

ARTI Home Inspections, LLC
Property Inspection Report



1000 Anywhere Rd., Anywhere PA, 19000
Inspection prepared for: John Doe
Inspection Date: 4/15/2010 Time: 10am - 2:30pm
Weather: Sunny, 70 degrees

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Scope, Conditions and Limitations of the Home Inspection

PER PENNSYLVANIA STATE ACT 2000-114:

A home inspection as defined by Pennsylvania law is "A noninvasive, visual examination of some combination of the mechanical, electrical or plumbing systems or the structural and essential components of a residential dwelling designed to identify material defects in those systems and components, and performed for a fee in connection with or preparation for a proposed or possible residential real estate transfer. The term also includes any consultation regarding the property that is represented to be a home inspection or that is described by any confusingly similar term. The term does not include an examination of a single system or component of a residential dwelling such as, for example, its electrical or plumbing system or its roof. The term also does not include an examination that is limited to inspection for, or of, one or more of the following; wood destroying insects, underground tanks and wells, septic systems, swimming pools and spas, alarm systems, air and water quality, tennis courts and playground equipment, pollutants, toxic chemicals and environmental hazards."

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of inspection. The results of this home inspection are not intended to make any representation regarding the presence or absence of latent or concealed defects that are not reasonably ascertainable in a competently performed home inspection. No warranty or guaranty is expressed or implied. If the person conducting your home inspection is not a licensed structural engineer or other professional whose license authorizes the rendering of an opinion as to the structural integrity of a building or its other component parts, you may be advised to seek a professional opinion as to any defects or concerns mentioned in the report. This home inspection report is not to be construed as an appraisal and may not be used as such for any purpose.

KEYS TO THE HOME INSPECTION:

The home inspection was performed in accordance to the standard of practice and code of ethics of the American Society of Home Inspectors (ASHI). An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to three times the price of the home inspection. A copy of the ASHI Standard of Practice will be included with you report.

This inspection is an evaluation of the condition of the home. Any areas that are not safely, readily accessible and/or visible to the inspector will not be included in the home inspection report. The home inspection is not intended as a substitute for a Seller's Disclosure. This home inspection is not a compliance inspection or certification of any kind. It simply is an inspection of the condition of the home at the time of the inspection.

This inspection does not cover items or conditions that may be only discovered by invasive methods. No removal of materials or dismantling of systems shall be performed under this inspection. This is not a technically exhaustive inspection.

The inspection report lists the systems and components inspected by ARTI Home Inspections, LLC. Items not found in this report are considered beyond the scope of the inspection and should not be considered inspected at this time.

This report contains technical information that may not be readily understandable to the lay person. Therefore, a verbal consultation with the inspector is a mandatory part of this inspection. If you choose not to consult with the inspector, ARTI Home Inspections, LLC cannot be held liable for your understanding or misunderstanding of this report's contents. If you were not present during this inspection, please call the office at (610) 220-1907 to arrange for your verbal consultation.

NOTICE: IT IS ALWAYS WISE TO CHECK WITH THE BUILDING DEPARTMENT FOR PERMIT

INFORMATION, ESPECIALLY IF ADDITIONS OR ALTERATIONS ARE NOTED.

IMPORTANT NOTICE TO THIRD PARTIES OR OTHER PURCHASERS:

Receipt of this report by any purchasers of this property other than the party(ies) identified on the cover page of this report is not authorized by the inspector. The inspector strongly advises against any reliance on this report. We recommend that you retain a qualified home inspector to provide you with your own inspection and report on this property. LIABILITY UNDER THIS REPORT IS LIMITED TO THE PARTY IDENTIFIED ON THE COVER PAGE OF THE REPORT.

NOT A WARRANTY:

The Home Inspection and the Inspection Report do not constitute and shall not be considered to be a warranty, either express or implied, concerning the present or future condition of the Property, the presence or absence of latent or hidden defects that are not reasonably ascertainable in a competently performed home inspection, or the remaining useful life of any system or component of the property.

