95660
(916) 339-0477

PROJECT NO: 53.28995.0001

DESIGNED BY: LB	SCALE: NTS	REVIEWED BY: WH
DRAWN BY: LB	DATE: 01/05	FILE: 54QUAY

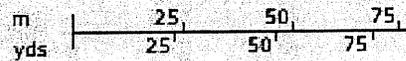
SITE VICINITY MAP
PROPERTY CONDITION ASSESEMENT

SOUTHWOOD TOWNHOMES
54 QUAY COURT
SACRAMENTO, CALIFORNIA



USGS

Geological Survey



3600 MADISON AVE. STE. 64
 NORTH HIGHLANDS, CA 95660
 (916) 339-0477

PROJECT NO: 53.28995.0001

DESIGNED BY: LB	SCALE: NTS	REVIEWED BY: WH
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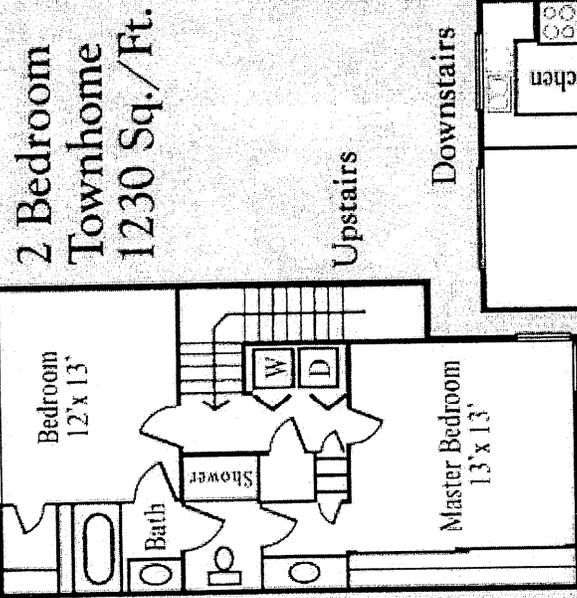
SITE LOCATION MAP
 PROPERTY CONDITION ASSESEMENT

SOUTHWOOD TOWNHOMES
 54 QUAY COURT
 SACRAMENTO, CALIFORNIA

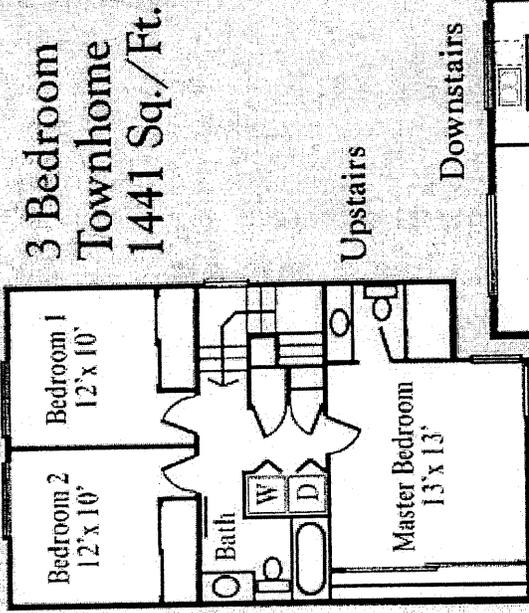
PROPERTY CONDITION ASSESSMENT AND CODE COMPLIANCE SURVEY
Southwood Townhomes
54 Quay Court
Sacramento, CA

Appendix B
Supporting Documentation

Experience Townhome Living — A Great Place To Be



You saw unit
 Rent 995
 Deposit 500



You saw unit
 Rent 1275
 Deposit 700

Interior Amenities...

- Plush wall-to-wall carpet in neutral colors to complement any decor.
- Large wood burning fireplaces for comfort and intimate ambiance.
- Modern, energy-saving mini blinds.
- Complete appliances including dishwashers garbage disposals, self-cleaning ovens, full size washers and dryers.

Exterior Amenities...

- Pool, spa and lighted tennis courts for private use of Southwood residents.
- Fenced patios.
- Immediately adjacent to Seymour Park for children's play, sports and recreation.

Construction Amenities...

- Townhome style living.
- Central heating and air conditioning.
- Generous closet space and linen storage supplemented by outdoor storage units.
- Kitchen pantries, snack bars, and ample kitchen cupboard space.
- Covered parking space.
- Energy efficient tile roofing and stucco exterior.

54 Quay Court, Sacramento, CA 95831

Office: (916) 428-6368

Fax: (916) 428-5915

Web: www.southwoodtownhomes.com

SOUTHWOOD

TOWNHOMES

SOUTHWOOD TOWNHOMES

One of Southwood's most significant amenities is its location within the Greenhaven Pocket Area. We are 1 convenient mile from Highway 5 and 6 miles from downtown Sacramento.

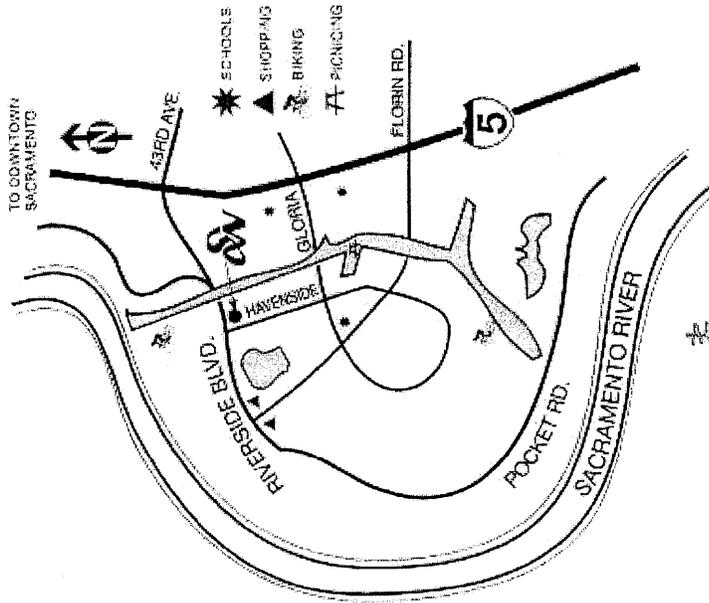
- The Sacramento River is just across the street. There are many activities awaiting you and your family such as; fishing, swimming, boating, jet skiing, rafting, let your imagination be your guide.
- Our property line is shared with Frank Seymour City Park. The park offers baseball, t-ball, soccer, and two playgrounds for the children. Swimming lessons are available at the Cabana Club which is located in the park across from us for a fee.
- We have jog/walk trails along the river and through out the park.
- We are a pet friendly community. With an additional pet deposit and a pet lease you may have a dog or a cat reside with you.
- Southwood Townhomes lush landscape includes many varieties of mature trees and other shrubbery. Our delta breezes are a refreshing experience.

With excellent schools and community services within the area, its a GREAT place to live!

A Great Place To Be

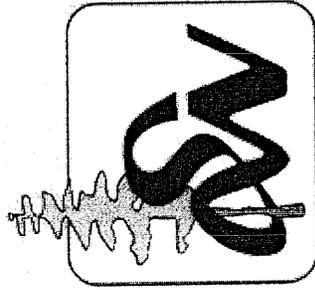
Located in the prestigious Greenhaven Pocket Area just south of downtown Sacramento.

Join us and experience the joy of townhome living.



54 Quay Court
Sacramento, CA 95831
Office: (916) 428-6368
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Web: www.southwoodtownhomes.com
Email: director@southwoodtownhomes.com



SOUTHWOOD TOWNHOMES

A Great Place To Be

PROPERTY CONDITION ASSESSMENT AND CODE COMPLIANCE SURVEY
Southwood Townhomes
54 Quay Court
Sacramento, CA

Appendix C
Property Photographs

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT
Southwood Townhomes
54 Quay Court
Sacramento, California

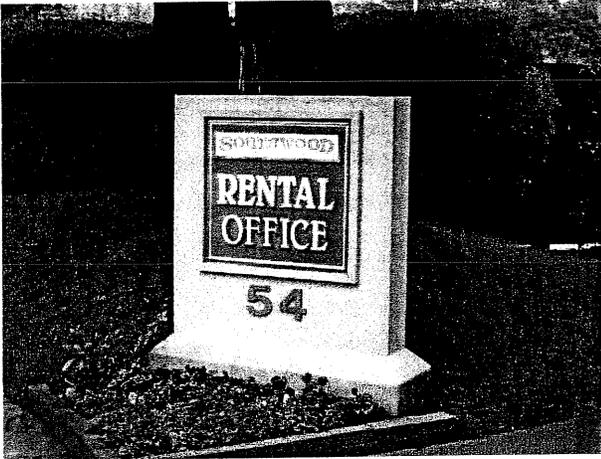


Photo 1: Signage at sales office



Photo 2: Typical building view

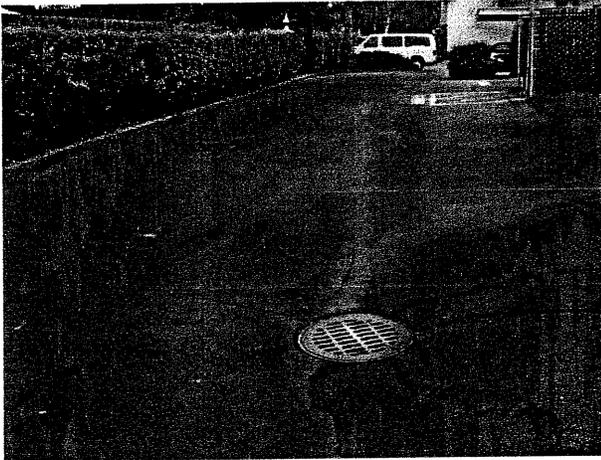


Photo 3: Lateral and alligator cracking and storm water drain



Photo 4: Typical asphalt deterioration requiring replacement

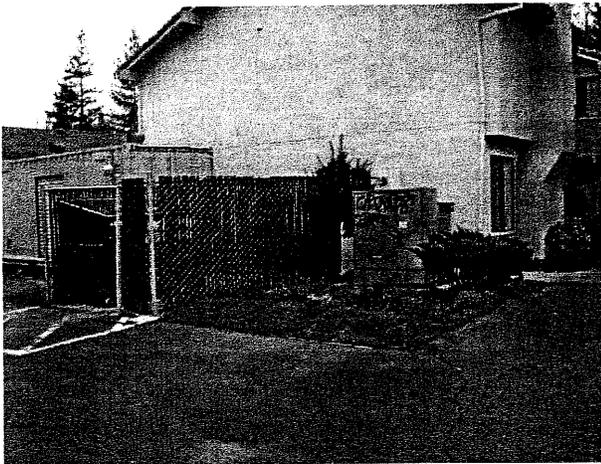


Photo 5: Typical Storage shed, trash receptacle enclosure and pad mounted transformer



Photo 6: Wooden fence enclosed patio areas, landscaping and common walkway among buildings

PHASE I ENVIRONMENTAL SITE ASSESSMENT
Southwood Townhomes
54 Quay Court
Sacramento, California

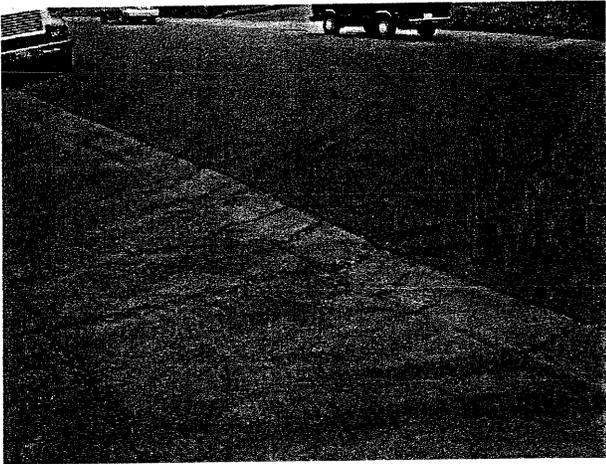


Photo 7: Typical entrance drive deterioration



Photo 8: Swimming pool, patio cover and office beyond

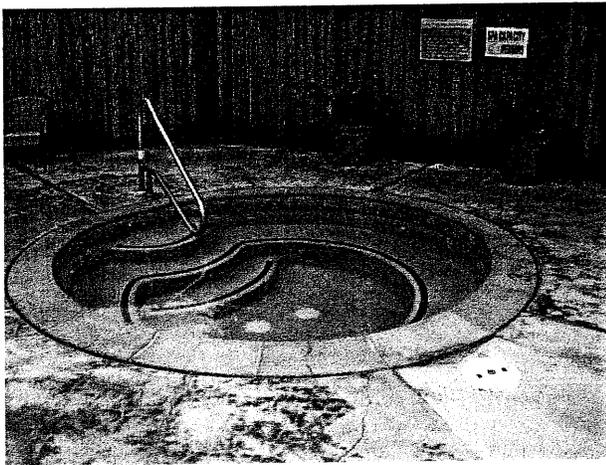


Photo 9: Sauna, patio area and wooden fence enclosing common area

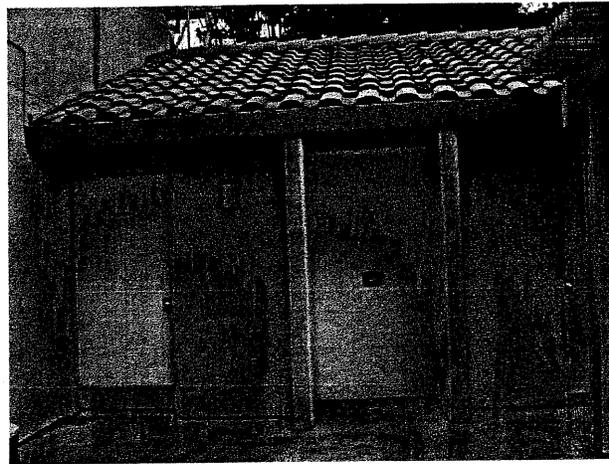


Photo 10: Restrooms and shower in common area

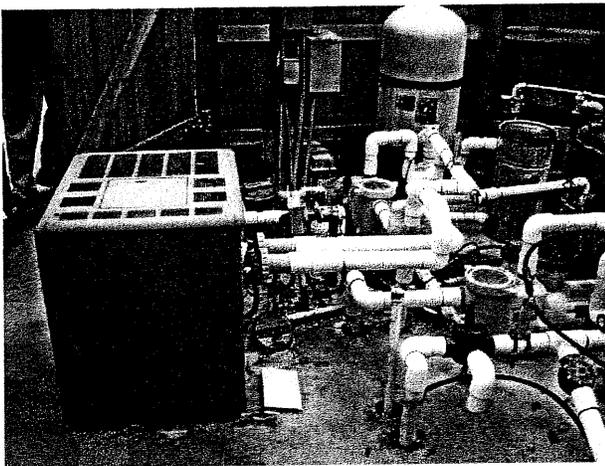


Photo 11: Pool heating and filtration equipment

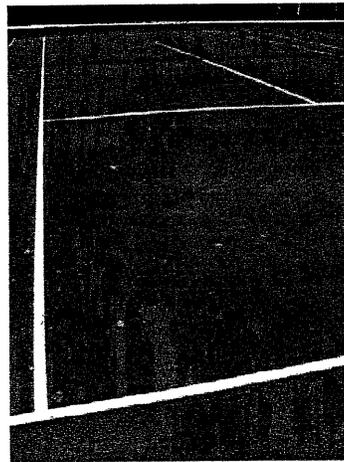


Photo 12: Tennis court cracking and surface deterioration

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT
Southwood Townhomes
54 Quay Court
Sacramento, California

