



2.1.1 Coverings

DAMAGED (GENERAL)

Roof coverings showed moderate damage. Recommend a qualified roofing professional evaluate and repair.

Recommendation
Contact a qualified roofing professional.



UNIT 4 East

2.2.1 Roof Drainage Systems

DEBRIS

Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow.

[Here is a DIY resource](#) for cleaning your gutters.

Recommendation
Contact a qualified roofing professional.



UNIT 1 West



UNIT 1 South



UNIT 2 North



UNIT 4 East



UNIT 3 South

2.2.2 Roof Drainage Systems

DOWNSPOUTS DRAIN NEAR HOUSE

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation.

[Here is a helpful DIY link](#) and video on draining water flow away from your house.

Recommendation

Contact a qualified roofing professional.



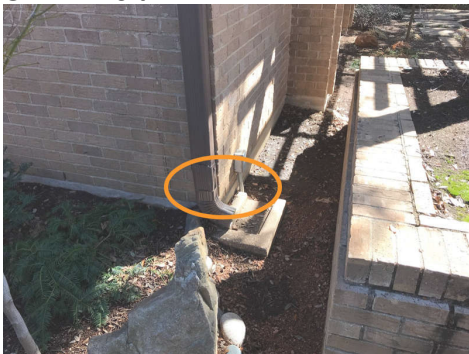
UNIT 2 North



UNIT 2 South



UNIT 2 South



UNIT 3 North



UNIT 3 East South



UNIT 4 South

2.2.3 Roof Drainage Systems

GUTTER COVER DAMAGED

Gutters were damaged. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor evaluate and repair.

Recommendation

Contact a qualified roofing professional.



UNIT 1 South



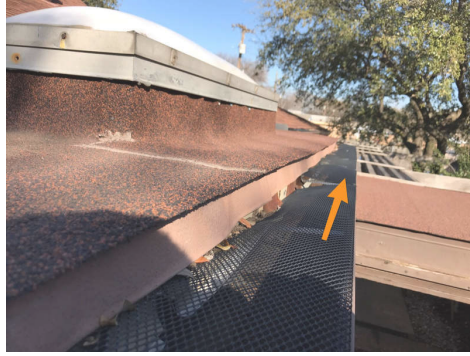
UNIT 1 South



UNIT 2 South



UNIT 2 South



UNIT 4 South

2.4.1 Skylights, Chimneys & Other Roof Penetrations

SKYLIGHT CRACKED

Skylight was cracked in one or more places. Recommend a qualified roofing contractor repair.

Recommendation

Contact a qualified roofing professional.



UNIT 2 North

2.4.2 Skylights, Chimneys & Other Roof Penetrations

SKYLIGHT PREVIOUS REPAIR

Recommendation

Contact a qualified professional.



UNIT 4 South

2.5.1 Tree Branches too Close to the Roof Coverings

TREE BRANCHES TOO CLOSE TO THE ROOF

Recommendation

Contact a qualified professional.



UNIT 3 South

3.1.1 Siding, Flashing & Trim

CRACKING - MINOR

Siding showed cracking in one or more places. This is a result of temperature changes, and typical as homes with stucco age. Recommend monitoring.

Recommendation
Contact a qualified professional.



UNIT 2 South



UNIT 4 North

3.3.1 Walkways, Patios & Driveways

DRIVEWAY TRIP HAZARD

UNIT 1 NORTH

Trip hazards observed. Patch or repair recommended.

Recommendation
Contact a qualified professional.



Between Unit 1 and 3



UNIT 2 East



UNIT 3 South

3.3.2 Walkways, Patios & Driveways

PATIO CRACKING - MINOR

UNIT 4 EAST

Normal settling & cracking observed. Recommend monitor and/or patch/seal.

Recommendation
Contact a qualified professional.



UNIT 4 East

3.4.1 Eaves, Soffits & Fascia

EAVES - DAMAGED

UNIT 1 WEST

One or more sections of the eaves are damaged. Recommend qualified roofer evaluate & repair.

