

SMD CONSTRUCTION CO., INC.

Inspection No.: 202211010

Inspector: Sam Dawkins

Inspection Date's: 11/06/2022 & 11/10/2022

Client:

Address: 1111 Anywhere Lane, Anywhere, CA

Clinet@mail.xxx

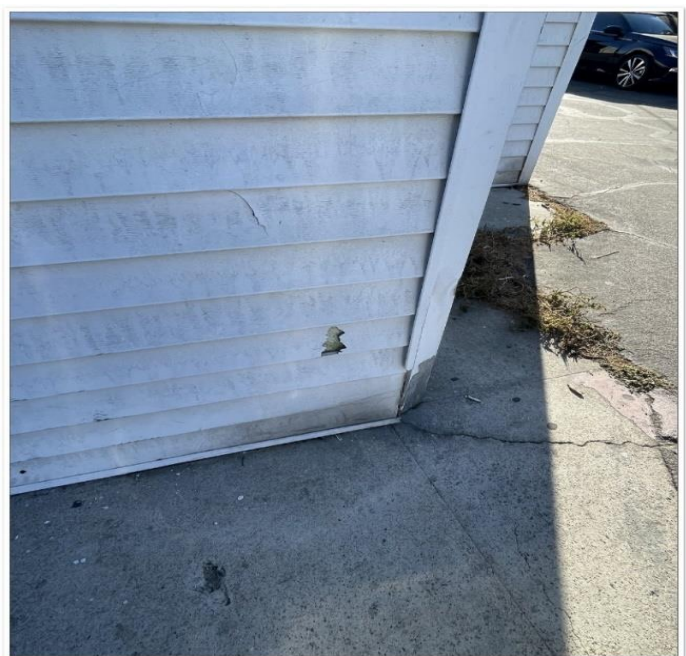
THIS INSPECTION REPORT DOES NOT CONSTITUTE A WARRANTY, AN INSURANCE POLICY, OR A GUARANTEE OF ANY KIND. THE INSPECTION REPORT REFLECTS AN OBSERVATION OF CERTAIN LISTED ITEMS OF THE PROPERTY AS OF THE DATE AND TIME OF THE INSPECTION.

100

EXTERIOR

Our exterior evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties.

102 Walks: Concrete. **Cracks noted at various areas.**



Please see additional comments for Walks on the next page.

SMD Construction Co., Inc.
45014 Anabell Lane
Lake Elsinore, CA 92532
(562) 547-9442
sam@smdconstruction4you.com

102 Walks Cont'd:

Excessive debris observed at various areas around the outside perimeter of the building. Advise periodic removal of debris as part of routine maintenance.



104 Siding:

**Holes, bent, chipped, peeling, torn and missing siding noted at various areas;
we advise making necessary corrections.**



- 105 Trim: **Bent, broken, chipped, missing, peeling trim noted at various/many areas; we advise making necessary corrections.**
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- 106 Window Frames: **Bent, broken, chipped, missing, peeling window frames noted at various/many areas; we advise making necessary corrections.**
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- 106a Screens: **Most screen noted are missing; we advise making necessary corrections. Existing screens noted are deteriorated and torn.**



Windows:

Conduit noted blocking windows; suggest removing as a safety upgrade.



Several windows noted are broken, chipped and have missing panes.

Windows noted blocked with debris; suggest removing as a safety upgrade.



107 Electrical Fixtures:

Unable to test lights no light bulbs in fixtures.

Light fixtures bent, hanging, rusted, missing covers noted in various areas; we advise making necessary corrections.



Missing, loose/hanging or damaged exterior box noted at side; suggest repairs/replacement as needed to ensure safety.



- 108 Gutters/Downspouts: **Deteriorated, rusted, disconnected and missing gutters and downspouts noted at various areas; we advise making necessary corrections.**



Running water dripping down from downspouts onto mailboxes; we advise making necessary corrections.



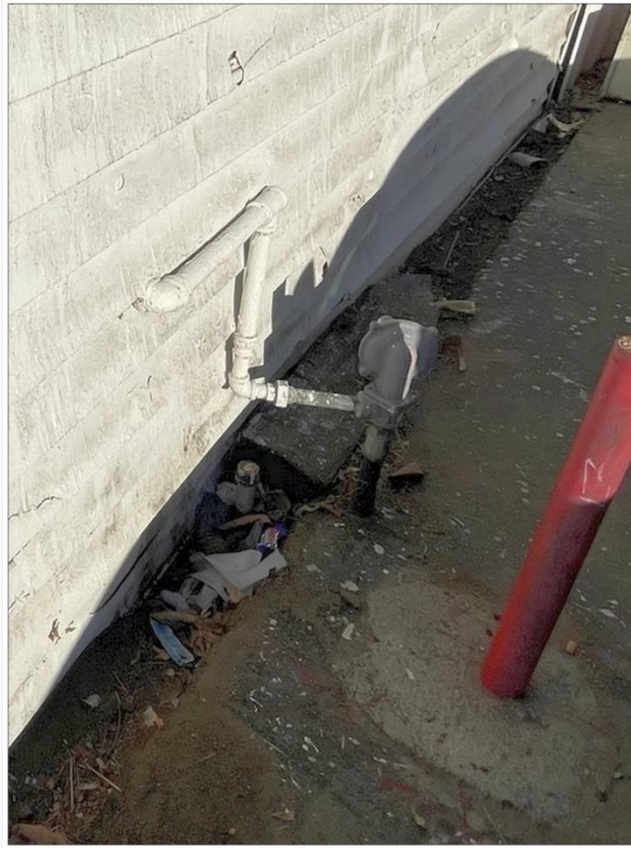
- 110 Exterior Doors: **Deterioration and rust noted.**
Missing and broken latches noted; we advise making necessary corrections.
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- 113 Lot grade/Drainage: **Ponding noted at various areas. Whenever ponding is noted, particularly near the foundation, some concern about lot drainage may be warranted. It is beyond the scope of our inspection to verify drainage systems. Client is advised to obtain further review from a specialist.**