THIS REPORT IS NOT BINDING UNLESS THE PRE-INSPECTION AGREEMENT HAS BEEN SIGNED BY THE CLIENT AND RETURNED TO ARTI HOME INSPECTIONS, LLC ALONG WITH PAYMENT OF THE INSPECTION FEE.

OUTSIDE THE SCOPE OF THE HOME INSPECTION:

(a) Structural integrity, (b) Geological stability or ground condition of site, (c) System design problems, functional adequacy, operational capacity or quality or suitability for particular use of items inspected, (d) Fireplace and flue draft, (e) Capacity for the garbage disposal to grind food or the dishwasher to clean properly, (f) Cosmetic items including, but not limited to minor scratches, scrapes, dents, cracks, stains, soiled or faded surface, (g) Wells or well pumps, (h) Electronic air cleaners or filters, (i) Water quality or volume, (j) Water conditioning systems, (k) Environmental hazards, (l) Cisterns, (m) Fountains, (n) Active or passive solar systems, (o) Security systems, (p) Detached buildings or equipment, (q) Central vacuum systems, (r) Wall or window mounted air conditioning systems, (s) Home warranty and component warranty.

UNDERSTANDING THE REPORT SUMMARY PAGE

The Report Summary Page is a list of "Material Defects" as defined by Pennsylvania law and is provided to allow the reader a brief overview of the report. This page is not all encompassing. Reading this page alone is not a substitute for reading the entire report. The entire report, including the Pre-Inspection Agreement, the Standards of Practice of the American Society of Home Inspectors, and the Pre-Closing Walk-Through Check List must be carefully read to fully assess the findings of the inspection.

It is recommended that any deficiencies and any components/systems related to these deficiencies noted in the report be evaluated and repaired as needed by licensed contractors/professionals **PRIOR TO THE CLOSE OF ESCROW**. Further evaluation **PRIOR** to the close of escrow is recommended so a properly licensed professional can evaluate our concerns further and inspect the remainder of the systems or components for additional concerns that may be outside our area of expertise or the scope of our inspection. Please call our office for any clarification or further questions.

Any cost ranges listed on the summary page are derived from nationally used repair cost guides and are designed for budget purposes only. The costs reflect prices in typical metropolitan areas. I recommend that you always consult a licensed, qualified contractor for repair options and costs for major items as repair costs can vary widely depending upon the quality of materials used and the economic conditions. This consultation should occur prior to the settlement of the transaction.

Report Summary

Grounds		
Page 12 Item: 1	Driveway Condition	<ul style="list-style-type: none"> Major crack cracking and settlement noted on driveway. Sections of the driveway have created trip hazards. A licensed mason is recommended to evaluate and replace damaged driveway.
Exterior Areas		
Page 14 Item: 1	Door Condition	<ul style="list-style-type: none"> The rear exterior door is boarded up off the 1st floor front unit and the wood deck/stairs are deteriorating and appear to be at the end of their expected life. A licensed carpenter is recommended to repair boarded up door and stairs.
Page 15 Item: 3	Brick	<ul style="list-style-type: none"> The brick shows signs of movement and appears to be bulging above the west facing door above the door to the 1st floor rear unit. A licensed mason is recommended to fully evaluate and repair bulging brick.
Page 16 Item: 6	Chimney Condition	<ul style="list-style-type: none"> The flue liner is deteriorating and there are 6 gas burning appliances that vent to the same flue. A licensed chimney sweep is recommended to fully evaluate chimney, add a new chimney liner and repair the damaged chimney crown.
Page 16 Item: 7	Vent Caps	<ul style="list-style-type: none"> The B-vent for the 2nd floor furnace appears too close to the exterior wall and should extend at least 2' above the 3rd story roof to allow for proper draft. A licensed HVAC contractor is recommended to evaluate and correct 2nd floor furnace B-vent.
Garage		
Page 17 Item: 1	Garage Roof Condition	<ul style="list-style-type: none"> The garage roof sheathing is rotting in several locations and the roof appears to be leaking at the northeast corner of the garage. A licensed general contractor is recommended to fully evaluate the entire garage.
Page 18 Item: 2	Garage Structure	<ul style="list-style-type: none"> The garage does not appear to be structurally sound. The brick exterior walls show signs of major movement and are leaning in multiple directions. The garage door header shows signs of major sag. A licensed engineer is recommended to fully evaluate garage structure and a licensed general contractor is recommended to rebuild garage.
Page 18 Item: 4	Rafters & Ceiling	<ul style="list-style-type: none"> The roof rafters are rotting, cracked and damaged in multiple locations throughout the garage. A licensed general contractor is recommended to fully evaluate the entire garage.
Page 18 Item: 5	Garage Door Condition	<ul style="list-style-type: none"> Both doors are difficult to operate and appear to be at the end of their expected lifespan. The door frame structure is sagging and does not appear to be structurally sound. The doors and hardware are deteriorating. A licensed general contractor is recommended to fully evaluate the entire garage.
Roof		