Recommendation

Contact a qualified roofing professional.



Unit 1 North



UNIT 2 North



UNIT 2 North



UNIT 2 North



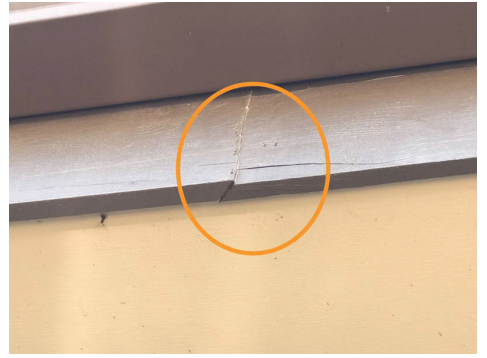
UNIT 2 North



UNIT 2 West



UNIT 2 West



UNIT 3 East



UNIT 3 North



UNIT 3 North



UNIT 4 North

3.4.2 Eaves, Soffits & Fascia **EAVES - WATER STAINS**

UNIT 1 EAST

Water stains were observed under the roof eaves. This may indicate an active leak. Recommend qualified roofer evaluate & repair.

Recommendation

Contact a qualified roofing professional.



UNIT 1 South



UNIT 1 East



UNIT 2 North



UNIT 1 North



UNIT 3 North



UNIT 3 West



UNIT 3 South



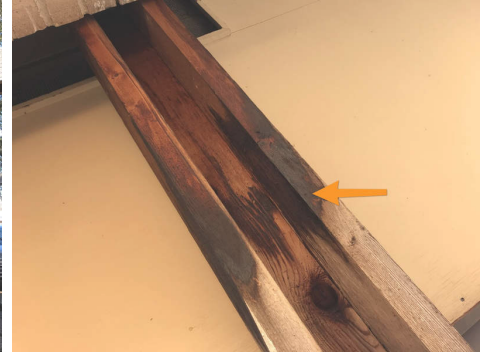
UNIT 4 South



UNIT 4 West



UNIT 4 South



UNIT 4 West



UNIT 4 West

3.5.1 Vegetation, Grading, Drainage & Retaining Walls **NEGATIVE GRADING**

UNIT 1 EAST UNIT 1 WEST

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

[Here is a helpful article](#) discussing negative grading.

Recommendation

Contact a qualified landscaper or gardener.