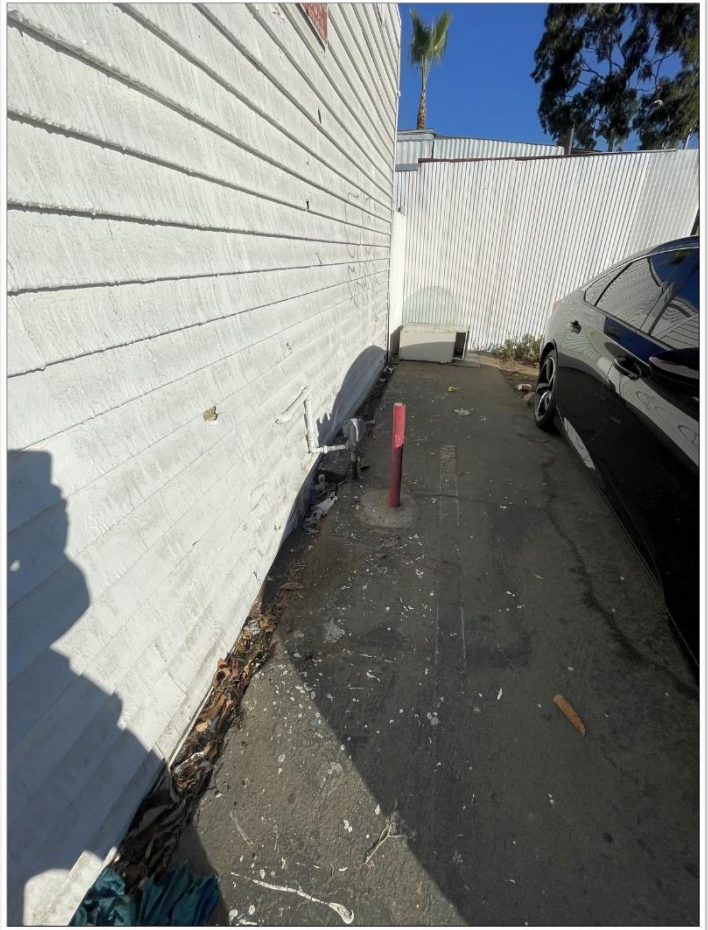
114 Gas Meter:

Located at side. **Unable to determine if seismic valve has been installed as a safety upgrade.**

Unable to determine if gas meter is correctly installed; suggest checking with gas company.



115 Foundation: **Gaps and missing concrete noted at various areas.**



115a Ventilation: **Unable to determine if ventilation is adequate.**

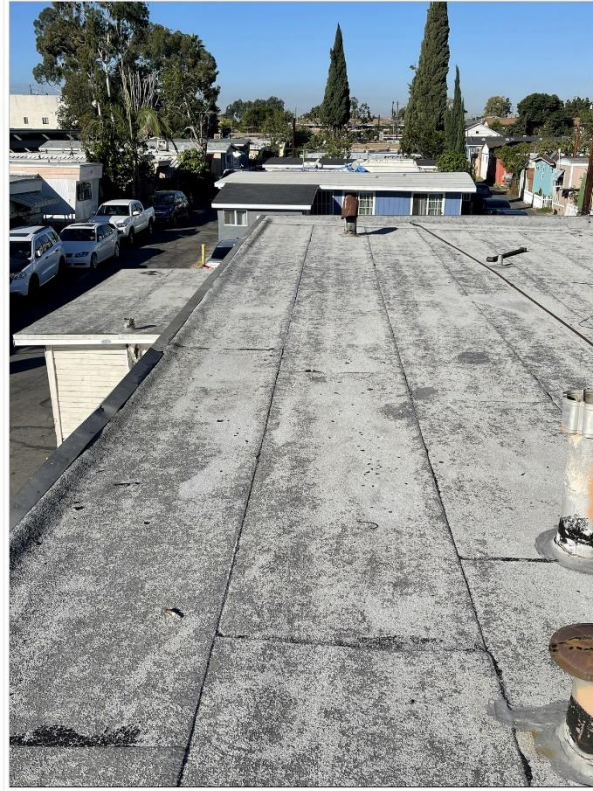
117 Exterior Comments: **Vent pipes noted in various areas; deteriorated, rusted and missing vent caps; unable to determine purpose at time of inspection.**

Parking lot noted has extensive wear and tear to asphalt.