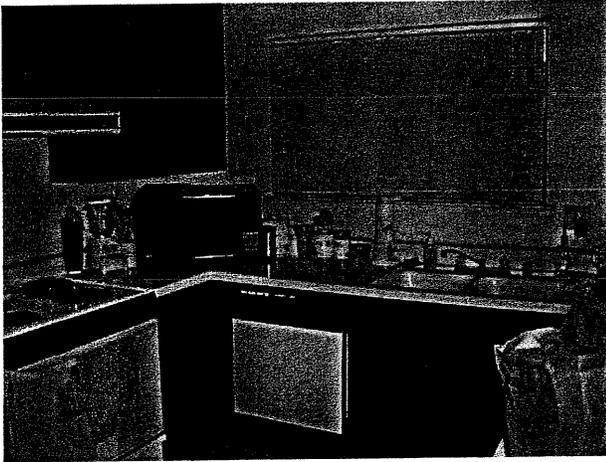


Photo 13: Typical kitchen area

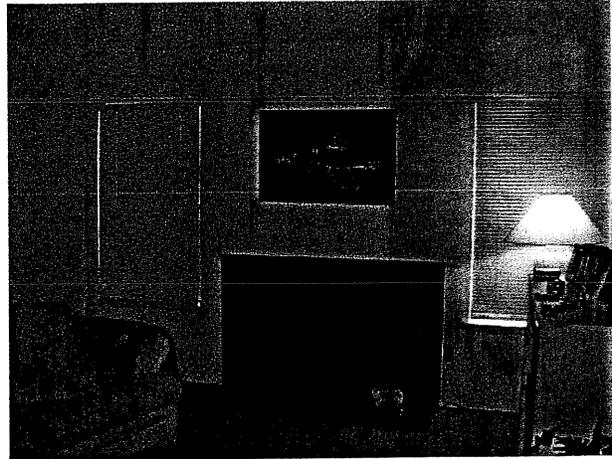


Photo 14: Typical living area showing fireplace



Photo 15: Interior staircase

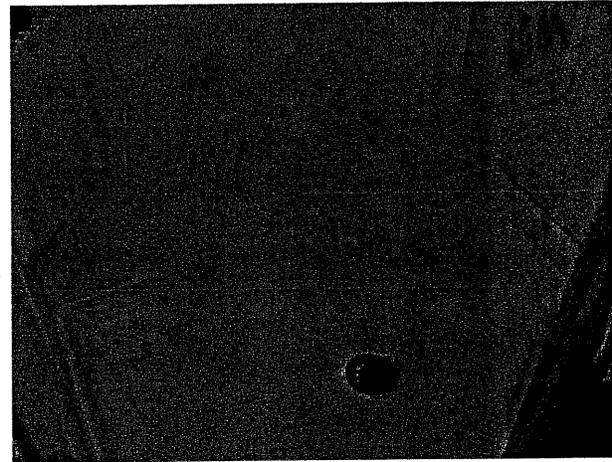


Photo 16: Shower stall showing failure of edge at Formica wall lining



Photo 17: Typical laundry closet

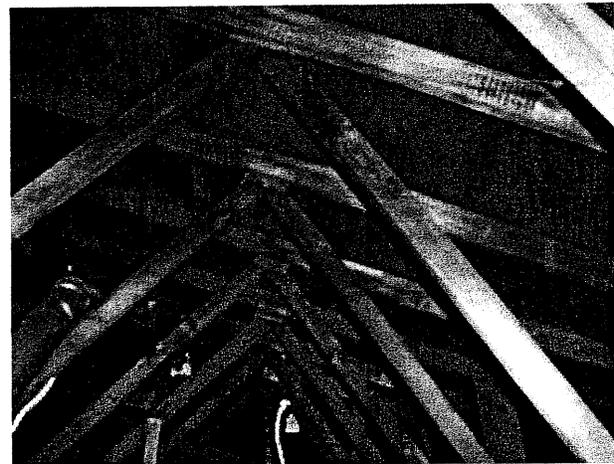


Photo 18: Typical above ceiling roof structure

PHASE I ENVIRONMENTAL SITE ASSESSMENT
Southwood Townhomes
54 Quay Court
Sacramento, California



Photo 19: Gypsum board separating above ceiling area between two tenant units

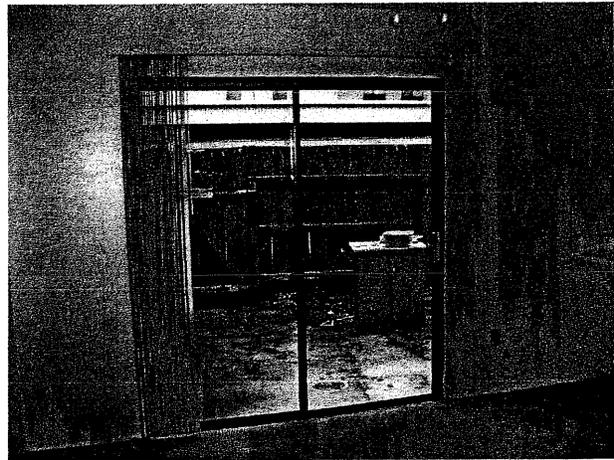


Photo 20: Typical patio door and enclosed patio area

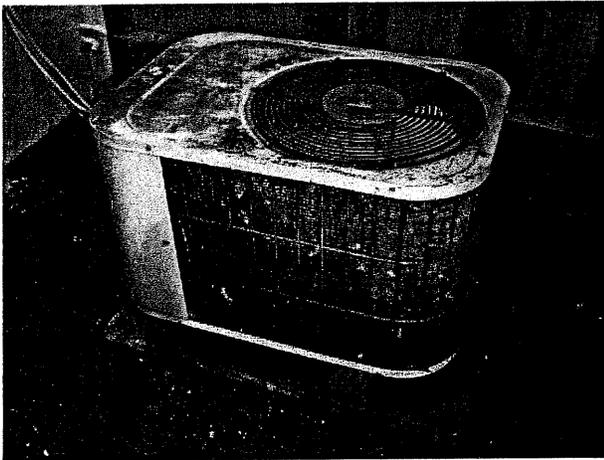


Photo 21: Typical external component of split system heat pump in enclosed patio area

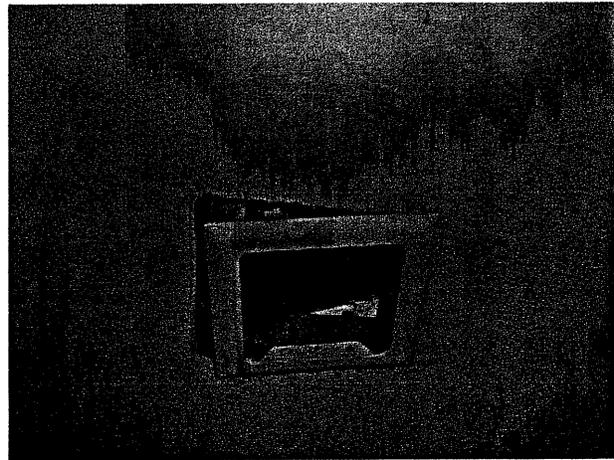


Photo 22: Typical damaged external light fixture



Photo 23: Flat, coated surface covering external storage unit in enclosed patio of each tenant unit

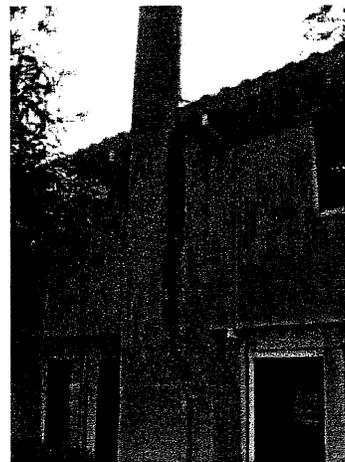


Photo 24: Typical green staining caused by clogged gutters

PHASE I ENVIRONMENTAL SITE ASSESSMENT
Southwood Townhomes
54 Quay Court
Sacramento, California



Photo 25: Individual tenant electrical metering



Photo 26: Patio enclosure wood fencing replaced as needed



Photo 27: Fire suppression method for each building



Photo 28: PVC drain line from drip pan installed under each washing machine.



Photo 29: Cracking and offset caused by tree root upheaval



Photo 30: Car port construction and evidence of needed rust removal and repainting

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT
Southwood Townhomes
54 Quay Court
Sacramento, California



Photo 31: Typical landscape drain



Photo 32: Drainage path of area reported to pond badly behind 33 Quay Court

PROPERTY CONDITION ASSESSMENT AND CODE COMPLIANCE SURVEY
Southwood Townhomes
54 Quay Court
Sacramento, CA

Appendix D
Code Compliance Review

February 1, 2005

ATC Associates, Inc.
3600 Madison Avenue, Suite 64
North Highlands, CA 95660

Report #CM5-0124SS

SYSTEM SPECIFIC INSPECTION: CODE COMPLIANCE

**Re: Southwood Townhomes Complex
54 Quay Court, Sacramento, California**

The following report is a list of non-compliant items noted during the visual inspection of the complex.

Exterior structures:

1. No structural deficiencies were noted.

Roofing systems:

1. No structural deficiencies were noted.
2. The attic fire wall separations were noted to be intact with minor rodent damage noted to some.

Exterior grounds:

The walkways show evidence of previous uplift repairs. The following deficiencies were noted:

1. Sidewalk uplift was noted between units #43 & #44 which exceeds 1" in height.
2. Hole in the sidewalk was noted at confluence of sidewalks outside units #65, #62, #70, #71.
3. Shrubbery encroaching on sidewalk behind units #50, #51, #52, and #53.
4. Sidewalk uplift by carports #165 and #166.
5. Two-inch gap between sidewalk and asphalt at carport #172.
6. Uplift noted at sidewalk transition to asphalt outside unit #34 by carport #156.
7. Potholes in driveway behind units #1 through #13. Driveway approach damaged at Quay court entry to this driveway.
8. Moss growth on walkways at units #15, #16, #17, #18, #21, #84, and #85. These areas are very slick and, as such, present a slipping hazard.

(Continued on page 2 of 3)

Exterior Lighting:

The following lights were out at the time of the inspection.

1. Entry lights: #14, #25, #29, #30, #33, #43, #56, #91, and #98.
2. Walkway lights: Outside #42 and #91.
3. Mailbox lights: East end of Building #2.
4. Trash bin lights: Behind unit #98.
5. Tennis court lights: Two at east side of courts. Lens broken at south west light.
6. Driveway lights: To west of unit #49.
7. Carport lights: Outside #42, #111, #113, #115, #117, #120, #137, and #204.
8. Exposed wiring was noted at carports #154, #187, and #204.

Fire extinguishers:

1. Outside unit #62 has expired inspection.
2. Outside unit #7 has missing nozzle.

Fire sprinklers:

1. Standpipe last tested March 3, 1997.

Pool equipment:

1. Pool heater and gas meter not bonded to ground.
2. Pool light ground fault interrupter inoperative.
3. Pool light timer assembly not secure in housing.
4. Women's restroom floor flooded due to rain gutter backup splashing under door.

Interior unit overview (see unit reports for details -- pages 4-35):

1. Ground fault interrupters inoperative in units #4, #7, #9, #10, #12, #13, #15, #19, #21, #23, #24, #25, #26, #27, #31, #33, #34, #35, #36, #37, #38, #39, #40, #41, #43, #44, #45, #48, #49, #50, #52, #53, #54, #55, #59, #62, #65, #67, #68, #72, #77, #80, #81, #82, #83, #84, #86, #88, #89, #91, #93, #94, #95, #97, and #98.
2. No seismic restraints or containment pans at individual unit's water heaters.
3. Water heater pressure/temperature relief valves "trapped" (outlet higher than valve) at units #6, #12, #17, #23, #31, #37, #38, #57, #75, and #98.
4. Water heater pressure/temperature relief valve drain line incomplete at units #3, #11, #14, #15, #29, #41, #60, and #96.
5. Stairwell handrail not secure in unit #3.
6. Bath fan noisy/inoperative in units #5, #21, and #95.
7. Common trip bars missing at H.V.A.C. circuit breakers at units #9, #10, #23, #31, #43, #56, #87, #91, #93, and #94.

(Continued on page 3 of 3)

- 8. Entry dead bolt strike plate missing at units #19, and #23.
- 9. GFIIC wired backwards at unit #23.
- 10. GFIIC won't trip under load at unit #26, ground opens under load.
- 11. Evidence of rodent activity in unit #40 attic.
- 12. Open ground at downstairs bath outlet in unit #42.
- 13. Water heater stub leaks noted at units #40 and #52.
- 14. Front bedroom window does not lock at unit #51.
- 15. Smoke alarms rassing in unit #64.

• • •

I hereby certify the above to be true and correct with the evidence available at the time of inspection.
If I can be of further assistance, please call our office at 916-721-9470. Thank you.



Kenneth W. Mason-Lais
General Contractor

NOTE: ALL WORK IS REVIEWED ONLINE BY THE OFFICE OF K&M. INSPECTORS SIGN AN E-ACK PAGE. ANY RECORDS TO WHICH THE AECB HAS NOT BEEN ADVISED ARE NOT DISCLOSED RELIABLE AND ARE NOT WELcomed UNDER COPYRIGHT LAW.

Unit # 1

- Overall condition good fair
- Entry door secure yes
- Windows secure yes
- Air conditioning good fair
- Heating good fair
- Electrical safety good fair
- Ground Fault Interrupter (GFI) operative inoperative
- Plumbing — evidence of leaks none apparent at this time
- Water heater seismic bracing yes
- Water heater containment pan yes
- Water heater pressure/temperature (P&T) valve drains properly yes
- Smoke alarm operative inoperative

Remarks: _____

Unit # 2

- Overall condition good fair
- Entry door secure yes
- Windows secure yes
- Air conditioning good fair
- Heating good fair
- Electrical safety good fair
- Ground Fault Interrupter (GFI) operative inoperative
- Plumbing — evidence of leaks none apparent at this time
- Water heater seismic bracing yes
- Water heater containment pan yes
- Water heater pressure/temperature (P&T) valve drains properly yes
- Smoke alarm operative inoperative

Remarks: STAIRWELL UPPER HANDRAIL NOT SECURE

Unit # NA

- Overall condition good fair
- Entry door secure yes
- Windows secure yes
- Air conditioning good fair
- Heating good fair
- Electrical safety good fair
- Ground Fault Interrupter (GFI) operative inoperative
- Plumbing — evidence of leaks none apparent at this time
- Water heater seismic bracing yes
- Water heater containment pan yes
- Water heater pressure/temperature (P&T) valve drains properly yes
- Smoke alarm operative inoperative

Remarks: _____

Unit # 3

Overall condition good
 Entry door secure yes
 Windows secure yes
 Air conditioning good
 Heating good
 Electrical safety good
 Ground Fault Interrupter (GFI) operative
 Plumbing — evidence of leaks none apparer
 Water heater seismic bracing yes
 Water heater containment pan yes
 Water heater pressure / temperature (P&T) valve drains properly yes
 Smoke alarm operative

Remarks: PRESSURE/TEMPERATURE DRAIN LINE INCOMPLETE

Unit # 4

Overall condition good
 Entry door secure yes
 Windows secure yes
 Air conditioning good
 Heating good
 Electrical safety good
 Ground Fault Interrupter (GFI) operative
 Plumbing — evidence of leaks none apparer
 Water heater seismic bracing yes
 Water heater containment pan yes
 Water heater pressure / temperature (P&T) valve drains properly yes
 Smoke alarm operative

Remarks: _____

Unit # 5

Overall condition good
 Entry door secure yes
 Windows secure yes
 Air conditioning good
 Heating good
 Electrical safety good
 Ground Fault Interrupter (GFI) operative
 Plumbing — evidence of leaks none apparer
 Water heater seismic bracing yes
 Water heater containment pan yes
 Water heater pressure / temperature (P&T) valve drains properly yes
 Smoke alarm operative