Page 20 Item: 1	Roof Condition	<ul style="list-style-type: none"> • The roof surface above the front 1st story kitchen/hall is deteriorating and appears to be nearing the end of its expected life. The roof surface is also used as a porch decking - this will prematurely deteriorate the roof surface. A licensed roofer is recommended to replace the roof covering and a licensed carpenter is recommended to add a proper decking on top of the roof surface if it is to be used as a porch. • The roof shingles are deteriorating and appear to be at the end of their expected life above the 3rd story dormer windows. A licensed roofer is recommended to evaluate and replace roof covering on dormer windows.
Foundation		
Page 22 Item: 1	Foundation Condition	<ul style="list-style-type: none"> • Major horizontal cracking and signs of structural movement noted in the foundation wall at the rear of the basement. The brick appears to be bulging and shows signs of significant movement. A licensed structural engineer is recommended to fully evaluate foundation walls.
Page 23 Item: 3	Framing Condition	<ul style="list-style-type: none"> • Two window headers in the middle section of the basement where the water heaters are located and one header at the middle window on the east facing wall in the rear section of the basement are sagging and do not appear sound. A licensed carpenter is recommended to evaluate the framing in the basement and replace damaged window headers.
Page 24 Item: 4	Sub Flooring	<ul style="list-style-type: none"> • The subflooring is rotting and moisture damaged at the northwest corner of the basement, under the 1st floor front bathroom and under the 1st floor rear bathroom. A licensed carpenter is recommended to fully evaluate and repair/replace damaged subfloor.
Basement		
Page 25 Item: 1	Exterior Access	<ul style="list-style-type: none"> • The stairs to the basement are damaged, uneven and unsafe. A licensed carpenter is recommended to replace stairs to basement.
Page 26 Item: 2	Basement	<ul style="list-style-type: none"> • Possible mold staining noted on the sheetrock in the middle section of the basement. The old heater distribution piping is wrapped in damaged insulation that may contain asbestos. A licensed environmental testing company is recommended to test basement walls for mold and test insulation for asbestos and a licensed removal company is recommended to properly dispose of all moisture damaged and moldy building materials and any asbestos containing materials. A licensed contractor is recommended to identify and eliminate moisture sources into basement.
Page 27 Item: 3	Electrical Condition	<ul style="list-style-type: none"> • Exposed electrical wiring observed throughout the basement including exposed splices, open junction boxes and loose and hanging wires. This is a safety concern and should be corrected. A licensed electrician is recommended to fully evaluate and correct defective wiring in the basement.
Electrical		