Our evaluation of the roof is to determine if portions are missing and/or deteriorating and, therefore, subject to possible leaking. Portions of underlayment and decking are hidden from view and cannot be evaluated by our visual inspection; therefore, our review is not a guarantee against roof leaks or a certification.

126 Type/Material: Rolled roofing/flat construction.

127 Roof Comments: **Roof shows extensive wear and deterioration at various areas. we advise making necessary corrections.**



Please see additional Roof Comments on the next page.

127 Roof Comments Cont'd: **Missing vent cap noted at various areas; we advise making necessary corrections.**

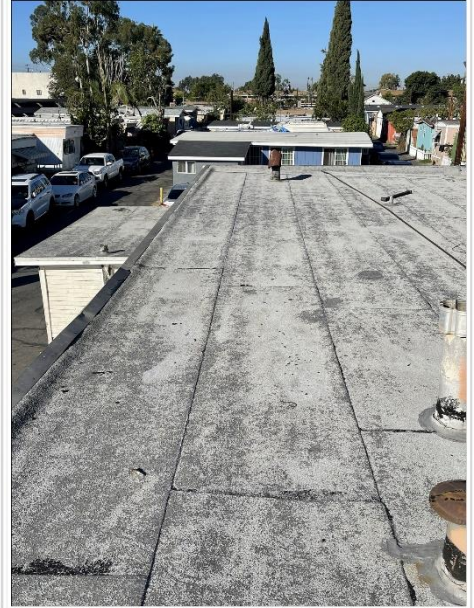
We advise resealing all through roof vents and projections as part of routine maintenance.



Please see additional Roof Comments on the next page.

127 Roof Comments Cont'd: **Missing vent cap noted at various areas; we advise making necessary corrections.**

We advise resealing all through roof vents and projections as part of routine maintenance.



Our evaluation of major systems is both visual and functional provided power and/or fuel is supplied to the component. **IDENTIFYING OR TESTING FOR THE PRESENCE OF ASBESTOS, RADON, LEAD BASED PRODUCTS, OR OTHER POTENTIALLY HAZARDOUS MATERIALS IS NOT WITHIN THE SCOPE OF THIS REPORT. THESE MATERIALS WERE USED PRIOR TO 1982, AND SHOULD YOU BE CONCERNED, WE SUGGEST HAVING AN INDEPENDENT INSPECTION PERFORMED.** Judging the sufficiency of water flow in plumbing or the cooling efficiency of air conditioning is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems to be less than normal.

DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE, INCLUDING HEATERS AND HEAT EXCHANGERS, IS BEYOND THE SCOPE OF THIS REPORT. THE LOCAL UTILITY COMPANY WILL CONDUCT SUCH AN INSPECTION UPON REQUEST.

201 Heating:	None.
201a Venting:	None
202 Air Conditioning:	None.
203 Thermostat:	Non-Applicable.
204 Ducting:	Non-Applicable.
205 Plumbing:	Per owner an outside plumber previously inspected plumbing; please see plumbers notes.
206 Drain/Waste Vent:	Please see number 401.
207 Water Heater:	Unable to inspect water heater; there was no key present to the water heater closet at the time of the inspection. Please see number 405.



207a Venting:	Unable to determine; please see number 405.
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208 Electrical:

The main electrical service is approximately 200 amps 120/240-volt single phase with two (2) 100-amp meters underground feed with one 50-amp breaker for unit 42 and one 100-amp breaker for this unit. main panel located at north west corner of this unit. Overload protection is provided by breakers. No futures provided for possible expansion; maximum allowable amperage is 100 amps 120/240 volts. Main feeders are aluminum 350 KCMIL rated for 210 amps per NEC. 100-amp Sub panel located in first room of this unit to left.

The main service panel capacity for unit 42 is under 100 amps. While this system was standard at the time of original construction and appears serviceable, we advise upgrading the panel to meet today's higher electrical demands. A licensed electrician should perform all upgrades and work.

Suggest adding 100-amp sub panel breaker to the sub panel.

Suggest cleaning up debris underneath panel.

Deterioration noted at boxes and tape noted to hold box closed; suggest replacing boxes as a safety upgrade.



Please see additional comments for Electrical on the next page.

208 Electrical Cont'd:

Disconnect switches feeding some of the electrical equipment throughout unit. There are also junction boxes used as pull poking between electrical panel and disconnect switches; While this system may have been standard at the time of original construction if there was an inspection at the time of installation; although if there was no inspection at the time of installation you may receive correction notices, we advise upgrading to meet today's higher electrical demands as it may not pass inspection. A licensed electrician should perform all upgrades and work.



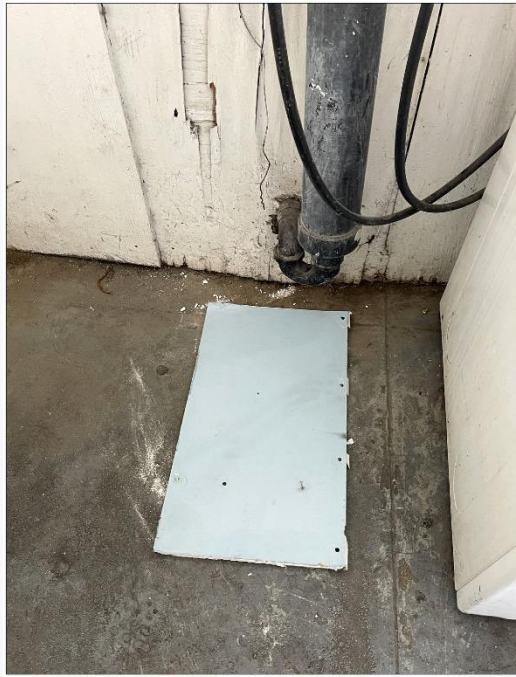
Electrical is functional in the process of repairs and cleanup of electrical, as long as repairs and cleanup are being completed.