Remarks: REAR BATH EXHAUST FAN INOPERATIVE

Unit # 6

Overall condition good
 Entry door secure yes
 Windows secure yes
 Air conditioning good
 Heating good
 Electrical safety good
 Ground Fault Interrupter (GFI) operative
 Plumbing — evidence of leaks none apparer
 Water heater seismic bracing yes
 Water heater containment pan yes
 Water heater pressure / temperature (P&T) valve drains properly yes
 Smoke alarm operative

Remarks: _____

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Unit # 7

Overall condition	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Entry door secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
Windows secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
Air conditioning	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Heating	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Electrical safety	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Ground Fault Interrupter (GFI)	<input type="checkbox"/> operative	<input checked="" type="checkbox"/> inoperative	<input type="checkbox"/> none <input checked="" type="checkbox"/>
Plumbing — evidence of leaks	<input checked="" type="checkbox"/> none apparent at this time		<input type="checkbox"/> yes
Water heater seismic bracing	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no <input checked="" type="checkbox"/>
Water heater containment pan	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no <input type="checkbox"/> y
Water heater pressure / temperature (P&T) valve drains properly	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no <input type="checkbox"/> y
Smoke alarm	<input checked="" type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none <input type="checkbox"/> y

Remarks:

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Unit # 8

Overall condition	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Entry door secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
Windows secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
Air conditioning	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Heating	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Electrical safety	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Ground Fault Interrupter (GFI)	<input checked="" type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none <input type="checkbox"/> y
Plumbing — evidence of leaks	<input checked="" type="checkbox"/> none apparent at this time		<input type="checkbox"/> yes
Water heater seismic bracing	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no <input checked="" type="checkbox"/>
Water heater containment pan	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no <input type="checkbox"/> y
Water heater pressure / temperature (P&T) valve drains properly	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no <input type="checkbox"/> y
Smoke alarm	<input checked="" type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none <input type="checkbox"/> y

Remarks:

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Unit # 9

Overall condition	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Entry door secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
Windows secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
Air conditioning	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Heating	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Electrical safety	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Ground Fault Interrupter (GFI)	<input type="checkbox"/> operative	<input checked="" type="checkbox"/> inoperative	<input type="checkbox"/> none <input checked="" type="checkbox"/>
Plumbing — evidence of leaks	<input type="checkbox"/> none apparent at this time		<input type="checkbox"/> yes
Water heater seismic bracing	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no <input checked="" type="checkbox"/>
Water heater containment pan	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no <input type="checkbox"/> y
Water heater pressure / temperature (P&T) valve drains properly	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no <input type="checkbox"/> y
Smoke alarm	<input checked="" type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none <input type="checkbox"/> y

Remarks: COMMON TRIP BAR MISSING AT 40 AMP A/C CIRCUIT BREAKER

.....

.....

10

Wall condition	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor	
Entry door secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no	
Windows secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no	
Conditioning	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor	
Plumbing	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor	
Critical safety	<input checked="" type="checkbox"/> good	<input checked="" type="checkbox"/> fair	<input type="checkbox"/> poor	
Ground Fault Interrupter (GFI)	<input type="checkbox"/> operative	<input checked="" type="checkbox"/> inoperative	<input type="checkbox"/> none	<input checked="" type="checkbox"/> HAZARD
Smoking — evidence of leaks	<input checked="" type="checkbox"/> none apparent at this time		<input type="checkbox"/> yes	
Water heater seismic bracing	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no	<input checked="" type="checkbox"/> HAZARD
Water heater containment pan	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no	<input type="checkbox"/> HAZARD
Water heater pressure/temperature (P&T) valve drains properly	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no	<input type="checkbox"/> HAZARD
Smoke alarm	<input checked="" type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none	<input type="checkbox"/> HAZARD

Remarks: 40 AMP A/C CIRCUIT BREAKER COMMON TRIP BAR MISSING

11

Wall condition	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor	
Entry door secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no	
Windows secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no	
Conditioning	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor	
Plumbing	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor	
Critical safety	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor	
Ground Fault Interrupter (GFI)	<input checked="" type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none	<input type="checkbox"/> HAZARD
Smoking — evidence of leaks	<input checked="" type="checkbox"/> none apparent at this time		<input type="checkbox"/> yes	
Water heater seismic bracing	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no	<input checked="" type="checkbox"/> HAZARD
Water heater containment pan	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no	<input type="checkbox"/> HAZARD
Water heater pressure/temperature (P&T) valve drains properly	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no	<input checked="" type="checkbox"/> HAZARD
Smoke alarm	<input checked="" type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none	<input type="checkbox"/> HAZARD

Remarks: P&T DRAIN LINE NOT CONNECTED

12

Wall condition	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor	
Entry door secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no	
Windows secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no	
Conditioning	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor	
Plumbing	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor	
Critical safety	<input checked="" type="checkbox"/> good	<input checked="" type="checkbox"/> fair	<input type="checkbox"/> poor	
Ground Fault Interrupter (GFI)	<input type="checkbox"/> operative	<input checked="" type="checkbox"/> inoperative	<input type="checkbox"/> none	<input checked="" type="checkbox"/> HAZARD
Smoking — evidence of leaks	<input type="checkbox"/> none apparent at this time		<input type="checkbox"/> yes	
Water heater seismic bracing	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no	<input checked="" type="checkbox"/> HAZARD
Water heater containment pan	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no	<input type="checkbox"/> HAZARD
Water heater pressure/temperature (P&T) valve drains properly	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no	<input checked="" type="checkbox"/> HAZARD
Smoke alarm	<input checked="" type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none	<input type="checkbox"/> HAZARD

Remarks: P&T DRAIN LINE "TRAPPED"

13

Wall condition	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor	
Entry door secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no	
Windows secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no	
Conditioning	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor	
Plumbing	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor	
Critical safety	<input checked="" type="checkbox"/> good	<input checked="" type="checkbox"/> fair	<input type="checkbox"/> poor	
Ground Fault Interrupter (GFI)	<input type="checkbox"/> operative	<input checked="" type="checkbox"/> inoperative	<input type="checkbox"/> none	<input checked="" type="checkbox"/> HAZARD
Smoking — evidence of leaks	<input type="checkbox"/> none apparent at this time		<input type="checkbox"/> yes	
Water heater seismic bracing	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no	<input checked="" type="checkbox"/> HAZARD
Water heater containment pan	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no	<input type="checkbox"/> HAZARD
Water heater pressure/temperature (P&T) valve drains properly	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no	<input type="checkbox"/> HAZARD
Smoke alarm	<input checked="" type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none	<input type="checkbox"/> HAZARD

Remarks:

Unit # 14

Overall condition	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor	
Entry door secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no	
Windows secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no	
Air conditioning	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor	
Heating	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor	
Electrical safety	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor	
Ground Fault Interrupter (GFI)	<input checked="" type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none	<input type="checkbox"/> ?
Plumbing — evidence of leaks	<input checked="" type="checkbox"/> none apparent at this time		<input type="checkbox"/> yes	
Water heater seismic bracing	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no	<input checked="" type="checkbox"/> ?
Water heater containment pan	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no	<input type="checkbox"/> ?
Water heater pressure / temperature (P&T) valve drains properly	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no	<input checked="" type="checkbox"/> ?
Smoke alarm	<input checked="" type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none	<input type="checkbox"/> ?

Remarks: P&T DRAIN LINE INCOMPLETE

Unit # 15

Overall condition	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor	
Entry door secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no	
Windows secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no	
Air conditioning	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor	
Heating	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor	
Electrical safety	<input checked="" type="checkbox"/> good	<input checked="" type="checkbox"/> fair	<input type="checkbox"/> poor	
Ground Fault Interrupter (GFI)	<input type="checkbox"/> operative	<input checked="" type="checkbox"/> inoperative	<input type="checkbox"/> none	<input checked="" type="checkbox"/> ?
Plumbing — evidence of leaks	<input checked="" type="checkbox"/> none apparent at this time		<input type="checkbox"/> yes	
Water heater seismic bracing	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no	<input checked="" type="checkbox"/> ?
Water heater containment pan	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no	<input type="checkbox"/> ?
Water heater pressure / temperature (P&T) valve drains properly	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no	<input checked="" type="checkbox"/> ?
Smoke alarm	<input checked="" type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none	<input type="checkbox"/> ?

Remarks: P&T DRAIN LINE INCOMPLETE

Unit # 16

Overall condition	<input type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor	
Entry door secure	<input type="checkbox"/> yes		<input type="checkbox"/> no	
Windows secure	<input type="checkbox"/> yes		<input type="checkbox"/> no	
Air conditioning	<input type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor	
Heating	<input type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor	
Electrical safety	<input type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor	
Ground Fault Interrupter (GFI)	<input type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none	<input type="checkbox"/> ?
Plumbing — evidence of leaks	<input type="checkbox"/> none apparent at this time		<input type="checkbox"/> yes	
Water heater seismic bracing	<input type="checkbox"/> yes		<input type="checkbox"/> no	<input type="checkbox"/> ?
Water heater containment pan	<input type="checkbox"/> yes		<input type="checkbox"/> no	<input type="checkbox"/> ?
Water heater pressure / temperature (P&T) valve drains properly	<input type="checkbox"/> yes		<input type="checkbox"/> no	<input type="checkbox"/> ?
Smoke alarm	<input type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none	<input type="checkbox"/> ?

Remarks:

Unit # 17

Overall condition	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor	
Entry door secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no	
Windows secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no	
Air conditioning	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor	
Heating	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor	
Electrical safety	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor	
Ground Fault Interrupter (GFI)	<input checked="" type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none	<input type="checkbox"/> ?
Plumbing — evidence of leaks	<input checked="" type="checkbox"/> none apparent at this time		<input type="checkbox"/> yes	
Water heater seismic bracing	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no	<input checked="" type="checkbox"/> ?
Water heater containment pan	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no	<input type="checkbox"/> ?
Water heater pressure / temperature (P&T) valve drains properly	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no	<input checked="" type="checkbox"/> ?
Smoke alarm	<input checked="" type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none	<input type="checkbox"/> ?

Remarks: P&T DRAIN LINE "TRAPPED"

This report was prepared for the party named on the cover sheet and is not valid for use by other parties.
 I warrant that the information contained herein is true and correct to the best of my knowledge and belief.
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Unit # 18

- Overall condition good fair poor
- Entry door secure yes no
- Windows secure yes no
- Air conditioning good fair poor
- Heating good fair poor
- Electrical safety good fair poor
- Ground Fault Interrupter (GFI) operative inoperative none N/A
- Plumbing — evidence of leaks none apparent at this time yes no H
- Water heater seismic bracing yes no H
- Water heater containment pan yes no H
- Water heater pressure / temperature (P&T) valve drains properly yes no H
- Smoke alarm operative inoperative none H

Remarks: _____

Unit # 19

- Overall condition good fair poor
- Entry door secure yes no
- Windows secure yes no
- Air conditioning good fair poor
- Heating good fair poor
- Electrical safety good fair poor
- Ground Fault Interrupter (GFI) operative inoperative none H
- Plumbing — evidence of leaks none apparent at this time yes no H
- Water heater seismic bracing yes no H
- Water heater containment pan yes no H
- Water heater pressure / temperature (P&T) valve drains properly yes no H
- Smoke alarm operative inoperative none H

Remarks: ENTRY DOOR DOOR STRIKER PLATE MISSING

Unit # 20

- Overall condition good fair poor
- Entry door secure yes no
- Windows secure yes no
- Air conditioning good fair poor
- Heating good fair poor
- Electrical safety good fair poor
- Ground Fault Interrupter (GFI) operative inoperative none N/A
- Plumbing — evidence of leaks none apparent at this time yes no H
- Water heater seismic bracing yes no H
- Water heater containment pan yes no H
- Water heater pressure / temperature (P&T) valve drains properly yes no H
- Smoke alarm operative inoperative none H

Remarks: _____

Unit # 21

Overall condition	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Entry door secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
Windows secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
Air conditioning	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Heating	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Electrical safety	<input checked="" type="checkbox"/> good ^{TO}	<input checked="" type="checkbox"/> fair	<input type="checkbox"/> poor
Ground Fault Interrupter (GFI)	<input type="checkbox"/> operative	<input checked="" type="checkbox"/> inoperative	<input type="checkbox"/> none <input checked="" type="checkbox"/> N
Plumbing — evidence of leaks	<input checked="" type="checkbox"/> none apparent at this time		<input type="checkbox"/> yes <input checked="" type="checkbox"/> H
Water heater seismic bracing	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no <input type="checkbox"/> H
Water heater containment pan	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no <input type="checkbox"/> H
Water heater pressure/temperature (P&T) valve drains properly	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no <input checked="" type="checkbox"/> H
Smoke alarm	<input type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none <input type="checkbox"/> H

Remarks: *1/2 BATH EXHAUST FAN NOISY & RUNS SLOW
OVER THERMO COVER COVER DISPLACED
P&T DRAIN LINE INCOMPLETE*

Unit # 22

Overall condition	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Entry door secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
Windows secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
Air conditioning	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Heating	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Electrical safety	<input type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Ground Fault Interrupter (GFI)	<input type="checkbox"/> operative	<input checked="" type="checkbox"/> inoperative	<input type="checkbox"/> none <input checked="" type="checkbox"/> H
Plumbing — evidence of leaks	<input checked="" type="checkbox"/> none apparent at this time		<input type="checkbox"/> yes <input checked="" type="checkbox"/> H
Water heater seismic bracing	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no <input type="checkbox"/> H
Water heater containment pan	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no <input type="checkbox"/> H
Water heater pressure/temperature (P&T) valve drains properly	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no <input type="checkbox"/> H
Smoke alarm	<input checked="" type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none <input type="checkbox"/> H

Remarks: *MILD MOLD ON WALLS/COLUMNS ABOVE HALL BATH TUB SURROUND*

Unit # 23

Overall condition	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Entry door secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
Windows secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
Air conditioning	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Heating	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Electrical safety	<input type="checkbox"/> good	<input checked="" type="checkbox"/> fair	<input type="checkbox"/> poor
Ground Fault Interrupter (GFI)	<input type="checkbox"/> operative	<input checked="" type="checkbox"/> inoperative	<input type="checkbox"/> none <input checked="" type="checkbox"/> H
Plumbing — evidence of leaks	<input checked="" type="checkbox"/> none apparent at this time		<input type="checkbox"/> yes <input checked="" type="checkbox"/> H
Water heater seismic bracing	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no <input checked="" type="checkbox"/> H
Water heater containment pan	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no <input checked="" type="checkbox"/> H
Water heater pressure/temperature (P&T) valve drains properly	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no <input type="checkbox"/> H
Smoke alarm	<input checked="" type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none <input type="checkbox"/> H

Remarks: *P&T VALVE "TRAPPED"
G.F.I.C. WIRED BACKWARDS - STILL LIVE WITH G.F.I.C. TRAPPED
COMMON TRIP BAR MISSING AT R/C OUCUT BREAKER*

Unit # 24

Overall condition	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Entry door secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
Windows secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
Air conditioning	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Heating	<input checked="" type="checkbox"/> good ^{TO}	<input checked="" type="checkbox"/> fair	<input type="checkbox"/> poor
Electrical safety	<input type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Ground Fault Interrupter (GFI)	<input type="checkbox"/> operative	<input checked="" type="checkbox"/> inoperative	<input type="checkbox"/> none <input checked="" type="checkbox"/> H
Plumbing — evidence of leaks	<input type="checkbox"/> none apparent at this time		<input type="checkbox"/> yes <input checked="" type="checkbox"/> H
Water heater seismic bracing	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no <input checked="" type="checkbox"/> H
Water heater containment pan	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no <input type="checkbox"/> H
Water heater pressure/temperature (P&T) valve drains properly	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no <input type="checkbox"/> H
Smoke alarm	<input checked="" type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none <input type="checkbox"/> H

Remarks:

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Unit # 25

Overall condition	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Entry door secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
Windows secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
Air conditioning	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Heating	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Electrical safety	<input checked="" type="checkbox"/> good	<input checked="" type="checkbox"/> fair	<input type="checkbox"/> poor
Ground Fault Interrupter (GFI)	<input type="checkbox"/> operative	<input checked="" type="checkbox"/> inoperative	<input type="checkbox"/> none
Plumbing — evidence of leaks	<input checked="" type="checkbox"/> none apparent at this time		
Water heater seismic bracing	<input checked="" type="checkbox"/> yes		<input checked="" type="checkbox"/> no
Water heater containment pan	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no
Water heater pressure / temperature (P&T) valve drains properly	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
Smoke alarm	<input checked="" type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none

Remarks: _____

Unit # 26

Overall condition	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Entry door secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
Windows secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
Air conditioning	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Heating	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Electrical safety	<input checked="" type="checkbox"/> good	<input checked="" type="checkbox"/> fair	<input type="checkbox"/> poor
Ground Fault Interrupter (GFI)	<input type="checkbox"/> operative	<input checked="" type="checkbox"/> inoperative	<input type="checkbox"/> none
Plumbing — evidence of leaks	<input checked="" type="checkbox"/> none apparent at this time		
Water heater seismic bracing	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no
Water heater containment pan	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no
Water heater pressure / temperature (P&T) valve drains properly	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
Smoke alarm	<input checked="" type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none

Remarks: CO UNITS OPEN UNDER LOAD

Unit # 27

Overall condition	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Entry door secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
Windows secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
Air conditioning	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Heating	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Electrical safety	<input checked="" type="checkbox"/> good	<input checked="" type="checkbox"/> fair	<input type="checkbox"/> poor
Ground Fault Interrupter (GFI)	<input type="checkbox"/> operative	<input checked="" type="checkbox"/> inoperative	<input type="checkbox"/> none
Plumbing — evidence of leaks	<input checked="" type="checkbox"/> none apparent at this time		
Water heater seismic bracing	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no
Water heater containment pan	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no
Water heater pressure / temperature (P&T) valve drains properly	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
Smoke alarm	<input checked="" type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none

Remarks: _____

Unit # 28

Overall condition	<input type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Entry door secure	<input type="checkbox"/> yes		<input type="checkbox"/> no
Windows secure	<input type="checkbox"/> yes		<input type="checkbox"/> no
Air conditioning	<input type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Heating	<input type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Electrical safety	<input type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Ground Fault Interrupter (GFI)	<input type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none
Plumbing — evidence of leaks	<input type="checkbox"/> none apparent at this time		
Water heater seismic bracing	<input type="checkbox"/> yes		<input type="checkbox"/> no
Water heater containment pan	<input type="checkbox"/> yes		<input type="checkbox"/> no
Water heater pressure / temperature (P&T) valve drains properly	<input type="checkbox"/> yes		<input type="checkbox"/> no
Smoke alarm	<input type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none

Remarks: _____

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Unit # 29

Overall condition	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Entry door secure	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	
Windows secure	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	
Air conditioning	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Heating	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Electrical safety	<input checked="" type="checkbox"/> good to	<input checked="" type="checkbox"/> fair	<input type="checkbox"/> poor
Ground Fault Interrupter (GFI)	<input checked="" type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none <input type="checkbox"/> NA
Plumbing — evidence of leaks	<input checked="" type="checkbox"/> none apparent at this time	<input type="checkbox"/> yes	
Water heater seismic bracing	<input type="checkbox"/> yes	<input checked="" type="checkbox"/> no	<input checked="" type="checkbox"/> NA
Water heater containment pan	<input type="checkbox"/> yes	<input checked="" type="checkbox"/> no	<input type="checkbox"/> NA
Water heater pressure/temperature (P&T) valve drains properly	<input type="checkbox"/> yes	<input checked="" type="checkbox"/> no	<input checked="" type="checkbox"/> NA
Smoke alarm	<input checked="" type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none <input type="checkbox"/> NA

Remarks: ELIMINATION WORKING ON UNIT
P&T DRAIN LINE INCOMPLETE

Unit # 30

Overall condition	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Entry door secure	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	
Windows secure	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	
Air conditioning	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Heating	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Electrical safety	<input checked="" type="checkbox"/> good to	<input checked="" type="checkbox"/> fair	<input type="checkbox"/> poor
Ground Fault Interrupter (GFI)	<input checked="" type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none <input type="checkbox"/> NA
Plumbing — evidence of leaks	<input checked="" type="checkbox"/> none apparent at this time	<input type="checkbox"/> yes	
Water heater seismic bracing	<input type="checkbox"/> yes	<input checked="" type="checkbox"/> no	<input checked="" type="checkbox"/> NA
Water heater containment pan	<input type="checkbox"/> yes	<input checked="" type="checkbox"/> no	<input type="checkbox"/> NA
Water heater pressure/temperature (P&T) valve drains properly	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> NA
Smoke alarm	<input checked="" type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none <input type="checkbox"/> NA

Remarks: COMMON TRIP BAR MISSING AT A/D CIRCUIT BREAKER

Unit # 31

Overall condition	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Entry door secure	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	
Windows secure	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	
Air conditioning	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Heating	<input checked="" type="checkbox"/> good	<input checked="" type="checkbox"/> fair	<input type="checkbox"/> poor
Electrical safety	<input checked="" type="checkbox"/> good to	<input checked="" type="checkbox"/> fair	<input type="checkbox"/> poor
Ground Fault Interrupter (GFI)	<input type="checkbox"/> operative	<input checked="" type="checkbox"/> inoperative	<input type="checkbox"/> none <input checked="" type="checkbox"/> NA
Plumbing — evidence of leaks	<input checked="" type="checkbox"/> none apparent at this time	<input type="checkbox"/> yes	
Water heater seismic bracing	<input type="checkbox"/> yes	<input checked="" type="checkbox"/> no	<input checked="" type="checkbox"/> NA
Water heater containment pan	<input type="checkbox"/> yes	<input checked="" type="checkbox"/> no	<input type="checkbox"/> NA
Water heater pressure/temperature (P&T) valve drains properly	<input type="checkbox"/> yes	<input checked="" type="checkbox"/> no	<input checked="" type="checkbox"/> NA
Smoke alarm	<input checked="" type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none <input type="checkbox"/> NA

Remarks: P&T DRAIN LINE TRAPPED
COMMON TRIP BAR MISSING AT HEATER CIRCUIT BREAKER

Unit # 32

Overall condition	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> p
Entry door secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> n
Windows secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> n
Air conditioning	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> p
Heating	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> p
Electrical safety	<input checked="" type="checkbox"/> good ^{to}	<input checked="" type="checkbox"/> fair	<input type="checkbox"/> n
Ground Fault Interrupter (GFI)	<input type="checkbox"/> operative	<input checked="" type="checkbox"/> inoperative	<input type="checkbox"/> n
Plumbing — evidence of leaks	<input checked="" type="checkbox"/> none apparent at this time		<input type="checkbox"/> y
Water heater seismic bracing	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> n
Water heater containment pan	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> n
Water heater pressure / temperature (P&T) valve drains properly	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> n
Smoke alarm	<input checked="" type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> n

Remarks:

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.....

Unit # 33

Overall condition	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> p
Entry door secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> n
Windows secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> n
Air conditioning	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> p
Heating	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> p
Electrical safety	<input checked="" type="checkbox"/> good ^{to}	<input checked="" type="checkbox"/> fair	<input type="checkbox"/> p
Ground Fault Interrupter (GFI)	<input type="checkbox"/> operative	<input checked="" type="checkbox"/> inoperative	<input type="checkbox"/> n
Plumbing — evidence of leaks	<input checked="" type="checkbox"/> none apparent at this time		<input type="checkbox"/> y
Water heater seismic bracing	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> n
Water heater containment pan	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> n
Water heater pressure / temperature (P&T) valve drains properly	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> n
Smoke alarm	<input checked="" type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> n

Remarks:

.....

.....

Unit # NA

Overall condition	<input type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> p
Entry door secure	<input type="checkbox"/> yes		<input type="checkbox"/> n
Windows secure	<input type="checkbox"/> yes		<input type="checkbox"/> n
Air conditioning	<input type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> p
Heating	<input type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> p
Electrical safety	<input type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> p
Ground Fault Interrupter (GFI)	<input type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> n
Plumbing — evidence of leaks	<input type="checkbox"/> none apparent at this time		<input type="checkbox"/> y
Water heater seismic bracing	<input type="checkbox"/> yes		<input type="checkbox"/> n
Water heater containment pan	<input type="checkbox"/> yes		<input type="checkbox"/> n
Water heater pressure / temperature (P&T) valve drains properly	<input type="checkbox"/> yes		<input type="checkbox"/> n
Smoke alarm	<input type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> n

Remarks:

.....

.....

Unit # OFFICE

Overall condition	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Entry door secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
Windows secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
Air conditioning	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Heating	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Electrical safety	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Ground Fault Interrupter (GFI)	<input type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input checked="" type="checkbox"/> none <input type="checkbox"/> H
Plumbing — evidence of leaks	<input checked="" type="checkbox"/> none apparent at this time		<input type="checkbox"/> yes
Water heater seismic bracing	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no <input checked="" type="checkbox"/> H
Water heater containment pan	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no <input type="checkbox"/> H
Water heater pressure/temperature (P&T) valve drains properly	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no <input type="checkbox"/> H
Smoke alarm	<input checked="" type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none <input type="checkbox"/> H

Remarks:

.....

.....

Unit # 34

Overall condition	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Entry door secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
Windows secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
Air conditioning	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Heating	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Electrical safety	<input checked="" type="checkbox"/> good to	<input checked="" type="checkbox"/> fair	<input type="checkbox"/> poor
Ground Fault Interrupter (GFI)	<input type="checkbox"/> operative	<input checked="" type="checkbox"/> inoperative	<input type="checkbox"/> none <input checked="" type="checkbox"/> H
Plumbing — evidence of leaks	<input checked="" type="checkbox"/> none apparent at this time		<input type="checkbox"/> yes
Water heater seismic bracing	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no <input checked="" type="checkbox"/> H
Water heater containment pan	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no <input type="checkbox"/> H
Water heater pressure/temperature (P&T) valve drains properly	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no <input type="checkbox"/> H
Smoke alarm	<input checked="" type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none <input type="checkbox"/> H

Remarks:

.....

.....

Unit # 35

Overall condition	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Entry door secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
Windows secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
Air conditioning	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Heating	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Electrical safety	<input checked="" type="checkbox"/> good to	<input checked="" type="checkbox"/> fair	<input type="checkbox"/> poor
Ground Fault Interrupter (GFI)	<input type="checkbox"/> operative	<input checked="" type="checkbox"/> inoperative	<input type="checkbox"/> none <input checked="" type="checkbox"/> H
Plumbing — evidence of leaks	<input checked="" type="checkbox"/> none apparent at this time		<input type="checkbox"/> yes
Water heater seismic bracing	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no <input checked="" type="checkbox"/> H
Water heater containment pan	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no <input type="checkbox"/> H
Water heater pressure/temperature (P&T) valve drains properly	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no <input type="checkbox"/> H
Smoke alarm	<input checked="" type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none <input type="checkbox"/> H

Remarks:

.....

.....

Unit # 36

Overall condition	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Entry door secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
Windows secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
Air conditioning	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Heating	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Electrical safety	<input checked="" type="checkbox"/> good ^{TO}	<input checked="" type="checkbox"/> fair	<input type="checkbox"/> poor
Ground Fault Interrupter (GFI)	<input type="checkbox"/> operative	<input checked="" type="checkbox"/> inoperative	<input type="checkbox"/> none <input checked="" type="checkbox"/> HAZA
Plumbing — evidence of leaks	<input checked="" type="checkbox"/> none apparent at this time		
Water heater seismic bracing	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no <input checked="" type="checkbox"/> HAZA
Water heater containment pan	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no <input type="checkbox"/> HAZA
Water heater pressure / temperature (P&T) valve drains properly	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no <input type="checkbox"/> HAZA
Smoke alarm	<input checked="" type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none <input type="checkbox"/> HAZA

Remarks: _____

Unit # 37

Overall condition	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Entry door secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
Windows secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
Air conditioning	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Heating	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Electrical safety	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Ground Fault Interrupter (GFI)	<input type="checkbox"/> operative	<input checked="" type="checkbox"/> inoperative	<input type="checkbox"/> none <input checked="" type="checkbox"/> HAZA
Plumbing — evidence of leaks	<input checked="" type="checkbox"/> none apparent at this time		
Water heater seismic bracing	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no <input checked="" type="checkbox"/> HAZA
Water heater containment pan	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no <input type="checkbox"/> HAZA
Water heater pressure / temperature (P&T) valve drains properly	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no <input checked="" type="checkbox"/> HAZA
Smoke alarm	<input checked="" type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none <input type="checkbox"/> HAZA

Remarks: P&T VALVE TRAPPED _____

Unit # NA

Overall condition	<input type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Entry door secure	<input type="checkbox"/> yes		<input type="checkbox"/> no
Windows secure	<input type="checkbox"/> yes		<input type="checkbox"/> no
Air conditioning	<input type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Heating	<input type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Electrical safety	<input type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Ground Fault Interrupter (GFI)	<input type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none <input type="checkbox"/> HAZA
Plumbing — evidence of leaks	<input type="checkbox"/> none apparent at this time		
Water heater seismic bracing	<input type="checkbox"/> yes		<input type="checkbox"/> no <input type="checkbox"/> HAZA
Water heater containment pan	<input type="checkbox"/> yes		<input type="checkbox"/> no <input type="checkbox"/> HAZA
Water heater pressure / temperature (P&T) valve drains properly	<input type="checkbox"/> yes		<input type="checkbox"/> no <input type="checkbox"/> HAZA
Smoke alarm	<input type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none <input type="checkbox"/> HAZA

Remarks: _____

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Unit # 38

Overall condition	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Entry door secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
Windows secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
Air conditioning	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Heating	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Electrical safety	<input checked="" type="checkbox"/> good TO	<input checked="" type="checkbox"/> fair	<input type="checkbox"/> poor
Ground Fault Interrupter (GFI)	<input type="checkbox"/> operative	<input checked="" type="checkbox"/> inoperative	<input type="checkbox"/> none <input checked="" type="checkbox"/> N/A
Plumbing -- evidence of leaks	<input checked="" type="checkbox"/> none apparent at this time		<input type="checkbox"/> yes
Water heater seismic bracing	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no <input checked="" type="checkbox"/> N/A
Water heater containment pan	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no <input type="checkbox"/> N/A
Water heater pressure / temperature (P&T) valve drains properly	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no <input type="checkbox"/> N/A
Smoke alarm	<input checked="" type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none <input type="checkbox"/> N/A

Remarks: P&T VALVE TRAPPED

Unit # 39

Overall condition	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Entry door secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
Windows secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
Air conditioning	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Heating	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Electrical safety	<input checked="" type="checkbox"/> good TO	<input checked="" type="checkbox"/> fair	<input type="checkbox"/> poor
Ground Fault Interrupter (GFI)	<input type="checkbox"/> operative	<input checked="" type="checkbox"/> inoperative	<input type="checkbox"/> none <input checked="" type="checkbox"/> N/A
Plumbing -- evidence of leaks	<input type="checkbox"/> none apparent at this time		<input checked="" type="checkbox"/> yes
Water heater seismic bracing	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no <input checked="" type="checkbox"/> N/A
Water heater containment pan	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no <input type="checkbox"/> N/A
Water heater pressure / temperature (P&T) valve drains properly	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no <input type="checkbox"/> N/A
Smoke alarm	<input checked="" type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none <input type="checkbox"/> N/A