Page 29 Item: 4	Main Panel Defects	<ul style="list-style-type: none"> • Defects noted in the 1st floor front main panel: Overfused circuits, double taps, missing branch ties for 240V circuits, unprotected openings and panel does not appear to be grounded. • Defects noted in the garage main panel: Panel does not appear to be bonded and openings noted in panel. • Defects noted at 1st floor rear main panel: Overfused breakers, cloth sheathed wiring is damaged and exposed and panel does not appear to be bonded. • Defects noted in 2nd floor main panel: Overfused breakers, double tapped breakers and does not appear to be bonded. • Defects noted in 3rd floor main panel: Overfused breakers, double tapped breakers and panel does not appear to be bonded. • A licensed electrician is recommended to fully evaluate and correct all defects noted in main panels.
Page 29 Item: 5	Subpanel Defects	<ul style="list-style-type: none"> • The two subpanels on the front east facing foundation wall have exposed wires and the fuse panel has an overfused circuit. A licensed electrician is recommended to disconnect these subpanels. • Subpanel located between the first floor front main panel and the garage main panel does not appear to have been properly wired and should be evaluated and corrected by a licensed electrician. • The fire alarm subpanel appears to have an overfused breaker. • A licensed electrician is recommended to fully evaluate and correct defects noted in the subpanels.
Heat - 1st floor front		
Page 31 Item: 3	Venting	<ul style="list-style-type: none"> • The chimney flue liner is deteriorating and 6 gas appliances vent to the same flue. This is not a safe condition and should be completely evaluated by a licensed plumber, HVAC contractor or chimney sweep. Generally accepted practice allows 2 (sometimes more than 2 in special circumstances) gas burning appliances on the same floor to vent to the same chimney flue.
Heat - 1st floor rear		
Page 33 Item: 2	Furnace Condition	<ul style="list-style-type: none"> • Utilities shut off to unit so I was unable to fully inspect. A licensed HVAC contractor is recommended to fully evaluate system prior to settlement.
Page 33 Item: 3	Venting	<ul style="list-style-type: none"> • The vent pipe appears to be too long and there is corrosion noted on the underside of the vent pipe - this is an indication that the system is not drafting properly. A licensed HVAC contractor is recommended to fully evaluate and correct drafting issues at furnace.
Heat - 2nd floor		
Page 35 Item: 2	Furnace Condition	<ul style="list-style-type: none"> • Utilities shut off to unit so I was unable to fully inspect. A licensed HVAC contractor is recommended to fully evaluate system prior to settlement.
Page 35 Item: 4	Combustion Air	<ul style="list-style-type: none"> • Combustion air and return air are too close and can mix. This can be very dangerous and should be evaluated and corrected by a licensed HVAC contractor.
Heat - 3rd floor		

Page 36 Item: 2	Furnace Condition	<ul style="list-style-type: none"> Utilities shut off to unit so I was unable to fully inspect. A licensed HVAC contractor is recommended to fully evaluate system prior to settlement.
Page 36 Item: 3	Venting	<ul style="list-style-type: none"> The B-vent is too close to combustibles in the closet (there should be a minimum of 1" clearance between the framing and vent pipe). A licensed HVAC contractor is recommended to correct vent pipe.
Page 37 Item: 4	Combustion Air	<ul style="list-style-type: none"> Combustion air and return air are too close and can mix. This can be very dangerous and should be evaluated and corrected by a licensed HVAC contractor.
Plumbing		
Page 38 Item: 2	Supply Lines	<ul style="list-style-type: none"> Leaks noted in the supply piping near the rear furnace in the basement. A licensed plumber is recommended to fully evaluate water supply lines and repair any leaks.
Page 40 Item: 3	Waste Lines	<ul style="list-style-type: none"> Major corrosion noted in the cast iron waste pipe. Cast iron appears to be cracked in multiple locations in the basement. Signs of amateur workmanship noted throughout the basement. Multiple open waste pipes, improperly sloped drainlines, improperly installed cleanouts that can easily back system up, missing shear rings and improperly supported drain lines noted. There is a leak at the drainpiping in the rear section of the basement. A licensed plumber is recommended to fully evaluate and correct all defects noted in the waste lines.
Page 40 Item: 4	Natural Gas Fuel	<ul style="list-style-type: none"> The gas was shut off to 3 of the 4 units. A licensed plumber is recommended to fully evaluate the gas distribution piping and test all untested gas appliances prior to settlement.
Water Heater - 2nd floor unit		
Page 42 Item: 4	Plumbing	<ul style="list-style-type: none"> Utilities shut off at the time of the inspection. I was unable to confirm if hot water was properly run to any of the fixtures in the unit. A licensed plumber is recommended to fully evaluate system and confirm that hot water was properly run to all fixtures prior to settlement.
Page 43 Item: 5	Venting	<ul style="list-style-type: none"> Vent hood is not properly attached at the top of the unit - system appears to backdraft. A licensed plumber is recommended to fully evaluate system.
Water Heater - Unknown A		
Page 44 Item: 4	Plumbing	<ul style="list-style-type: none"> Utilities shut off at the time of the inspection. I was unable to confirm if hot water was properly run to any of the fixtures in the unit. A licensed plumber is recommended to fully evaluate system and confirm that hot water was properly run to all fixtures prior to settlement.
Water Heater - Unknown B		
Page 45 Item: 4	Plumbing	<ul style="list-style-type: none"> Utilities shut off at the time of the inspection. I was unable to confirm if hot water was properly run to any of the fixtures in the unit. A licensed plumber is recommended to fully evaluate system and confirm that hot water was properly run to all fixtures prior to settlement.
Bathroom 1		