As a safety upgrade, we always recommend installing GFCI outlets, in all areas that they are currently required; such laundry areas, exterior outlets, and all outlets within five feet of running water.

209	Smoke Detector:	No smoke detector(s) noted in unit at the time of the inspection. Suggest adding smoke detectors to any areas required by law.
210	CO Detector:	No carbon monoxide detector(s) noted at the time of the inspection; Suggest adding carbon monoxide detector(s) to any areas required by law.
212	Comments:	

301 Floor:

Extensive damage and foreign objects used for patching repairs to flooring; we advise making necessary corrections.



Large hole partially covered with metal plate is a possible trip hazard and a possibility of foot or feet falling into the exposed portion of hole. This is a safety concern. We advise repair/replacement as needed to ensure safety.



302 Walls:

Extensive damage noted to walls

Broken, deteriorated, rotted, missing portions of wall noted at various areas.



Cracked, deteriorated separating noted.



Please see additional comments for Walls on the next page.

302 Walls Cont'd: **Cracks, holes and warping noted in walls.**



Holes, missing material and unknown opening in wall; unable to determine purpose; we advise making necessary corrections.



303 Ceiling:

Holes and unknown vents noted in ceiling; we advise making necessary corrections.



Deterioration, holes and unknown object noted in ceiling; we advise making necessary corrections.



304 Doors:

Damaged door noted; chain used for closing door at time of inspection; we advise making necessary corrections.

305 Windows:

Though it may have been standard at the time of construction, the windows may not have safety/tempered glass installed. We suggest replacement as a safety upgrade.

Window frames noted are broken, chipping, deteriorated and separating from windows noted at various areas; we advise making necessary corrections.

Broken windows and torn screen noted at various locations.



Please see additional comments for Windows on the next page.

305 Windows Cont'd:

Windows noted blocked with debris; suggest removing as a safety upgrade.



306 Cabinets:

Excessive damage noted to cabinets; we advise making necessary corrections.



307 Electrical:

There is no ground fault interrupter noted at three (3) outlets behind washer and dryers which may not have been standard at the time of construction. However, today's standards require ground fault interrupters at all areas within five feet of running water and external outlets. We suggest installing a ground fault interrupter in this area as a safety upgrade.

There are five (5) existing lights only one is operational; suggest replacing light bulbs and replacing light fixtures to title 24.



309 Laundry Tub:

Excessive corrosion and damage noted to laundry tubs; we advise either removing or making necessary corrections as a safety upgrade.

Unable to test water, hot and cold knobs missing; we advise making necessary corrections.



310 Washer Hook-ups:

Two (2) washing machines noted appear to drain into laundry tubs; unable to determine if these drains are connected properly or drain properly; we advise making necessary corrections.

Unable to test washer hook-ups at time of inspection; suggest checking if washing machines function properly.

311 Dryer Hook-ups:

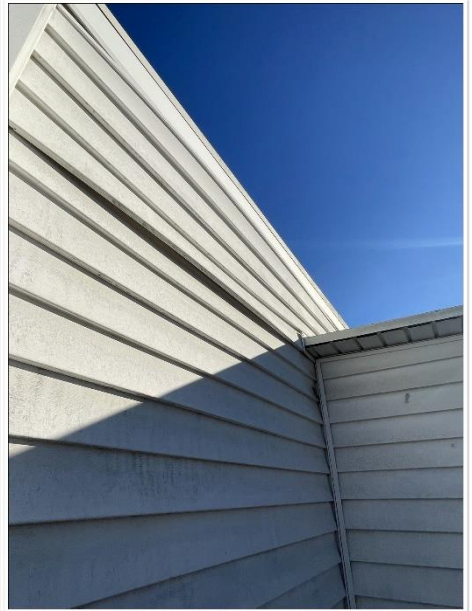
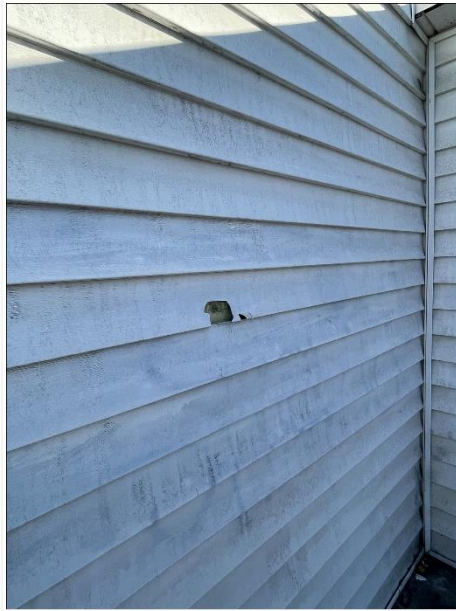
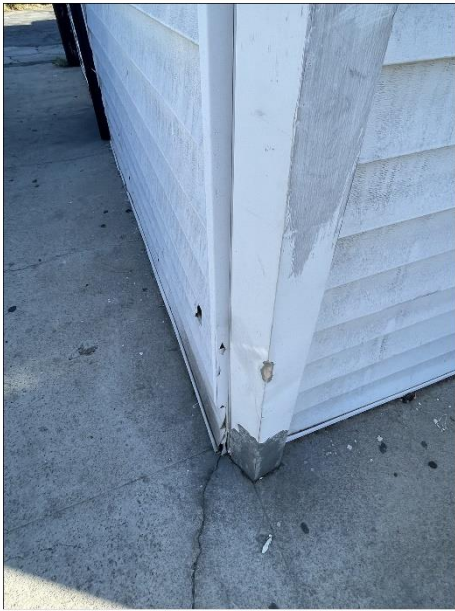
Unable to test dryers at time of inspection; suggest checking if dryers are functioning properly.