Remarks: EVIDENCE OF RODENT ACTIVITY IN ATTIC
WATER HEATER STUBS LEAKING

Unit # 40

Overall condition	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Entry door secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
Windows secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
Air conditioning	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Heating	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Electrical safety	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Ground Fault Interrupter (GFI)	<input checked="" type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none <input type="checkbox"/> N/A
Plumbing -- evidence of leaks	<input type="checkbox"/> none apparent at this time		<input checked="" type="checkbox"/> yes
Water heater seismic bracing	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no <input checked="" type="checkbox"/> N/A
Water heater containment pan	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no <input type="checkbox"/> N/A
Water heater pressure / temperature (P&T) valve drains properly	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no <input type="checkbox"/> N/A
Smoke alarm	<input checked="" type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none <input type="checkbox"/> N/A

Remarks: EVIDENCE OF RODENT ACTIVITY IN ATTIC
W/H STUBS LEAKING

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41

overall condition	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
entry door secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
windows secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
conditioning	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
plumbing	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
electrical safety	<input checked="" type="checkbox"/> good	<input checked="" type="checkbox"/> fair	<input type="checkbox"/> poor
Ground Fault Interrupter (GFI)	<input type="checkbox"/> operative	<input checked="" type="checkbox"/> inoperative	<input type="checkbox"/> none
plumbing — evidence of leaks	<input checked="" type="checkbox"/> none apparent at this time		<input type="checkbox"/> yes
water heater seismic bracing	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no
water heater containment pan	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no
water heater pressure/temperature (P&T) valve drains properly	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no
smoke alarm	<input checked="" type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none

Remarks: P&T DRAIN LINE INCOMPLETE

42

overall condition	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
entry door secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
windows secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
conditioning	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
plumbing	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
electrical safety	<input checked="" type="checkbox"/> good	<input checked="" type="checkbox"/> fair	<input type="checkbox"/> poor
Ground Fault Interrupter (GFI)	<input checked="" type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none
plumbing — evidence of leaks	<input checked="" type="checkbox"/> none apparent at this time		<input type="checkbox"/> yes
water heater seismic bracing	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no
water heater containment pan	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no
water heater pressure/temperature (P&T) valve drains properly	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
smoke alarm	<input checked="" type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none

Remarks: OPEN GROUND AT 1/2 BATH WALL EXIT

NA

overall condition	<input type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
entry door secure	<input type="checkbox"/> yes		<input type="checkbox"/> no
windows secure	<input type="checkbox"/> yes		<input type="checkbox"/> no
conditioning	<input type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
plumbing	<input type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
electrical safety	<input type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Ground Fault Interrupter (GFI)	<input type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none
plumbing — evidence of leaks	<input type="checkbox"/> none apparent at this time		<input type="checkbox"/> yes
water heater seismic bracing	<input type="checkbox"/> yes		<input type="checkbox"/> no
water heater containment pan	<input type="checkbox"/> yes		<input type="checkbox"/> no
water heater pressure/temperature (P&T) valve drains properly	<input type="checkbox"/> yes		<input type="checkbox"/> no
smoke alarm	<input type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none

Remarks:

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Unit # 43

Overall condition	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor	
Entry door secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no	
Windows secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no	
Air conditioning	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor	
Heating	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor	
Electrical safety	<input checked="" type="checkbox"/> good TO	<input checked="" type="checkbox"/> fair	<input type="checkbox"/> poor	
Ground Fault Interrupter (GFI)	<input type="checkbox"/> operative	<input checked="" type="checkbox"/> inoperative	<input type="checkbox"/> none	<input checked="" type="checkbox"/> HAZARD
Plumbing — evidence of leaks	<input checked="" type="checkbox"/> none apparent at this time			<input type="checkbox"/> yes
Water heater seismic bracing	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no	<input checked="" type="checkbox"/> HAZARD
Water heater containment pan	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no	<input type="checkbox"/> HAZARD
Water heater pressure / temperature (P&T) valve drains properly	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no	<input type="checkbox"/> HAZARD
Smoke alarm	<input checked="" type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none	<input type="checkbox"/> HAZARD

Remarks: COMMON TRIP BAR MISSING AT A/D CIRCUIT BREAKER

Unit # 44

Overall condition	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor	
Entry door secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no	
Windows secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no	
Air conditioning	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor	
Heating	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor	
Electrical safety	<input checked="" type="checkbox"/> good TO	<input checked="" type="checkbox"/> fair	<input type="checkbox"/> poor	
Ground Fault Interrupter (GFI)	<input type="checkbox"/> operative	<input checked="" type="checkbox"/> inoperative	<input type="checkbox"/> none	<input checked="" type="checkbox"/> HAZARD
Plumbing — evidence of leaks	<input checked="" type="checkbox"/> none apparent at this time			<input type="checkbox"/> yes
Water heater seismic bracing	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no	<input checked="" type="checkbox"/> HAZARD
Water heater containment pan	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no	<input type="checkbox"/> HAZARD
Water heater pressure / temperature (P&T) valve drains properly	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no	<input type="checkbox"/> HAZARD
Smoke alarm	<input checked="" type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none	<input type="checkbox"/> HAZARD

Remarks:

Unit # 45

Overall condition	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor	
Entry door secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no	
Windows secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no	
Air conditioning	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor	
Heating	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor	
Electrical safety	<input checked="" type="checkbox"/> good TO	<input checked="" type="checkbox"/> fair	<input type="checkbox"/> poor	
Ground Fault Interrupter (GFI)	<input type="checkbox"/> operative	<input checked="" type="checkbox"/> inoperative	<input type="checkbox"/> none	<input checked="" type="checkbox"/> HAZARD
Plumbing — evidence of leaks	<input checked="" type="checkbox"/> none apparent at this time			<input type="checkbox"/> yes
Water heater seismic bracing	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no	<input checked="" type="checkbox"/> HAZARD
Water heater containment pan	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no	<input type="checkbox"/> HAZARD
Water heater pressure / temperature (P&T) valve drains properly	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no	<input type="checkbox"/> HAZARD
Smoke alarm	<input checked="" type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none	<input type="checkbox"/> HAZARD

Remarks:

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Unit # 50

Overall condition	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Entry door secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
Windows secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
Air conditioning	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Heating	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Electrical safety	<input type="checkbox"/> operative	<input checked="" type="checkbox"/> inoperative	<input type="checkbox"/> none
Ground Fault Interrupter (GFI)	<input checked="" type="checkbox"/> none apparent at this time		<input type="checkbox"/> yes
Plumbing — evidence of leaks	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no
Water heater seismic bracing	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no
Water heater containment pan	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
Water heater pressure/temperature (P&T) valve drains properly	<input checked="" type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none
Smoke alarm			<input type="checkbox"/> none

Remarks: _____

Unit # 51

Overall condition	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Entry door secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
Windows secure	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no
Air conditioning	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Heating	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Electrical safety	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Ground Fault Interrupter (GFI)	<input type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none
Plumbing — evidence of leaks	<input checked="" type="checkbox"/> none apparent at this time		<input type="checkbox"/> yes
Water heater seismic bracing	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no
Water heater containment pan	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no
Water heater pressure/temperature (P&T) valve drains properly	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
Smoke alarm	<input checked="" type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none

Remarks: FRONT BEDROOM WINDOW DOES NOT LOCK

Unit # 52

Overall condition	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Entry door secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
Windows secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
Air conditioning	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Heating	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Electrical safety	<input checked="" type="checkbox"/> good ^{TO}	<input checked="" type="checkbox"/> fair	<input type="checkbox"/> poor
Ground Fault Interrupter (GFI)	<input type="checkbox"/> operative	<input checked="" type="checkbox"/> inoperative	<input type="checkbox"/> none
Plumbing — evidence of leaks	<input checked="" type="checkbox"/> none apparent at this time		<input type="checkbox"/> yes
Water heater seismic bracing	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no
Water heater containment pan	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no
Water heater pressure/temperature (P&T) valve drains properly	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
Smoke alarm	<input checked="" type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none

Remarks: ACTIVE LEAK AT WATER HEATER OUTLET LINE

Unit # 53

Overall condition	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Entry door secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
Windows secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
Air conditioning	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Heating	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Electrical safety	<input checked="" type="checkbox"/> good ^{TO}	<input checked="" type="checkbox"/> fair	<input type="checkbox"/> poor
Ground Fault Interrupter (GFI)	<input type="checkbox"/> operative	<input checked="" type="checkbox"/> inoperative	<input type="checkbox"/> none
Plumbing — evidence of leaks	<input checked="" type="checkbox"/> none apparent at this time		<input type="checkbox"/> yes
Water heater seismic bracing	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no
Water heater containment pan	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no
Water heater pressure/temperature (P&T) valve drains properly	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
Smoke alarm	<input checked="" type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none

Remarks: _____

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Unit # 54

- Overall condition..... good fair poor
- Entry door secure..... yes no
- Windows secure..... yes no
- Air conditioning..... good fair poor
- Heating..... good fair poor
- Electrical safety..... good ^{TO} fair poor
- Ground Fault Interrupter (GFI)..... operative inoperative none NAZ
- Plumbing — evidence of leaks..... none apparent at this time yes
- Water heater seismic bracing..... yes no NAZ
- Water heater containment pan..... yes no NAZ
- Water heater pressure / temperature (P&T) valve drains properly..... yes no NAZ
- Smoke alarm..... operative inoperative none NAZ

Remarks: G.F.I.C. OUTLET NOT SECURE IN EXTERIOR WALL

Unit # 55

- Overall condition..... good fair poor
- Entry door secure..... yes no
- Windows secure..... yes no
- Air conditioning..... good fair poor
- Heating..... good fair poor
- Electrical safety..... good ^{TO} fair poor
- Ground Fault Interrupter (GFI)..... operative inoperative none NAZ
- Plumbing — evidence of leaks..... none apparent at this time yes
- Water heater seismic bracing..... yes no NAZ
- Water heater containment pan..... yes no NAZ
- Water heater pressure / temperature (P&T) valve drains properly..... yes no NAZ
- Smoke alarm..... operative inoperative none NAZ

Remarks: EVIDENCE OF RESINITE LEAK AT DINING ROOM CEILING

Unit # 56

- Overall condition..... good fair poor
- Entry door secure..... yes no
- Windows secure..... yes no
- Air conditioning..... good fair poor
- Heating..... good fair poor
- Electrical safety..... good ^{TO} fair poor
- Ground Fault Interrupter (GFI)..... operative inoperative none NAZ
- Plumbing — evidence of leaks..... none apparent at this time yes
- Water heater seismic bracing..... yes no NAZ
- Water heater containment pan..... yes no NAZ
- Water heater pressure / temperature (P&T) valve drains properly..... yes no NAZ
- Smoke alarm..... operative inoperative none NAZ

Remarks: "FURNACE" & "A/C" COMMON TRAP BARS MISSING

LN 60

Overall condition	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Entry door secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
Windows secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
Conditioning	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Lighting	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Electrical safety	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Ground Fault Interrupter (GFI)	<input checked="" type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none <input type="checkbox"/> HAZAR
Smoking — evidence of leaks	<input checked="" type="checkbox"/> none apparent at this time		<input type="checkbox"/> yes
Water heater seismic bracing	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no <input checked="" type="checkbox"/> HAZAR
Water heater containment pan	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no <input type="checkbox"/> HAZAR
Water heater pressure/temperature (P&T) valve drains properly	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no <input checked="" type="checkbox"/> HAZAR
Smoke alarm	<input checked="" type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none <input type="checkbox"/> HAZAR

Remarks: P&T VALVE DRAIN LINE INCOMPLETE

LN 61

Overall condition	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Entry door secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
Windows secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
Conditioning	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Lighting	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Electrical safety	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Ground Fault Interrupter (GFI)	<input checked="" type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none <input type="checkbox"/> HAZAR
Smoking — evidence of leaks	<input checked="" type="checkbox"/> none apparent at this time		<input type="checkbox"/> yes
Water heater seismic bracing	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no <input checked="" type="checkbox"/> HAZAR
Water heater containment pan	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no <input type="checkbox"/> HAZAR
Water heater pressure/temperature (P&T) valve drains properly	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no <input type="checkbox"/> HAZAR
Smoke alarm	<input checked="" type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none <input type="checkbox"/> HAZAR

Remarks:

LN 62

Overall condition	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Entry door secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
Windows secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
Conditioning	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Lighting	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Electrical safety	<input checked="" type="checkbox"/> good	<input checked="" type="checkbox"/> fair	<input type="checkbox"/> poor
Ground Fault Interrupter (GFI)	<input type="checkbox"/> operative	<input checked="" type="checkbox"/> inoperative	<input type="checkbox"/> none <input checked="" type="checkbox"/> HAZAR
Smoking — evidence of leaks	<input checked="" type="checkbox"/> none apparent at this time		<input type="checkbox"/> yes
Water heater seismic bracing	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no <input checked="" type="checkbox"/> HAZAR
Water heater containment pan	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no <input type="checkbox"/> HAZAR
Water heater pressure/temperature (P&T) valve drains properly	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no <input type="checkbox"/> HAZAR
Smoke alarm	<input checked="" type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none <input type="checkbox"/> HAZAR

Remarks:

Unit # 63

Overall condition	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Entry door secure	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	
Windows secure	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	
Air conditioning	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Heating	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Electrical safety	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Ground Fault Interrupter (GFI)	<input checked="" type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none <input type="checkbox"/> N
Plumbing — evidence of leaks	<input checked="" type="checkbox"/> none apparent at this time	<input type="checkbox"/> yes	
Water heater seismic bracing	<input type="checkbox"/> yes	<input checked="" type="checkbox"/> no	<input checked="" type="checkbox"/> N
Water heater containment pan	<input type="checkbox"/> yes	<input checked="" type="checkbox"/> no	<input type="checkbox"/> N
Water heater pressure/temperature (P&T) valve drains properly	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> N
Smoke alarm	<input checked="" type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none <input type="checkbox"/> N

Remarks: _____

Unit # 64

Overall condition	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Entry door secure	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	
Windows secure	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	
Air conditioning	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Heating	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Electrical safety	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Ground Fault Interrupter (GFI)	<input checked="" type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none <input type="checkbox"/> N
Plumbing — evidence of leaks	<input checked="" type="checkbox"/> none apparent at this time	<input type="checkbox"/> yes	
Water heater seismic bracing	<input type="checkbox"/> yes	<input checked="" type="checkbox"/> no	<input checked="" type="checkbox"/> N
Water heater containment pan	<input type="checkbox"/> yes	<input checked="" type="checkbox"/> no	<input type="checkbox"/> N
Water heater pressure/temperature (P&T) valve drains properly	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> N
Smoke alarm	<input type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input checked="" type="checkbox"/> none <input checked="" type="checkbox"/> N

Remarks: BOTH SMOKE ALARMS MISSING

Unit # 65

Overall condition	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Entry door secure	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	
Windows secure	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	
Air conditioning	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Heating	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Electrical safety	<input checked="" type="checkbox"/> good <u>TO</u>	<input checked="" type="checkbox"/> fair	<input type="checkbox"/> poor
Ground Fault Interrupter (GFI)	<input type="checkbox"/> operative	<input checked="" type="checkbox"/> inoperative	<input type="checkbox"/> none <input checked="" type="checkbox"/> N
Plumbing — evidence of leaks	<input checked="" type="checkbox"/> none apparent at this time	<input type="checkbox"/> yes	
Water heater seismic bracing	<input type="checkbox"/> yes	<input checked="" type="checkbox"/> no	<input checked="" type="checkbox"/> N
Water heater containment pan	<input type="checkbox"/> yes	<input checked="" type="checkbox"/> no	<input type="checkbox"/> N
Water heater pressure/temperature (P&T) valve drains properly	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> N
Smoke alarm	<input checked="" type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none <input type="checkbox"/> N

Remarks: _____

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Unit # 66

- Overall condition good fair poor
- Entry door secure yes no
- Windows secure yes no
- Air conditioning good fair poor
- Heating good fair poor
- Electrical safety good fair poor
- Ground Fault Interrupter (GFI) operative inoperative none HAZAR
- Plumbing — evidence of leaks none apparent at this time yes
- Water heater seismic bracing yes no HAZAR
- Water heater containment pan yes no HAZAR
- Water heater pressure/temperature (P&T) valve drains properly yes no HAZAR
- Smoke alarm operative inoperative none HAZAR

Remarks: _____

Unit # 67

- Overall condition good fair poor
- Entry door secure yes no
- Windows secure yes no
- Air conditioning good fair poor
- Heating good fair poor
- Electrical safety good fair poor
- Ground Fault Interrupter (GFI) operative inoperative none HAZAR
- Plumbing — evidence of leaks none apparent at this time yes
- Water heater seismic bracing yes no HAZAR
- Water heater containment pan yes no HAZAR
- Water heater pressure/temperature (P&T) valve drains properly yes no HAZAR
- Smoke alarm operative inoperative none HAZAR

Remarks: _____

Unit # 68

- Overall condition good fair poor
- Entry door secure yes no
- Windows secure yes no
- Air conditioning good fair poor
- Heating good fair poor
- Electrical safety good fair poor
- Ground Fault Interrupter (GFI) operative inoperative none HAZAR
- Plumbing — evidence of leaks none apparent at this time yes
- Water heater seismic bracing yes no HAZAR
- Water heater containment pan yes no HAZAR
- Water heater pressure/temperature (P&T) valve drains properly yes no HAZAR
- Smoke alarm operative inoperative none HAZAR

Remarks: MULTIPLE G.F.I.C. OUTLETS WIRAD IN SEALS

69

overall condition	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
entry door secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
downs secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
conditioning	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
electrical safety	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Ground Fault Interrupter (GFI)	<input checked="" type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none <input type="checkbox"/> HAZ.
water piping — evidence of leaks	<input checked="" type="checkbox"/> none apparent at this time		<input type="checkbox"/> yes
water heater seismic bracing	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no <input checked="" type="checkbox"/> HAZ.
water heater containment pan	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no <input type="checkbox"/> HAZ.
water heater pressure/temperature (P&T) valve drains properly	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no <input type="checkbox"/> HAZ.
carbon monoxide alarm	<input checked="" type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none <input type="checkbox"/> HAZ.