Unit 1 East



Unit 1 West



Front of the Building facing MacArthur Blvd



UNIT 1 South



UNIT 2 North



UNIT 2 West



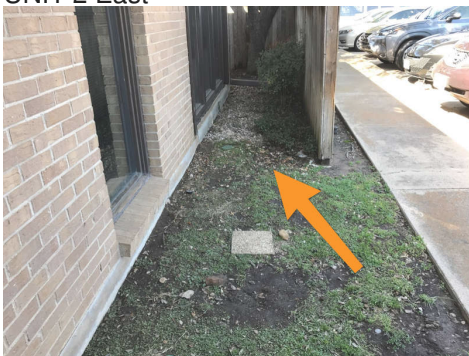
UNIT 2 East



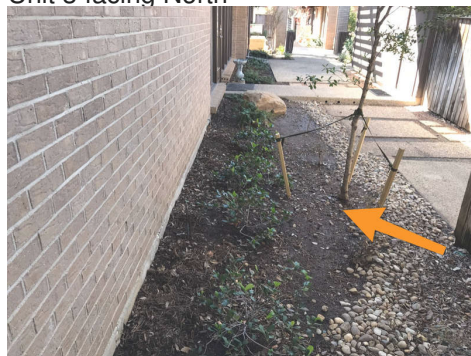
Unit 3 facing North



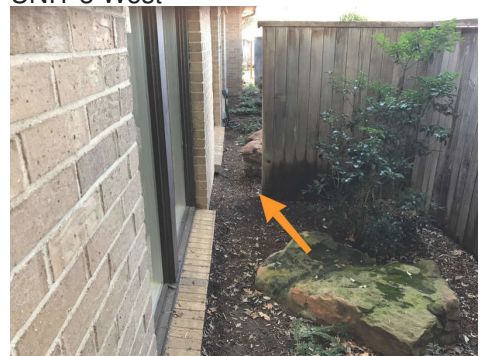
UNIT 3 West



UNIT 3 East



UNIT 3 South



UNIT 4 North

3.5.2 Vegetation, Grading, Drainage & Retaining Walls

STANDING WATER

BETWEEN UNIT 3 AND UNIT 4

Standing water observed, which could indicate poor drainage and/or grading. Recommend monitor and/or have landscaper correct.

[Here is a resource](#) on dealing with standing water in your yard.

Recommendation

Contact a qualified landscaper or gardener.



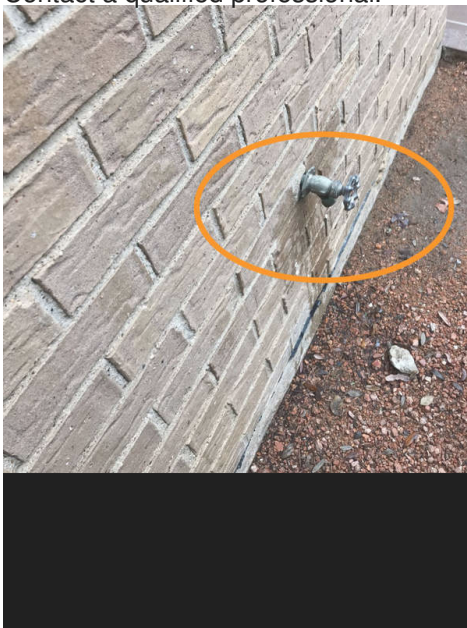
Between Unit 3 and Unit 4

3.5.3 Vegetation, Grading, Drainage & Retaining Walls

ANTISIPHON DEVICE MISSING ON HOSEBIB

Recommendation

Contact a qualified professional.



UNIT 1 East



UNIT 2 North



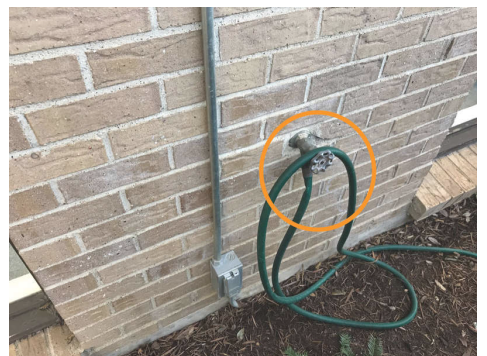
UNIT 2 South



UNIT 3 South



UNIT 4 South



UNIT 4 North



3.5.4 Vegetation, Grading, Drainage & Retaining Walls

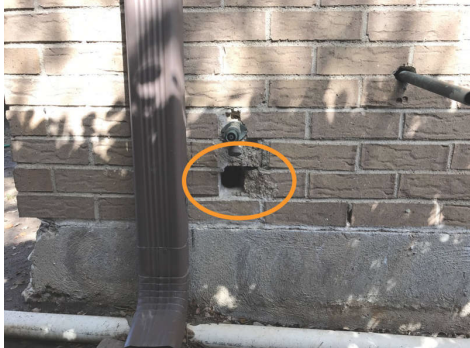
DRAIN PIPE/HOLE NEEDS TO BE CAULKED / CLOSED

Recommendation

Contact a qualified professional.



UNIT 2 West



UNIT 2 South



UNIT 3 West



UNIT 3 South



UNIT 3 South



UNIT 3 South



UNIT 4 South



UNIT 4 North

3.5.5 Vegetation, Grading, Drainage & Retaining Walls

GUTTER TO CLOSE TO FOUNDATION

UNIT 1 NORTH

Recommendation

Contact a qualified professional.