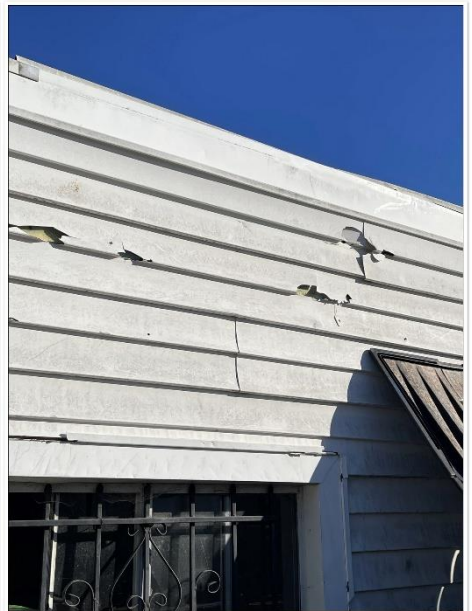
312 Comments:

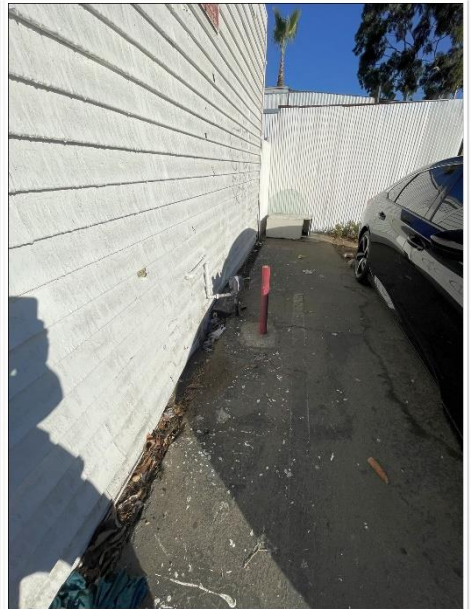
This laundry room has multiple pipes and vents with unknown function at time of inspection; we advise making necessary corrections.

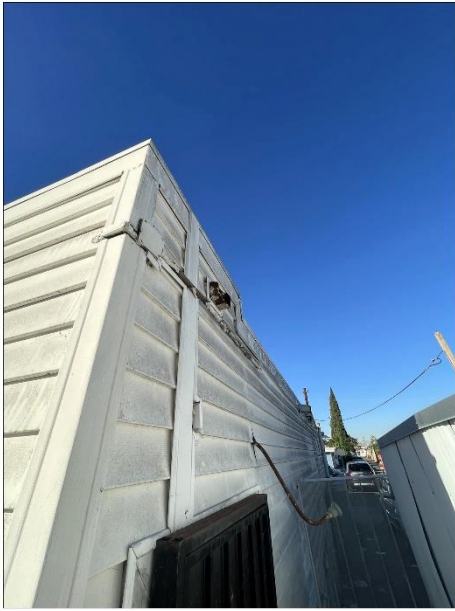
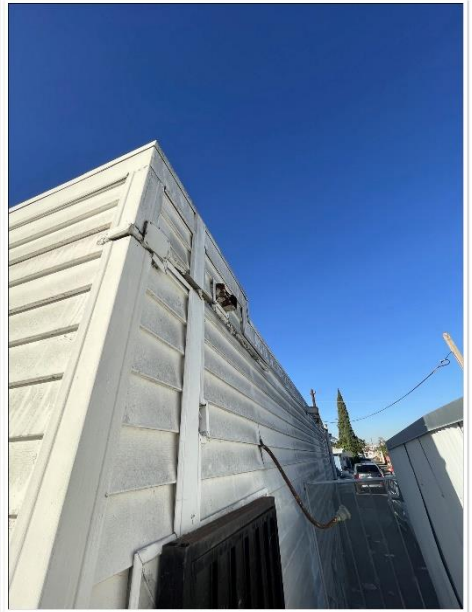
THIS LAUNDRY ROOM HAS EXTENSIVE DAMAGE TO THE EXTERIOR AND INTERIOR AS NOTED IN ABOVE REPORT AS YOU CAN VISUALLY SEE IN ATTACHED COPIES OF PICTURES. ALL DAMAGES TO THIS UNIT ARE REPAIRABLE; AS PER OWNER HE HAS AGREED TO MAKE REPAIRS AS NEEDED.