Remarks:

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70

overall condition	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
entry door secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
downs secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
conditioning	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
electrical safety	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Ground Fault Interrupter (GFI)	<input checked="" type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none <input type="checkbox"/> HAZ.
water piping — evidence of leaks	<input checked="" type="checkbox"/> none apparent at this time		<input type="checkbox"/> yes
water heater seismic bracing	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no <input checked="" type="checkbox"/> HAZ.
water heater containment pan	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no <input type="checkbox"/> HAZ.
water heater pressure/temperature (P&T) valve drains properly	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no <input type="checkbox"/> HAZ.
carbon monoxide alarm	<input checked="" type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none <input type="checkbox"/> HAZ.

Remarks:

.....

NA

overall condition	<input type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
entry door secure	<input type="checkbox"/> yes		<input type="checkbox"/> no
downs secure	<input type="checkbox"/> yes		<input type="checkbox"/> no
conditioning	<input type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
electrical safety	<input type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Ground Fault Interrupter (GFI)	<input type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none <input type="checkbox"/> HAZ.
water piping — evidence of leaks	<input type="checkbox"/> none apparent at this time		<input type="checkbox"/> yes
water heater seismic bracing	<input type="checkbox"/> yes		<input type="checkbox"/> no <input type="checkbox"/> HAZ.
water heater containment pan	<input type="checkbox"/> yes		<input type="checkbox"/> no <input type="checkbox"/> HAZ.
water heater pressure/temperature (P&T) valve drains properly	<input type="checkbox"/> yes		<input type="checkbox"/> no <input type="checkbox"/> HAZ.
carbon monoxide alarm	<input type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none <input type="checkbox"/> HAZ.

Remarks:

.....

Unit # 71

- Overall condition good fair poor
- Entry door secure yes no
- Windows secure yes no
- Air conditioning good fair poor
- Heating good fair poor
- Electrical safety good ⁷⁰ fair poor
- Ground Fault Interrupter (GFI) operative inoperative none N/A
- Plumbing — evidence of leaks none apparent at this time yes
- Water heater seismic bracing yes no N/A
- Water heater containment pan yes no N/A
- Water heater pressure/temperature (P&T) valve drains properly yes no N/A
- Smoke alarm operative inoperative none N/A

Remarks: REDUNDANT G.F.I.C. OUTLETS

Unit # 72

- Overall condition good fair poor
- Entry door secure yes no
- Windows secure yes no
- Air conditioning good fair poor
- Heating good fair poor
- Electrical safety good ⁷⁰ fair poor
- Ground Fault Interrupter (GFI) operative inoperative none N/A
- Plumbing — evidence of leaks none apparent at this time yes
- Water heater seismic bracing yes no N/A
- Water heater containment pan yes no N/A
- Water heater pressure/temperature (P&T) valve drains properly yes no N/A
- Smoke alarm operative inoperative none N/A

Remarks:

Unit # 73

- Overall condition good fair poor
- Entry door secure yes no
- Windows secure yes no
- Air conditioning good fair poor
- Heating good fair poor
- Electrical safety good fair poor
- Ground Fault Interrupter (GFI) operative inoperative none N/A
- Plumbing — evidence of leaks none apparent at this time yes
- Water heater seismic bracing yes no N/A
- Water heater containment pan yes no N/A
- Water heater pressure/temperature (P&T) valve drains properly yes no N/A
- Smoke alarm operative inoperative none N/A

Remarks:

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Unit # 74

- Overall condition good fair poor
- Entry door secure yes no
- Windows secure yes no
- Air conditioning good fair poor
- Heating good fair poor
- Electrical safety good fair poor
- Ground Fault Interrupter (GFI) operative inoperative none HAZARD
- Plumbing — evidence of leaks none apparent at this time yes
- Water heater seismic bracing yes no HAZARD
- Water heater containment pan yes no HAZARD
- Water heater pressure / temperature (P&T) valve drains properly yes no HAZARD
- Smoke alarm operative inoperative none HAZARD

Remarks: _____

Unit # 75

- Overall condition good fair poor
- Entry door secure yes no
- Windows secure yes no
- Air conditioning good fair poor
- Heating good fair poor
- Electrical safety good fair poor
- Ground Fault Interrupter (GFI) operative inoperative none HAZARD
- Plumbing — evidence of leaks none apparent at this time yes
- Water heater seismic bracing yes no HAZARD
- Water heater containment pan yes no HAZARD
- Water heater pressure / temperature (P&T) valve drains properly yes no HAZARD
- Smoke alarm operative inoperative none HAZARD

Remarks: P&T VALVE TRAPPED

Unit # 76

- Overall condition good fair poor
- Entry door secure yes no
- Windows secure yes no
- Air conditioning good fair poor
- Heating good fair poor
- Electrical safety good fair poor
- Ground Fault Interrupter (GFI) operative inoperative none HAZARD
- Plumbing — evidence of leaks none apparent at this time yes
- Water heater seismic bracing yes no HAZARD
- Water heater containment pan yes no HAZARD
- Water heater pressure / temperature (P&T) valve drains properly yes no HAZARD
- Smoke alarm operative inoperative none HAZARD

Remarks: _____

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Unit # 77

Overall condition	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Entry door secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
Windows secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
Air conditioning	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Heating	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Electrical safety	<input checked="" type="checkbox"/> good	<input checked="" type="checkbox"/> fair	<input type="checkbox"/> poor
Ground Fault Interrupter (GFI)	<input type="checkbox"/> operative	<input checked="" type="checkbox"/> inoperative	<input type="checkbox"/> none <input checked="" type="checkbox"/> HAZ
Plumbing — evidence of leaks	<input checked="" type="checkbox"/> none apparent at this time		<input type="checkbox"/> yes
Water heater seismic bracing	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no <input checked="" type="checkbox"/> HAZ
Water heater containment pan	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no <input type="checkbox"/> HAZ
Water heater pressure / temperature (P&T) valve drains properly	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no <input type="checkbox"/> HAZ
Smoke alarm	<input checked="" type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none <input type="checkbox"/> HAZ

Remarks: _____

Unit # 78

Overall condition	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Entry door secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
Windows secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
Air conditioning	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Heating	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Electrical safety	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Ground Fault Interrupter (GFI)	<input checked="" type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none <input type="checkbox"/> HAZ
Plumbing — evidence of leaks	<input checked="" type="checkbox"/> none apparent at this time		<input type="checkbox"/> yes
Water heater seismic bracing	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no <input checked="" type="checkbox"/> HAZ
Water heater containment pan	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no <input type="checkbox"/> HAZ
Water heater pressure / temperature (P&T) valve drains properly	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no <input type="checkbox"/> HAZ
Smoke alarm	<input checked="" type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none <input type="checkbox"/> HAZ

Remarks: _____

Unit # NA

Overall condition	<input type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Entry door secure	<input type="checkbox"/> yes		<input type="checkbox"/> no
Windows secure	<input type="checkbox"/> yes		<input type="checkbox"/> no
Air conditioning	<input type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Heating	<input type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Electrical safety	<input type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Ground Fault Interrupter (GFI)	<input type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none <input type="checkbox"/> HAZ
Plumbing — evidence of leaks	<input type="checkbox"/> none apparent at this time		<input type="checkbox"/> yes
Water heater seismic bracing	<input type="checkbox"/> yes		<input type="checkbox"/> no <input type="checkbox"/> HAZ
Water heater containment pan	<input type="checkbox"/> yes		<input type="checkbox"/> no <input type="checkbox"/> HAZ
Water heater pressure / temperature (P&T) valve drains properly	<input type="checkbox"/> yes		<input type="checkbox"/> no <input type="checkbox"/> HAZ
Smoke alarm	<input type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none <input type="checkbox"/> HAZ

Remarks: _____

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79

overall condition	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor	
entry door secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no	
windows secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no	
air conditioning	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor	
fire extinguishing	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor	
electrical safety	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor	
Ground Fault Interrupter (GFI)	<input checked="" type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none	<input type="checkbox"/> HAZARD
water piping — evidence of leaks	<input checked="" type="checkbox"/> none apparent at this time		<input type="checkbox"/> yes	
water heater seismic bracing	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no	<input checked="" type="checkbox"/> HAZARD
water heater containment pan	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no	<input type="checkbox"/> HAZARD
water heater pressure/temperature (P&T) valve drains properly	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no	<input type="checkbox"/> HAZARD
smoke alarm	<input checked="" type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none	<input type="checkbox"/> HAZARD

Remarks:

80

overall condition	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor	
entry door secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no	
windows secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no	
air conditioning	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor	
fire extinguishing	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor	
electrical safety	<input checked="" type="checkbox"/> good	<input checked="" type="checkbox"/> fair	<input type="checkbox"/> poor	
Ground Fault Interrupter (GFI)	<input type="checkbox"/> operative	<input checked="" type="checkbox"/> inoperative	<input type="checkbox"/> none	<input checked="" type="checkbox"/> HAZARD
water piping — evidence of leaks	<input checked="" type="checkbox"/> none apparent at this time		<input type="checkbox"/> yes	
water heater seismic bracing	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no	<input checked="" type="checkbox"/> HAZARD
water heater containment pan	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no	<input type="checkbox"/> HAZARD
water heater pressure/temperature (P&T) valve drains properly	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no	<input type="checkbox"/> HAZARD
smoke alarm	<input checked="" type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none	<input type="checkbox"/> HAZARD

Remarks:

81

overall condition	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor	
entry door secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no	
windows secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no	
air conditioning	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor	
fire extinguishing	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor	
electrical safety	<input checked="" type="checkbox"/> good	<input checked="" type="checkbox"/> fair	<input type="checkbox"/> poor	
Ground Fault Interrupter (GFI)	<input type="checkbox"/> operative	<input checked="" type="checkbox"/> inoperative	<input type="checkbox"/> none	<input checked="" type="checkbox"/> HAZARD
water piping — evidence of leaks	<input checked="" type="checkbox"/> none apparent at this time		<input type="checkbox"/> yes	
water heater seismic bracing	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no	<input checked="" type="checkbox"/> HAZARD
water heater containment pan	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no	<input type="checkbox"/> HAZARD
water heater pressure/temperature (P&T) valve drains properly	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no	<input type="checkbox"/> HAZARD
smoke alarm	<input checked="" type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none	<input type="checkbox"/> HAZARD

Remarks:

Unit # 82

Overall condition	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> po
Entry door secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
Windows secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
Air conditioning	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> po
Heating	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> po
Electrical safety	<input checked="" type="checkbox"/> good ^{TO}	<input checked="" type="checkbox"/> fair	<input type="checkbox"/> po
Ground Fault Interrupter (GFI)	<input type="checkbox"/> operative	<input checked="" type="checkbox"/> inoperative	<input type="checkbox"/> no
Plumbing — evidence of leaks	<input checked="" type="checkbox"/> none apparent at this time		<input type="checkbox"/> ye
Water heater seismic bracing	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no
Water heater containment pan	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no
Water heater pressure/temperature (P&T) valve drains properly	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
Smoke alarm	<input checked="" type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> no

Remarks: _____

Unit # 83

Overall condition	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> po
Entry door secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
Windows secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
Air conditioning	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> po
Heating	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> po
Electrical safety	<input checked="" type="checkbox"/> good ^{TO}	<input checked="" type="checkbox"/> fair	<input type="checkbox"/> po
Ground Fault Interrupter (GFI)	<input type="checkbox"/> operative	<input checked="" type="checkbox"/> inoperative	<input type="checkbox"/> no
Plumbing — evidence of leaks	<input checked="" type="checkbox"/> none apparent at this time		<input type="checkbox"/> yes
Water heater seismic bracing	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no
Water heater containment pan	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no
Water heater pressure/temperature (P&T) valve drains properly	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
Smoke alarm	<input checked="" type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> no

Remarks: _____

Unit # 84

Overall condition	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> po
Entry door secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
Windows secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
Air conditioning	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> po
Heating	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> po
Electrical safety	<input checked="" type="checkbox"/> good ^{TO}	<input checked="" type="checkbox"/> fair	<input type="checkbox"/> po
Ground Fault Interrupter (GFI)	<input type="checkbox"/> operative	<input checked="" type="checkbox"/> inoperative	<input type="checkbox"/> no
Plumbing — evidence of leaks	<input checked="" type="checkbox"/> none apparent at this time		<input type="checkbox"/> yes
Water heater seismic bracing	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no
Water heater containment pan	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no
Water heater pressure/temperature (P&T) valve drains properly	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
Smoke alarm	<input checked="" type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> no

Remarks: _____

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Unit # 85

Overall condition	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor	
Entry door secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no	
Windows secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no	
Air conditioning	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor	
Heating	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor	
Electrical safety	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor	
Ground Fault Interrupter (GFI)	<input checked="" type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none	<input type="checkbox"/> HAZARD
Plumbing — evidence of leaks	<input checked="" type="checkbox"/> none apparent at this time		<input type="checkbox"/> yes	
Water heater seismic bracing	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no	<input checked="" type="checkbox"/> HAZARD
Water heater containment pan	<input checked="" type="checkbox"/> yes		<input checked="" type="checkbox"/> no	<input type="checkbox"/> HAZARD
Water heater pressure/temperature (P&T) valve drains properly	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no	<input type="checkbox"/> HAZARD
Smoke alarm	<input checked="" type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none	<input type="checkbox"/> HAZARD
Remarks:			