Page 46 Item: 4	Floor Condition	<ul style="list-style-type: none"> Flooring show signs of major wear and deterioration. The subflooring is soft and the floor tiles are moisture stained and lifting. A licensed contractor is recommended to fully evaluate and replace floor coverings and subflooring if necessary.
Bathroom 2		
Page 49 Item: 13	Electrical	<ul style="list-style-type: none"> No outlet located in the bathroom. A licensed electrician is recommended to add a proper receptacle in the bathroom.
Bathroom 3		
Page 51 Item: 10	Bath Tubs	<ul style="list-style-type: none"> Major stains and damaged porcelain noted at the tub. A licensed plumber is recommended to replace or refinish damaged tub.
Bathroom 4		
Page 52 Item: 4	Floor Condition	<ul style="list-style-type: none"> Subflooring is soft throughout the bathroom and appears moisture damaged. A licensed contractor is recommended to fully evaluate and replace floor coverings and subflooring.
Page 53 Item: 13	Electrical	<ul style="list-style-type: none"> No outlet located in the bathroom. A licensed electrician is recommended to add a proper receptacle in the bathroom.
Common Areas		
Page 56 Item: 4	Floor Condition	<ul style="list-style-type: none"> Flooring is uneven and shows signs of settlement or sagging in the floor joists, especially on the 2nd and 3rd floors. Recommend evaluation by a licensed structural engineer and repairs by a licensed carpenter.
Page 57 Item: 7	Window Condition	<ul style="list-style-type: none"> Windowpane missing and window rotted through at the stairway to the third floor. A licensed carpenter is recommended to evaluate and replace the damaged windows.
1st Floor Front Common Areas		
Page 59 Item: 7	Window Condition	<ul style="list-style-type: none"> Two of the original windows are still in operation and are deteriorating/appear to be at the end of their expected life. A licensed carpenter is recommended to evaluate and replace damaged windows.
1st Floor Rear Common Areas		
Page 61 Item: 7	Window Condition	<ul style="list-style-type: none"> Four of the original windows are still in operation and are deteriorating/appear to be at the end of their expected life. A licensed carpenter is recommended to evaluate and replace damaged windows.
2nd Floor Common Areas		
Page 63 Item: 6	Electrical	<ul style="list-style-type: none"> Exposed wire run on the wall in the kitchen. A licensed electrician is recommended to correct improperly wired receptacles.
Page 63 Item: 7	Window Condition	<ul style="list-style-type: none"> Window sealed in kitchen. Failed thermoseal noted at the middle bedroom window. One window is original and is deteriorating. One of the windowpanes is missing at the northwest room.
3rd Floor Common Areas		
Page 66 Item: 6	Electrical	<ul style="list-style-type: none"> Exposed wire run on the wall in the bedroom. A licensed electrician is recommended to correct improperly wired receptacles.

Page 66 Item: 7	Window Condition	<ul style="list-style-type: none">• Four of the windows are original and are deteriorating/appear to be nearing the end of their expected life. The top sash at the replaced window in the northeast bedroom does not stay up on its own. A licensed carpenter is recommended to replace all defective windows.
2nd Floor Kitchen		
Page 70 Item: 1	Sinks	<ul style="list-style-type: none">• Supply line leaks under sink. A licensed plumber is recommended to evaluate and repair leak.
Page 70 Item: 2	Cabinets	<ul style="list-style-type: none">• Some of the upper cabinets are loose at the wall and are a potential hazard. A licensed carpenter is recommended to evaluate and correct wall cabinets.
3rd Floor Kitchen		
Page 71 Item: 6	Electrical	<ul style="list-style-type: none">• No outlets located on the kitchen counter. A licensed electrician is recommended to add proper GFCI protected outlets on the kitchen counter.