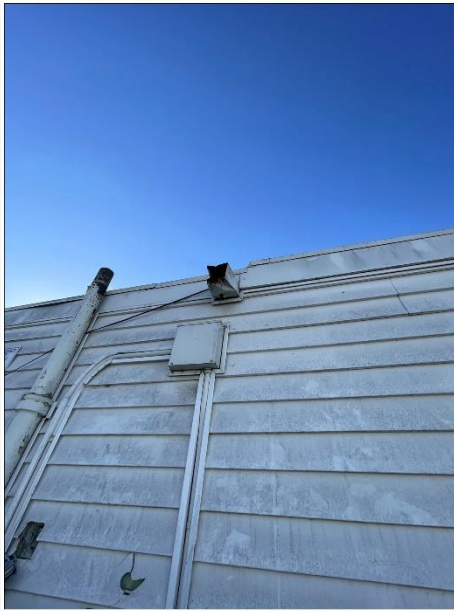
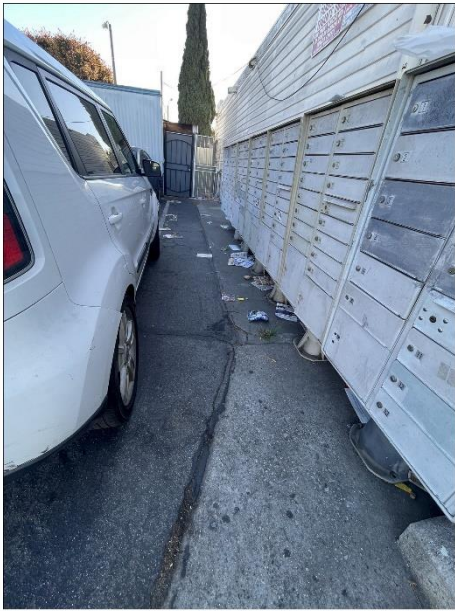
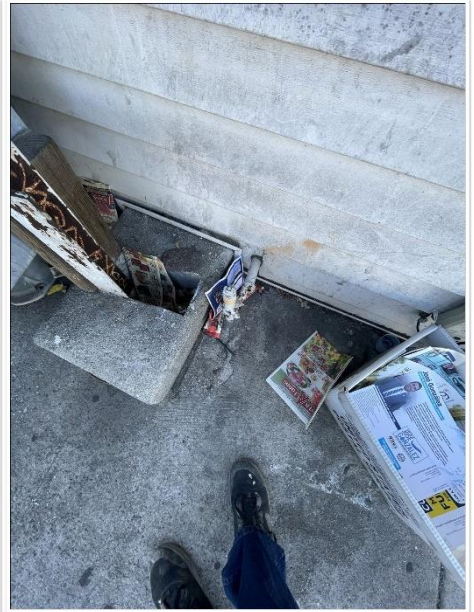