Unit # 86

Overall condition	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor	
Entry door secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no	
Windows secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no	
Air conditioning	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor	
Heating	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor	
Electrical safety	<input checked="" type="checkbox"/> good	<input checked="" type="checkbox"/> fair	<input type="checkbox"/> poor	
Ground Fault Interrupter (GFI)	<input type="checkbox"/> operative	<input checked="" type="checkbox"/> inoperative	<input type="checkbox"/> none	<input checked="" type="checkbox"/> HAZARD
Plumbing — evidence of leaks	<input checked="" type="checkbox"/> none apparent at this time		<input type="checkbox"/> yes	
Water heater seismic bracing	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no	<input checked="" type="checkbox"/> HAZARD
Water heater containment pan	<input checked="" type="checkbox"/> yes		<input checked="" type="checkbox"/> no	<input type="checkbox"/> HAZARD
Water heater pressure/temperature (P&T) valve drains properly	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no	<input type="checkbox"/> HAZARD
Smoke alarm	<input checked="" type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none	<input type="checkbox"/> HAZARD
Remarks:			

Unit # 87

Overall condition	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor	
Entry door secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no	
Windows secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no	
Air conditioning	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor	
Heating	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor	
Electrical safety	<input checked="" type="checkbox"/> good	<input checked="" type="checkbox"/> fair	<input type="checkbox"/> poor	
Ground Fault Interrupter (GFI)	<input type="checkbox"/> operative	<input checked="" type="checkbox"/> inoperative	<input type="checkbox"/> none	<input checked="" type="checkbox"/> HAZARD
Plumbing — evidence of leaks	<input checked="" type="checkbox"/> none apparent at this time		<input type="checkbox"/> yes	
Water heater seismic bracing	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no	<input checked="" type="checkbox"/> HAZARD
Water heater containment pan	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no	<input type="checkbox"/> HAZARD
Water heater pressure/temperature (P&T) valve drains properly	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no	<input type="checkbox"/> HAZARD
Smoke alarm	<input checked="" type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none	<input type="checkbox"/> HAZARD
Remarks:			

Unit # 88

Overall condition	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor	
Entry door secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no	
Windows secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no	
Air conditioning	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor	
Heating	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor	
Electrical safety	<input checked="" type="checkbox"/> good	<input checked="" type="checkbox"/> fair	<input type="checkbox"/> poor	
Ground Fault Interrupter (GFI)	<input type="checkbox"/> operative	<input checked="" type="checkbox"/> inoperative	<input type="checkbox"/> none	<input checked="" type="checkbox"/> HAZARD
Plumbing — evidence of leaks	<input checked="" type="checkbox"/> none apparent at this time		<input type="checkbox"/> yes	
Water heater seismic bracing	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no	<input checked="" type="checkbox"/> HAZARD
Water heater containment pan	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no	<input type="checkbox"/> HAZARD
Water heater pressure/temperature (P&T) valve drains properly	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no	<input type="checkbox"/> HAZARD
Smoke alarm	<input checked="" type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none	<input type="checkbox"/> HAZARD
Remarks:			

Unit # 89

Overall condition	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Entry door secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
Windows secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
Air conditioning	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Heating	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Electrical safety	<input checked="" type="checkbox"/> good <i>to</i>	<input checked="" type="checkbox"/> fair	<input type="checkbox"/> poor
Ground Fault Interrupter (GFI)	<input type="checkbox"/> operative	<input checked="" type="checkbox"/> inoperative	<input type="checkbox"/> none <input checked="" type="checkbox"/> H
Plumbing — evidence of leaks	<input checked="" type="checkbox"/> none apparent at this time		<input type="checkbox"/> yes <input checked="" type="checkbox"/> H
Water heater seismic bracing	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no <input type="checkbox"/> H
Water heater containment pan	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no <input type="checkbox"/> H
Water heater pressure/temperature (P&T) valve drains properly	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no <input type="checkbox"/> H
Smoke alarm	<input checked="" type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none <input type="checkbox"/> H

Remarks: _____

Unit # 90

Overall condition	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Entry door secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
Windows secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
Air conditioning	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Heating	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Electrical safety	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Ground Fault Interrupter (GFI)	<input checked="" type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none <input type="checkbox"/> H
Plumbing — evidence of leaks	<input checked="" type="checkbox"/> none apparent at this time		<input type="checkbox"/> yes <input type="checkbox"/> H
Water heater seismic bracing	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no <input type="checkbox"/> H
Water heater containment pan	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no <input type="checkbox"/> H
Water heater pressure/temperature (P&T) valve drains properly	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no <input type="checkbox"/> H
Smoke alarm	<input checked="" type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none <input type="checkbox"/> H

Remarks: _____

Unit # 91

Overall condition	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Entry door secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
Windows secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
Air conditioning	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Heating	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Electrical safety	<input checked="" type="checkbox"/> good <i>to</i>	<input checked="" type="checkbox"/> fair	<input type="checkbox"/> poor
Ground Fault Interrupter (GFI)	<input type="checkbox"/> operative	<input checked="" type="checkbox"/> inoperative	<input type="checkbox"/> none <input checked="" type="checkbox"/> H
Plumbing — evidence of leaks	<input checked="" type="checkbox"/> none apparent at this time		<input type="checkbox"/> yes <input type="checkbox"/> H
Water heater seismic bracing	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no <input type="checkbox"/> H
Water heater containment pan	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no <input type="checkbox"/> H
Water heater pressure/temperature (P&T) valve drains properly	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no <input type="checkbox"/> H
Smoke alarm	<input checked="" type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none <input type="checkbox"/> H

Remarks: *SMOKE ALARM NOT SECURE ON CEILING IN THE STAIRWELL
40 AMP CIRCUIT BREAKER MISSING AT THE A/C CLOSET BREAKER*

Unit # 92

Overall condition	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Entry door secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
Windows secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
Air conditioning	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Heating	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Electrical safety	<input checked="" type="checkbox"/> good <i>to</i>	<input checked="" type="checkbox"/> fair	<input type="checkbox"/> poor
Ground Fault Interrupter (GFI)	<input type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none <input type="checkbox"/> H
Plumbing — evidence of leaks	<input checked="" type="checkbox"/> none apparent at this time		<input type="checkbox"/> yes <input type="checkbox"/> H
Water heater seismic bracing	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no <input type="checkbox"/> H
Water heater containment pan	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no <input type="checkbox"/> H
Water heater pressure/temperature (P&T) valve drains properly	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no <input type="checkbox"/> H
Smoke alarm	<input checked="" type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none <input type="checkbox"/> H

Remarks: *EXHAUST FAN VERY NOISY*

Unit # 93

Overall condition	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Entry door secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
Windows secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
Air conditioning	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Heating	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Electrical safety	<input type="checkbox"/> good	<input checked="" type="checkbox"/> fair	<input type="checkbox"/> poor
Ground Fault Interrupter (GFI)	<input type="checkbox"/> operative	<input checked="" type="checkbox"/> inoperative	<input type="checkbox"/> none <input checked="" type="checkbox"/> N
Plumbing — evidence of leaks	<input checked="" type="checkbox"/> none apparent at this time		<input type="checkbox"/> yes
Water heater seismic bracing	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no <input checked="" type="checkbox"/> N
Water heater containment pan	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no <input type="checkbox"/> N
Water heater pressure/temperature (P&T) valve drains properly	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no <input type="checkbox"/> N
Smoke alarm	<input checked="" type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none <input type="checkbox"/> N

Remarks: 30 AMP TRIP CIRCUIT BREAKER COMMON TRIP BAR MISSING

Unit # 94

Overall condition	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Entry door secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
Windows secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
Air conditioning	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Heating	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Electrical safety	<input type="checkbox"/> good	<input checked="" type="checkbox"/> fair	<input type="checkbox"/> poor
Ground Fault Interrupter (GFI)	<input type="checkbox"/> operative	<input checked="" type="checkbox"/> inoperative	<input type="checkbox"/> none <input checked="" type="checkbox"/> N
Plumbing — evidence of leaks	<input checked="" type="checkbox"/> none apparent at this time		<input type="checkbox"/> yes
Water heater seismic bracing	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no <input checked="" type="checkbox"/> N
Water heater containment pan	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no <input type="checkbox"/> N
Water heater pressure/temperature (P&T) valve drains properly	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no <input type="checkbox"/> N
Smoke alarm	<input checked="" type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none <input type="checkbox"/> N

Remarks: 40 AMP "A" CIRCUIT BREAKER COMMON TRIP BAR MISSING

Unit # 95

Overall condition	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Entry door secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
Windows secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
Air conditioning	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Heating	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Electrical safety	<input type="checkbox"/> good	<input checked="" type="checkbox"/> fair	<input type="checkbox"/> poor
Ground Fault Interrupter (GFI)	<input type="checkbox"/> operative	<input checked="" type="checkbox"/> inoperative	<input type="checkbox"/> none <input checked="" type="checkbox"/> N
Plumbing — evidence of leaks	<input checked="" type="checkbox"/> none apparent at this time		<input type="checkbox"/> yes
Water heater seismic bracing	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no <input checked="" type="checkbox"/> N
Water heater containment pan	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no <input type="checkbox"/> N
Water heater pressure/temperature (P&T) valve drains properly	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no <input type="checkbox"/> N
Smoke alarm	<input checked="" type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none <input type="checkbox"/> N

Remarks: BATH EXHAUST FAN NOISY & RUNS SLOW

NOTE: ALL FIRE & CONTROL CABLES ARE EMERGENCY ONLY. INSPECTORS ARE NOT RESPONSIBLE FOR THE CONDITION OF THE UNIT OR THE CONDITION OF THE BUILDING. THE INSPECTOR'S REPORT IS ONLY A GUIDE TO THE CONDITION OF THE UNIT AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY KIND. THE INSPECTOR'S REPORT IS ONLY A GUIDE TO THE CONDITION OF THE UNIT AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY KIND.

Unit # 96

Overall condition	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Entry door secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
Windows secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
Air conditioning	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Heating	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Electrical safety	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Ground Fault Interrupter (GFI)	<input checked="" type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none <input type="checkbox"/> HAZA
Plumbing — evidence of leaks	<input checked="" type="checkbox"/> none apparent at this time		<input type="checkbox"/> yes <input checked="" type="checkbox"/> no <input checked="" type="checkbox"/> HAZA
Water heater seismic bracing	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no <input type="checkbox"/> HAZA
Water heater containment pan	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no <input type="checkbox"/> HAZA
Water heater pressure/temperature (P&T) valve drains properly	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no <input type="checkbox"/> HAZA
Smoke alarm	<input checked="" type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none <input type="checkbox"/> HAZA

Remarks: P&T DRAIN LINE DISCONNECTED

Unit # 97

Overall condition	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Entry door secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
Windows secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
Air conditioning	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Heating	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Electrical safety	<input checked="" type="checkbox"/> good ^{TD}	<input checked="" type="checkbox"/> fair	<input type="checkbox"/> poor
Ground Fault Interrupter (GFI)	<input type="checkbox"/> operative	<input checked="" type="checkbox"/> inoperative	<input type="checkbox"/> none <input checked="" type="checkbox"/> HAZA
Plumbing — evidence of leaks	<input checked="" type="checkbox"/> none apparent at this time		<input type="checkbox"/> yes <input checked="" type="checkbox"/> no <input checked="" type="checkbox"/> HAZA
Water heater seismic bracing	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no <input checked="" type="checkbox"/> HAZA
Water heater containment pan	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no <input type="checkbox"/> HAZA
Water heater pressure/temperature (P&T) valve drains properly	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no <input type="checkbox"/> HAZA
Smoke alarm	<input checked="" type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none <input type="checkbox"/> HAZA

Remarks: _____

Unit # 98

Overall condition	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Entry door secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
Windows secure	<input checked="" type="checkbox"/> yes		<input type="checkbox"/> no
Air conditioning	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Heating	<input checked="" type="checkbox"/> good	<input type="checkbox"/> fair	<input type="checkbox"/> poor
Electrical safety	<input checked="" type="checkbox"/> good ^{TD}	<input checked="" type="checkbox"/> fair	<input type="checkbox"/> poor
Ground Fault Interrupter (GFI)	<input type="checkbox"/> operative	<input checked="" type="checkbox"/> inoperative	<input type="checkbox"/> none <input checked="" type="checkbox"/> HAZA
Plumbing — evidence of leaks	<input checked="" type="checkbox"/> none apparent at this time		<input type="checkbox"/> yes <input checked="" type="checkbox"/> no <input checked="" type="checkbox"/> HAZA
Water heater seismic bracing	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no <input checked="" type="checkbox"/> HAZA
Water heater containment pan	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no <input type="checkbox"/> HAZA
Water heater pressure/temperature (P&T) valve drains properly	<input type="checkbox"/> yes		<input checked="" type="checkbox"/> no <input type="checkbox"/> HAZA
Smoke alarm	<input checked="" type="checkbox"/> operative	<input type="checkbox"/> inoperative	<input type="checkbox"/> none <input type="checkbox"/> HAZA

Remarks: P&T DRAIN LINE "TRAPPED"

PROPERTY CONDITION ASSESSMENT AND CODE COMPLIANCE SURVEY
Southwood Townhomes
54 Quay Court
Sacramento, CA

Appendix E
Professional Resumes



Ladd T Bennett Engineering Technician

EDUCATION

Cosumnes River College – AA in Construction Management
St. Mary's College – BA in Business Management

PROFESSIONAL SUMMARY

Mr. Bennett's experience began while working for a leader in high technology, IBM. During this career he specialized in installation planning of large data centers for many of the large corporations in Northern California. Mr. Bennett was coordinator for design, construction and/or relocation, acting on behalf of IBM customers. In this capacity he provided electrical, HVAC, data cabling, and physical size/weight specifications to contractors of all trades associated with data center construction. He performed periodic inspections of construction progress and made recommendations for correction. He was responsible for certification of construction, ensuring all computing equipment housed in the data center would operate reliably.

Mr. Bennett's association with ATC began 8 years ago upon retiring from IBM after a long and successful career. He started as AutoCAD draftsman. In this capacity he provided numerous site plans, soil cross-sections, boring logs, site photograph presentations, and topographic drawings supporting many large ATC projects. More recently he has been conducting ESA, PCA, Phase 1, and Phase II inspections along with writing supporting reports.

SELECT PROJECT EXPERIENCE

ATC Associates Inc. – Sacramento, CA and Modesto, CA 1996 - Present

Draftsman.

California Major Utility. Acted as primary drafter for multiple underground storage tank removal projects including site characterization, remediation and tank replacement as part of an ongoing 8-year program for a major utility.

Sacramento Major Manufacturer. Acted as primary drafter for an asbestos abatement project, developing isometric drawings which depicted, in 3-D, the piping structure of a very complex heating plant. These drawings were synchronized with an Access database to indicate location, sample data, and test results for hundreds of samples.

Engineering Technician

National Trucking Firm. Performed an ESA inspection to determine the exposure to environmental contamination and the potential to exposure for an undeveloped site being considered for purchase and development. This required a site walk, public record search, report analysis, and coordination with the Sacramento Army Depot, a

known HAZMAT contributor adjacent to the proposed property. Site photographs, topographic maps, and aerial photographs were assembled into a comprehensive report.

Numerous Property Condition Assessments. Performed numerous PCA inspections of warehouse installations throughout Northern California, Nevada, and Texas and generated resulting reports.

International Business Machines – San Francisco and Sacramento, CA 1966 – 1996

Project Manager/Installation Planner

Bank of America Data Center Relocation. Acted as project manager for the relocation of all data processing equipment and cabling for the Bank of America data processing center in San Francisco, California. Responsible for coordinating the activities of 20 technicians. Responsible for the dismantling of equipment in stages, moving the equipment from one location to another, than reassembling, testing and phasing the equipment into production with little or no disruption to normal day-to-day banking operations.

Foundation Health Data Center Design. Provided specifications, machine placement diagrams, data cabling plans, and construction coordination for Foundation Health's new data center located in Rancho Cordova, CA. Also provided a 5-year expansion plan to ensure construction was adequate for the foreseeable future.

1st Nationwide Bank Design and Relocation. Provided the coordination necessary to design a data center at the new location in West Sacramento, CA then relocate all computing equipment from the old Folsom, CA location.