Unit 1 North



UNIT 1 South



UNIT 1 South

3.5.6 Vegetation, Grading, Drainage & Retaining Walls
VEGETATION TOO CLOSE TO FOUNDATION

Recommendation
Contact a qualified professional.



Unit 1 and Unit 4 facing North



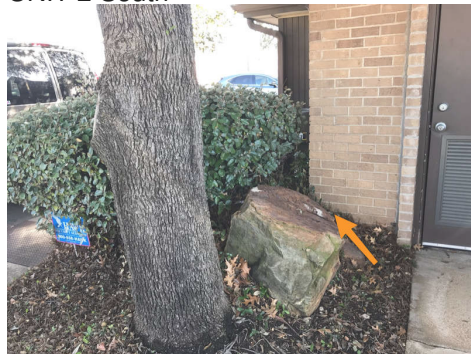
UNIT 2 South



UNIT 3 West



UNIT 3 South



UNIT 4 East North

3.6.1 Exterior Windows
WINDOW TRIM ROTTED

UNIT 1 NORTH
Recommendation
Contact a qualified professional.



Unit 1 North



Unit 1 North



Unit 1 North



UNIT 1 South



UNIT 2 West



UNIT 2 South



UNIT 3 East



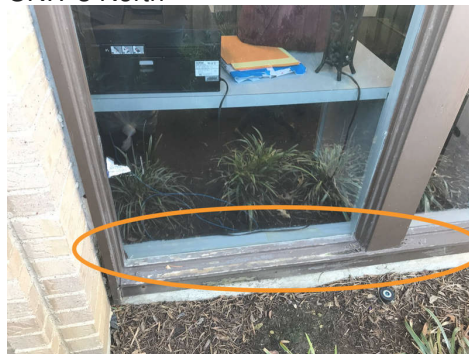
UNIT 3 North



UNIT 3 North



UNIT 4 South



UNIT 4 North

6.1.1 Equipment
CORROSION

Furnace was corroded in one or more areas. This could be the result of improper venting, which the source would need to be identified. Recommend a HVAC contractor evaluate and repair.

Recommendation
Contact a qualified HVAC professional.



6.1.2 Equipment

INSULATION MISSING ON SUCTION LINE

Recommendation

Contact a qualified professional.



UNIT 4

6.3.1 Distribution Systems

RETURN AIR VENT DIRTY

Recommendation

Contact a qualified professional.



UNIT 1 West Bathroom



UNIT 2 waiting area



UNIT 2 waiting area

7.1.1 Cooling Equipment

AIR FLOW RESTRICTED

Air flow to the air conditioner condenser was restricted. This may result in inefficient operation. Recommend cleaning dirt and/or debris from unit.

Recommendation

Contact a qualified HVAC professional.



UNIT 1 South



UNIT 1 South



UNIT 2 South

7.1.2 Cooling Equipment

INSULATION MISSING OR DAMAGED

Missing or damaged insulation on refrigerant line can cause energy loss and condensation.

Recommendation

Contact a qualified HVAC professional.



UNIT 1 South



UNIT 2 South



UNIT 4 East

7.3.1 Distribution System

VENT DIRTY

Recommendation

Contact a qualified professional.



UNIT 2 Kitchen



UNIT 2 reception

8.3.1 Drain, Waste, & Vent Systems

SINK - POOR DRAINAGE

UNIT 4 EAST ENTERANCE,

Sink had slow/poor drainage. Recommend a qualified plumber repair.

Recommendation

Contact a qualified plumbing contractor.



8.3.2 Drain, Waste, & Vent Systems

SINK INACCESSIBLE

UNIT 3 EAST KITCHEN

Recommendation

Contact a qualified professional.