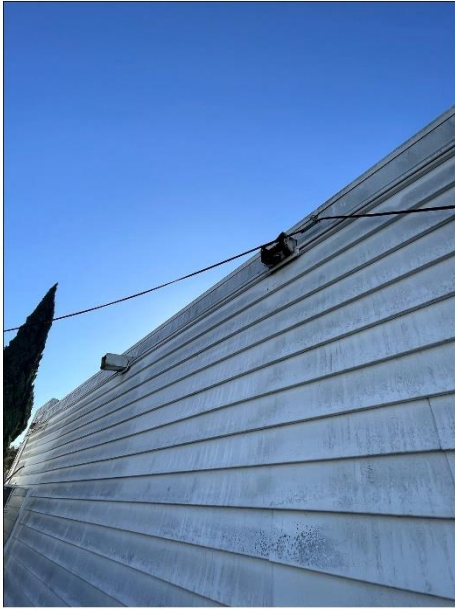




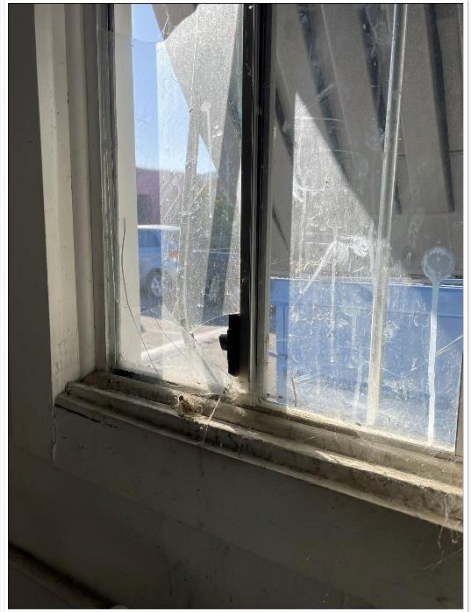




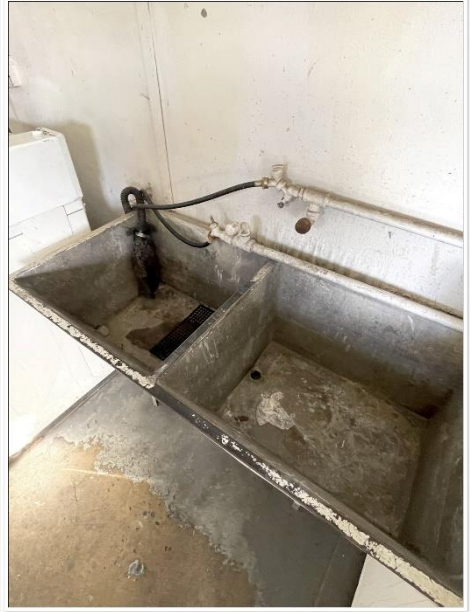


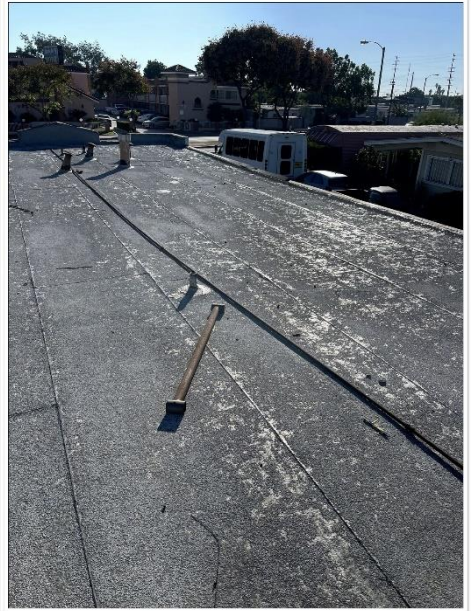
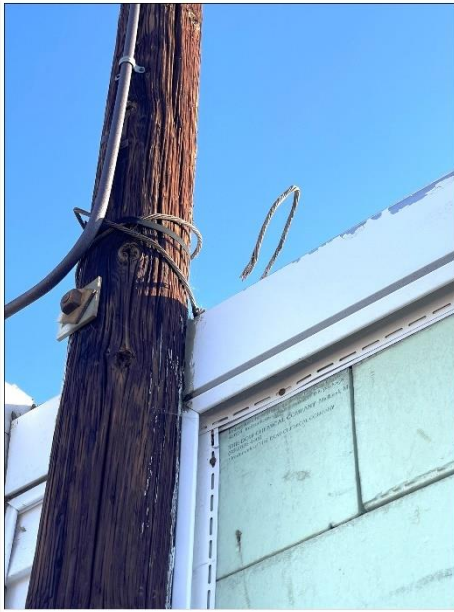


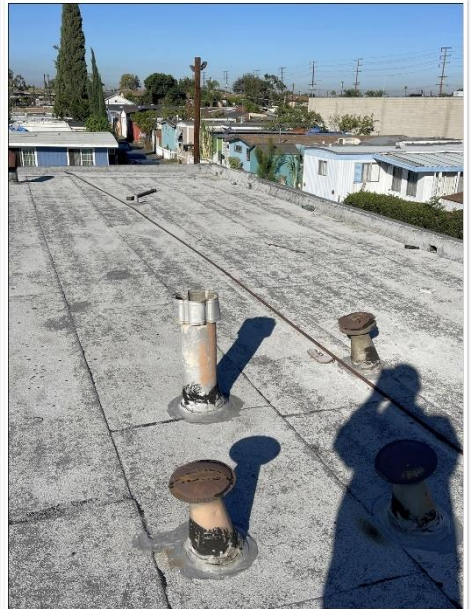
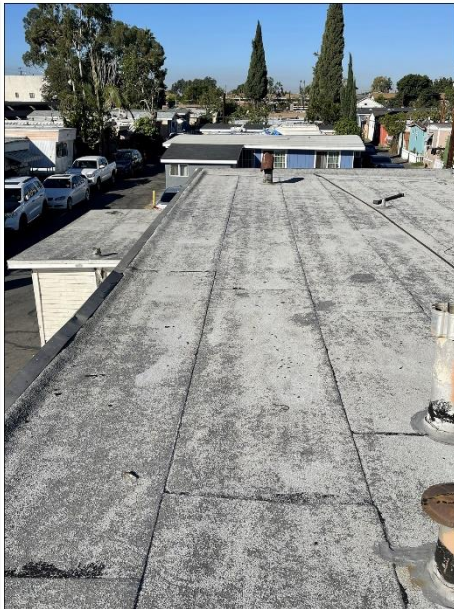
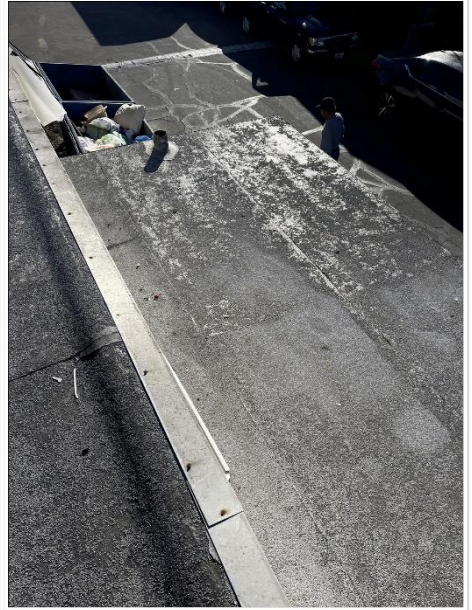