TRAINING AND CERTIFICATIONS

- AutoCAD Release 12 Level I Certificate – Architectural Emphasis – AutoDesk Institute
- Electronic Technology Certificate - Utah Trade Technical Institute
- Numerous company sponsored courses including (but not limited to):
 - Primary Power & Electrical Safety
 - Installation Planning for Computer Equipment
 - Total Quality Management
 - Facility Management Disciplines
 - Lotus Notes Database Design
 - Systems Management Disciplines
 - Most Microsoft Office Applications
 - Web Site Design



William D. Horner, REA, CAC **Branch Manager - Sacramento**

LICENSE AND CERTIFICATIONS

Licensed Engineering Contractor (California A License)
Registered Environmental Assessor I (REA I-05415)
Certified Asbestos Consultant (CA #93-1120)

PROFESSIONAL SUMMARY

ATC Associates Inc, Sacramento, CA (2001-Current). Mr. Horner is the Branch Manager for the ATC Sacramento, California office. Mr. Horner currently supports the western region by coordinating and providing senior technical oversight of the Property Condition Assessments and Probable Loss Reports within the western region. Mr. Horner is responsible for the oversight and management of the environmental and engineering services provided by the Sacramento ATC office, which include Building Sciences (asbestos/lead/IAQ/mold), Engineering and Construction Management Services (PCA's/ PML'/plan and draw reviews), Environmental (Phase I, II, subsurface, QM's), and Environmental Compliance (SPCC and SWPP). Mr. Horner is responsible for the overall sales and marketing and P&L statement for the office.

CAL Inc., Vacaville, CA (1992-2001). Mr. Horner was the Vice President for nine years for Cal Inc. There, he was responsible for the oversight and management of the Construction, Remediation, Training and Environmental Consultation Divisions nationally. Working with the President and CEO of the Vacaville based company, he developed company strategy and direction, determined and developed services offered, worked closely with HR and Accounting while growing the company from a six person office to over one hundred. Mr. Horner used his federal government experience to strengthen the company's position to obtain contracts with various government agencies.

LWA & Associates Inc (1990-1992). Mr. Horner was a Senior Project Manager and Instructor for an A/E firm (LWA & Associates) based in Sacramento, California. He primarily conducted asbestos and lead surveys, including private and government, projects at hospitals, commercial buildings and residential. Mr. Horner conducted site visits, prepared project designs, provided general consulting and on-site project management. As an instructor for a subsidiary of LWA (NCEI), Mr. Horner was responsible for the development of training curriculum, classroom exercises, and environmental health and safety courses.

Department of Army, Sacramento Army Depot (1982-1990). Mr. Horner was the Construction Manager at the Sacramento Army Depot, in Sacramento, California. Mr. Horner reported to the Base Facilities Engineer and Director for Engineering and Logistics, managing a construction program estimated at \$10,000,000 per year. As the senior construction inspector, he performed inspections on a number of different types of construction projects, varying in size and complexity. Mr. Horner performed constructability reviews and design reviews for proposed projects. Mr. Horner also acted as the primary liaison with the Corps of Engineers and approved all draw requests at the base.

EDUCATION

- Sacramento City College, Engineering Drafting
- California State University, Sacramento, Construction Management

SPECIALIZED TRAINING

Construction and Engineering

- ATC, Property Condition Assessment and Probable Maximum Loss Training
- Corps of Engineers Construction Quality Control and Verification Training
- Corps of Engineers, Flexible Pavement Inspection Training
- Corps of Engineers, Electrical Inspection Training
- University California Long Beach, PERT and CPM Training
- University of California, Long Beach, Public Works Contracting
- US Army Logistics Management College, Contracting Officers Representative

Asbestos, Lead, Microbial and IAQ

- ATC, Microbial Investigations and Assessments
- AHERA Asbestos Inspector/ Management Planner
- AHERA Project Designer
- AHERA Supervisor
- Radiation Safety Training
- Certified Operator for Niton X-Ray Fluorescence Analyzer
- Certified Advanced Operator of the Scitec X-Ray Fluorescence Spectrum Analyzer

Environmental

- University California Davis, Conducting Environmental Evaluations: Assessments and Audits
- University California Davis, UST Installation
- University California Davis Ground Water Modeling for Remedial Actions
- University California Davis Sampling Strategies and Techniques for Contaminated Soils
- University California Davis Field Monitoring and Sampling



JONATHAN TULL, PE, CEM
Branch Manager, Las Vegas

EDUCATION

- M.B.A., Finance Concentration, University of Nevada, Las Vegas, 2002
- B.S., Environmental Engineering, University of California, Riverside, 1994

PROFESSIONAL REGISTRATIONS

- Professional Engineer, Civil Discipline
(NV #14581; CA #C59710; WA #39809; OR #73406)
- Nevada Certified Environmental Manager
(NV #EM-1621)

PROFESSIONAL SUMMARY

Mr. Tull has worked in private consulting since 1995, and prior to this had been employed in both environmental research laboratories and the building construction industry. His environmental consulting experience has included involvement in a wide variety of environmental site assessments including Phase I and Phase II real estate assessments; facility environmental compliance audits; subsurface investigations utilizing hollow stem auger, direct-push, test pit, and hydropunch technologies/techniques; and installation of a variety of remediation and monitoring well configurations. Mr. Tull has expertise in underground storage tank removal and upgrade investigations, as well as groundwater monitoring and sampling. He has been directly involved with the pilot testing, design, installation, operation, maintenance, and management of a variety of groundwater and soil remediation systems including groundwater pump-and-treat, aquifer sparging, soil vapor extraction, bioventing, in-situ circulation cell, oxygen releasing compound, hydrogen peroxide, and high vacuum multi-phase extraction systems. Mr. Tull has also been directly involved with various air pollution control methodologies including granular activated carbon, catalytic oxidation, thermal oxidation, and flare off-gas treatment. Mr. Tull is also experienced in soil grading and compaction testing, footing inspections, reinforced concrete special inspections, and site preliminary geotechnical evaluations.

Mr. Tull has been actively involved in providing management, budgetary, and technical guidance and oversight support for a wide variety of projects including microbial/indoor air quality, asbestos containing material, lead based paint, geotechnical evaluations, and property condition assessment, and probable maximum loss work scopes.

Mr. Tull is experienced in fiscal project management including proposal generation and submittal, budget set-up and maintenance, unit costing, client and regulatory communication, and personnel management. Mr. Tull has been engaged in profit center management including budgeting, reporting, personnel management and skill development, marketing and business development, accounts payable, accounts receivable, and client management activities.

**SELECTED PROJECT
EXPERIENCE**

Environmental

- **Environmental Management / 7-Eleven, Inc. / Las Vegas, NV.** Project Manager performing proposal generation, budgetary set-up and tracking, personnel scheduling and management, client interaction, regulatory interface, and state petroleum fund reimbursement package preparation and submittal. Includes both unit cost and non-unit cost based projects located throughout the State of Nevada.
- **Environmental Management / Confidential Petroleum Client / Las Vegas, NV.** Project Manager performing air sparge and soil vapor extraction remediation system oversight at a large gasoline storage and pipeline terminal facility/TPH, BTEX, MTBE impacted site. Included normal operation and maintenance, system optimization, remediation status and quarterly groundwater monitoring reports.
- **Environmental Management / TOSCO Marketing Company / Las Vegas, NV.** Project Engineer/Manager performing multiple-phase, high vacuum extraction remediation system oversight at a high priority LUST/MTBE impacted site located in close proximity to a municipal well. Included expedited permitting, start-up/shakedown, normal operations and maintenance, air pollution and NPDES reporting during the initial construction phase and subsequent off-site system expansion activities.
- **Environmental Management / Confidential Client / Las Vegas, NV.** Project Manager performing metals plating facility site compliance activities and materials preparation related to the issuance of an air emissions notice of violation (NOV) by EPA Region IX. Included client, regulatory and air emissions specialist interfacing and management.
- **Environmental Management / Confidential Petroleum Client / Confidential Location.** Project Manager performing petroleum release response activities at a bulk fuel storage facility including product recovery, total fluids pump installation and fluid recovery, subsurface assessment, remediation well installation, reporting, and regulatory, client and facility personnel communication and interaction.
- **Environmental Management / Confidential Clients / Southern NV and Southern CA.** Performed and provided oversight of numerous Phase I and Phase II real estate due diligence site assessments. Includes undeveloped, commercial and residential sites. Responsibilities included budgeting, client and regulatory communications, and technical review and oversight.
- **Environmental Management / Confidential Telecommunications Clients / Southern NV and Northern AZ.** Oversight of numerous combined Phase I Environmental Site Assessment/National Environmental Protection Act (NEPA) site assessments for cellular antenna tower sites. Includes both ground-up construction lease sites and collocation sites. Responsibilities included budgeting, client and regulatory communications, and technical review and oversight.

- **Environmental Management / Confidential Client / Las Vegas, NV.** Project Manager performing subsurface soils investigation at a metals plating facility. Included reporting of relatively low concentrations of metals in soil and pursuing risk-based closure mechanisms.
 - **Environmental Management / Confidential Client / Las Vegas, NV.** Project Manager performing subsurface soils and groundwater investigation of a laboratory waste (solvents) release. Investigation included use of shallow test-pits to delineate both soil and water impact in a shallow perched zone associated with the facility leach field, as well as subsequent boring/monitoring well installation at the interface of naturally occurring groundwater. Investigation included soil boring interpretation to attempt to delineate the extent of a known subsurface fault zone in the site vicinity. Investigation also relied on the installation and sampling of screened wells in multiple discreet subsurface zones used to delineate the migration of potential DNAPL in the subsurface environment.
 - **Environmental Engineering / Western Gas Resources, Inc. / Recluse, WY.** Project Engineer/Manager performing soil vapor extraction/flare off-gas treatment system installation oversight at a remote natural gas condensate-impacted site. Included start-up/shakedown, system control modifications, normal operations and maintenance, and system monitoring.
 - **Environmental Engineering / 7-Eleven Inc.; TOSCO Marketing Company / Las Vegas, NV.** Project Engineer/Manager involved in numerous LUST/TPH, BTEX, MTBE, and chlorinated solvent remediation system installations including system design, expansion, permitting, bid packages, construction oversight, start-up/shakedown, operation and maintenance, and reporting including air pollution, NPDES, remediation status and quarterly groundwater monitoring reports, as well as state reimbursement claims.
 - **Environmental Engineering / 7-Eleven Inc.; TOSCO Marketing Company / Las Vegas, NV.** Project Engineer/Manager on numerous LUST/BTEX site enhanced bioremediation system installations including design, installation, monitoring, and maintenance of oxygen releasing compound well curtains and hydrogen peroxide injection well systems
 - **Environmental Engineering / Confidential Clients / Southern NV and Southern CA.** Performed chlorinated solvent soils and groundwater assessments related to current and former dry cleaning operation sites.
 - **Environmental Engineering / Confidential Clients / NV, CA, WA, AZ.** Responsible charge for preparation of facility environmental compliance audits and Spill Prevention Control and Countermeasure Plan (SPCC) for vehicle maintenance/repair garage facilities, manufacturing facilities, and warehouse distribution centers.
- Building Sciences**
- **Microbial & IAQ Investigations / Confidential Clients / Southern NV and Southern UT.** Branch Manager providing oversight, approach, technical review, and office personnel skill set development for the performance of microbial/indoor air quality investigations and remedial confirmation testing at various locations throughout Southern Nevada and Southern Utah.

- **Asbestos & Lead-Based Paint Management / Confidential Clients / Various Locations, NV.** Branch manager providing senior support for numerous limited asbestos/lead-based paint survey projects throughout Nevada that included bulk sampling of suspected asbestos containing materials and/or lead-based paint sampling at numerous commercial retail, residential and resort properties. Responsibilities include proposal generation support, budgetary management support, technical staff oversight support, health & safety support, technical staff skill development, and report preparation QA/QC and review support.
- **Asbestos & Lead-Based Paint Management / Confidential Client / Northern NV.** Branch manager providing senior support for a large-scale resort facility asbestos/lead-based paint assessment, abatement, and demolition project in Northern Nevada that included bulk sampling and abatement oversight of suspected asbestos containing and lead containing materials. Project scope included materials identification, materials abatement prior to facility demolition, abatement contractor oversight, regulatory communication, discussion and compliance assurance, and project reporting and work scope determination activities. Senior support role included coordination and discussion of work scope, timelines, and budgetary issues with the abatement contractor, general contractor, property manager, and facility owner. Other responsibilities included proposal generation support, budgetary management support, health & safety support, and technical staff oversight
- **Property Condition Assessments / Confidential Clients / Various Locations, NV and CA.** Providing oversight, approach, technical review, and office personnel skill set development for the performance of Property Condition Assessment (PCA) reports for various locations throughout Nevada and California.
- **Probable Maximum Loss Studies / Confidential Clients / Various Locations, NV and CA.** Providing oversight, approach, technical review, and office personnel skill set development for the performance of Probable Maximum Loss (PML) reports for various locations throughout Nevada and California.

Geotechnical

- **Geotechnical Engineering / Confidential Clients / Southern CA.** Performed sand cone compaction testing on numerous dirt fill emplacement sites at various locations throughout southern California.
- **Geotechnical Engineering / Confidential Client / Southern CA.** Monitored and facilitated distribution of correct moisture levels to soil fill materials before and during emplacement in order to ensure maximum compaction percentages at a large design/build fill emplacement project in Southern California.
- **Geotechnical Engineering / Confidential Client / Southern CA.** Conducted water percolation testing for septic pit infiltration rate suitability and design parameters.
- **Geotechnical Engineering / Confidential Clients / Southern CA and Southern NV.** Conducted and managed geotechnical exploration and reporting on multiple telecommunications tower facilities located throughout southern California and Southern Nevada.

Construction Inspection

- **Construction Inspection / Confidential Clients / Southern NV.** Performed site grading suitability, footing excavation and rebar emplacement inspections at multiple commercial building construction projects located in Southern Nevada. Included photo and written documentation, and communication with contractors regarding noted deficiencies.
- **Construction Inspection / Confidential Clients / Southern NV and Southern CA.** Performed construction inspection and oversight on numerous remediation system installation projects throughout Southern California and Southern Nevada. Activities included periodic work quality inspections, piping pressure testing oversight, bid package and contract conformance monitoring, work crew scheduling, property occupant communication and coordination, trenching and overburden emplacement oversight, and photo and written documentation.
- **Construction Inspection / Wal*Mart Stores / Southern CA.** Performed footing inspections, soil compaction testing, roofing observation, reinforced concrete special inspections, and overall building inspection on a Wal*Mart Stores Supercenter located in Southern California. Activities included periodic work quality inspections, project plan and specification conformance monitoring, inspection monitoring, and photo and written documentation.

TRAINING AND CERTIFICATIONS

- OSHA 40-Hour Hazwoper & 24-Hour First Responder, ETAC, Anaheim, California, 1995.
- OSHA 8-Hour Site Supervisor, RESQ, Las Vegas, Nevada, 1996.
- OSHA 8-Hour Annual Refresher -Annually.
- Air Sparging for Site Remediation, International Network for Environmental Training, 1996.
- Centrifugal Pumps, National Technology Transfer, Inc., 1998.
- Pacific Focused Groundwater Conference, National Ground Water Association, 2000.
- Strategies for Conducting Meaningful Microbial IAQ Investigations Workshop, American Indoor Air Quality Council, Phoenix, Arizona, 2001.
- MTBE: Assessment, Remediation and Public Policy Conference, National Ground Water Association, 2002.
- Petroleum Hydrocarbon and Organic Compounds in Groundwater Conference, National Ground Water Association, 2003.
- Roof Asset Management, Roof Consultants Institute, 2004.
- Rooftop Quality Assurance, Roof Consultants Institute, 2004.

PROFESSIONAL ACTIVITIES

- National Society of Professional Engineers
- National Ground Water Association
- Roof Consultants Institute