UNIT 3 East Kitchen

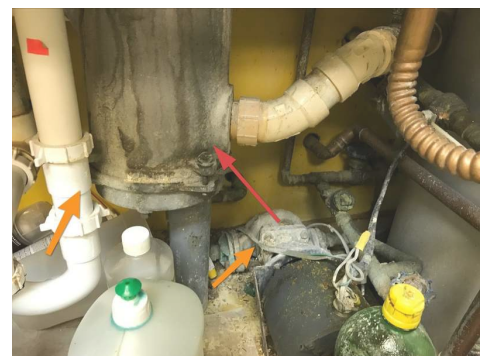
8.3.3 Drain, Waste, & Vent Systems

WATER STAINS

UNIT 2 KITCHEN

Recommendation

Contact a qualified professional.



UNIT 2 Kitchen

8.4.1 Water Supply, Distribution Systems & Fixtures

WATER PRESSURE LOW

UNIT 2 SOUTH BATHROOM / UNIT 4 BATHROOM

Recommendation

Contact a qualified professional.



9.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

PANEL INACCESSIBLE

Recommendation

Contact a qualified professional.



UNIT 2



UNIT 4

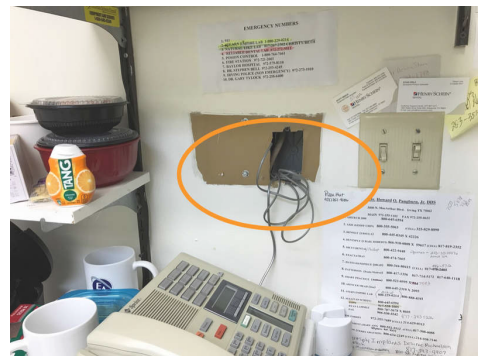
9.4.1 Lighting Fixtures, Switches & Receptacles

COVER PLATES MISSING

One or more receptacles are missing a cover plate. This causes short and shock risk. Recommend installation of plates.

Recommendation

Contact a qualified electrical contractor.



UNIT 2 Kitchen

9.5.1 GFCI & AFCI

RECEPTACLE NOT WORKING

UNIT 4 NORTH OUTSIDE

Recommendation

Contact a qualified electrical contractor.



11.1.1 Insulation of Unfinished Spaces

INSUFFICIENT INSULATION

Insulation depth was inadequate. Recommend a qualified attic insulation contractor install additional insulation.

Recommendation

Contact a qualified insulation contractor.



UNIT 1



UNIT 1



UNIT 2



UNIT 2



UNIT 4



UNIT 4



UNIT 3



UNIT 3

12.1.1 Doors

HINGES LOOSE

Loose hinges can cause door to stick or eventually fall out of place. Recommend handyman tighten hinges.

[Here is a DIY article](#) on fixing loose hinges.

Recommendation

Contact a qualified handyman.



UNIT 1 South 2nd office from west

12.5.1 Ceilings

MINOR DAMAGE

Minor damage or deterioration to the ceiling was visible at the time of the inspection.

Recommendation

Contact a qualified professional.



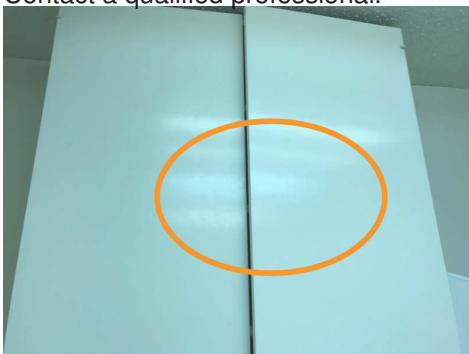
UNIT 3 South behind reception

12.10.1 Cabinets

CABINET DOOR DOES NOT SHUT PROPERLY

Recommendation

Contact a qualified professional.



UNIT 2 Kitchen



UNIT 2 main office Bathroom

12.10.2 Cabinets

CABINET HANDLE LOOSE

UNIT 4 RECEPTION

Recommendation

Contact a qualified professional.



12.12.1 Shower inaccessible

SHOWER INACCESSIBLE

Recommendation

Recommended DIY Project



Unit 2 Main Office