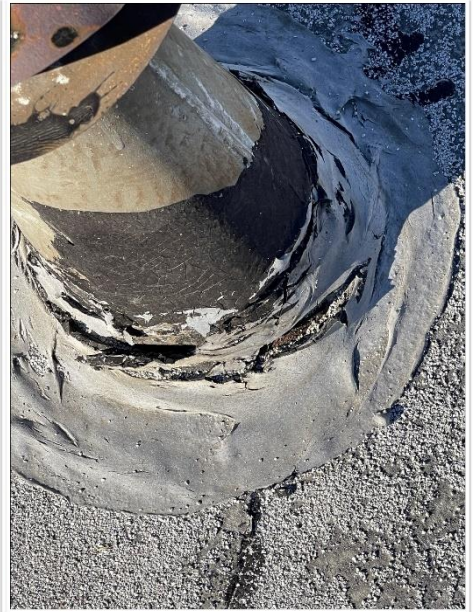


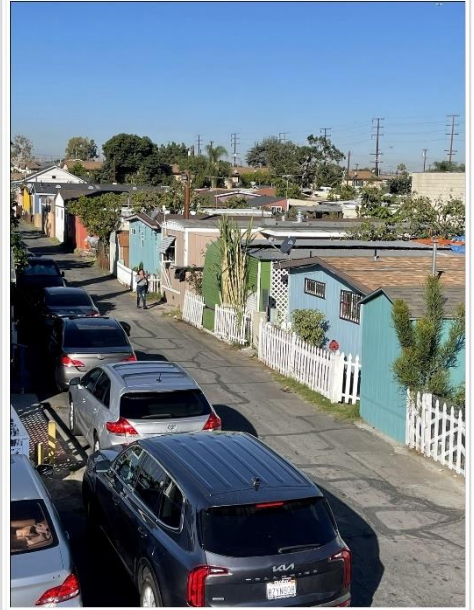












LIMITATIONS EXIST WITH THIS INSPECTION. UNFAMILIARITY WITH THE PROPERTY WILL ALWAYS IMPACT DISCLOSURE.

THIS INSPECTION DOES NOT CONSTITUTE A WARRANTY, AN INSURANCE POLICY, OR A GUARANTEE OF ANY KIND.

SMD Construction Co., Inc. has prepared this report subject to the following exclusions and limitations:

Condition as of Inspection Date -The Inspection Report is based on conditions of the property existing and apparent on the inspection date. As not all conditions are apparent on the inspection date, SMD Construction Co., Inc. is not responsible for the non-discovery of any patent or latent defects in materials, workmanship, or other aspects of the property, or any problems that may occur or become evident after the inspection date. SMD Construction Co., Inc. is not responsible for future failure and repair.

Exclusions and Limitations –SMD Construction Co., Inc. is only making a **visual** inspection and the following are specifically excluded from this inspection:

1. **General Exclusions** --The following items, systems and components are excluded: the inspection and/or testing of underground or concealed pipes, electrical lines or circuits, sewer lines and/or on-site waste disposal systems; water softeners, intercom systems, security systems, telephone and cable TV cables, low voltage lighting systems, any timing systems, water purification systems, well systems {other than visible above ground equipment}, solar systems, swimming pools, spas {other than equipment in visible plumbing system}, back flushing of pool equipment, instant water heating devices, pressure tests or central air conditioning systems, furnace heat exchangers, radiant heating systems, free standing appliances and other personal property; the conducting of any soils or geological tests; the dismantling of any object or any portions of the property; the inspection of concealed or inaccessible portions of the property other than readily accessible service panels; and except as modified by separate written agreement, the inspection or testing for termites, dry rot, fungus, or other wood destroying pests or organisms or for household pests or rodents. Electrical receptacles, windows, doors and other multiple items are tested by examining a representative sampling as opposed to specific functionality of every single item. Inspectors do not light pilots or activate any system that is not operational.

2. **Title or Code Compliance** –SMD Construction Co., Inc. will not investigate nor give any opinion concerning easements, conditions of title, zoning matters, or compliance of the property's improvements with any governmental building code requirements or permits. You should contact the appropriate governmental agencies if you desire such information.

3. **Latent Defects** -Defects such as cracking, leaking, surface dislocations, or landslides resulting from latent defects such as, without limitation, water leaks, land subsistence, or other geological problems are excluded.

4. **Product Defects and Environmental Hazards** -Our inspection is not a chemical analysis or a search for defective products or environmental hazards, such as radon gas. Materials regularly used in residential construction may contain potentially hazardous substances such as asbestos, lead and formaldehyde. Except as modified by separate written agreement, our Inspection Report excludes chemical analysis, defective products, and environmental hazards including, without limitation, radon gas, asbestos, lead, lead paint and formaldehyde. You should perform any such additional inspection regarding these matters at your own expense and risk.

5. **Cosmetic Features** -Cosmetic features such as, without limitation, paint, wall coverings, carpeting, floorings, paneling, lawn, and shrubs are excluded.

6. **Secondary or Consequential Damages** -Secondary or consequential damages are excluded.

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