EXPLANATION OF TERMS

It is important to have a clear understanding of the terms used in this home inspection report. This report is conducted with the age of the home and the comparable condition of the neighborhood homes taken into consideration.

TERMS

Good:

Items marked as “**good**” appear to be in functional condition. Cosmetic blemishes and/or minor damage that do not significantly affect the use of the item or systems that will have a satisfactory life may also be classified as “**good**”. No repairs are required at the time of the inspection.

Fair:

Items marked as “**fair**” are considered to be in need of service or maintenance in order to extend its normal life. Although functional in many cases, it is advisable to provide maintenance or repairs in the near future. It is recommended that any “**fair**” items be evaluated by a licensed contractor **PRIOR TO THE CLOSE OF ESCROW**.

Defect:

Items marked as “**defect**” are considered to be “Material Defects” as per Pennsylvania law. A “Material Defect” is defined as “A problem with any residential real property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of its normal life is not, by itself, a Material Defect.” It is recommended that any items marked as “**defect**” and any components/systems related to these “**defects**” noted in the report be evaluated and repaired as needed by licensed contractors/professionals **PRIOR TO THE CLOSE OF ESCROW**. Further evaluation **PRIOR** to the close of escrow is recommended so a properly licensed professional can evaluate our concerns further and inspect the remainder of the systems or components for additional concerns that may be outside our area of expertise or the scope of our inspection. Please call our office for any clarification or further questions.

N/A:

Items marked as “**N/A**” are considered to be not part of the home inspection or not present during the inspection. Any component that is not inspected as part of the home inspection should be evaluated **PRIOR TO THE CLOSE OF ESCROW** by a licensed contractor.

N/I:

Items marked as “**N/I**” are items that are normally part of a home inspection, but could not be fully inspected or evaluated because access was blocked or restricted. It is highly recommended that these items be inspected by licensed professionals prior to settlement. The home inspector can also re-inspect these items for a fee after the obstruction is removed. Please call ARTI Home Inspections, LLC at 610-220-1907 if a re-inspection is required.

Inspection Details

1. Attendance

In Attendance: Client present • Seller present

2. Home Type

Home Type: Rowhouse • Quadraplex

3. Occupancy

Occupancy: Vacant - Access to some areas restricted by stored items. • The gas was shut off to 3 of the units at the time of inspection. • Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors was restricted by personal belongings. Any such items are excluded from this inspection report.

Grounds

1. Driveway Condition

Good	Fair	Defect	N/A	N/I
		X		

Materials: Concrete driveway noted.

Observations:

- Major crack cracking and settlement noted on driveway. Sections of the driveway have created trip hazards. A licensed mason is recommended to evaluate and replace damaged driveway.



Major Damage Noted at the Driveway

2. Sidewalk Condition

Good	Fair	Defect	N/A	N/I
	X			

Materials: Concrete sidewalk noted.

Observations:

- Major cracks and deterioration noted in sidewalk and curb.
- Prior repairs noted in various locations - repairs appear temporary and do not appear professional. Recommend repairs as needed.

3. Grading

Good	Fair	Defect	N/A	N/I
	X			

Observations:

- The grading is improperly sloped towards the foundation at the east side of the building. Recommend keeping all surface drains clear of debris and periodically confirming that drain is operating properly.

4. Stairs Condition

Good	Fair	Defect	N/A	N/I
	X			

Location: To 2nd and 3rd floor units. • To 1st floor front unit. • To 1st floor rear unit (west side). • To 1st floor rear unit (east side). • Material: Concrete

Observations:

- Both sets of stairs to the 1st floor rear unit are missing handrails. A licensed carpenter is recommended to add proper handrails to both sets of stairs.
- All sets of stairs are uneven and can be a trip hazard.
- The stairs to the 1st floor front unit are cracked and deteriorating. A licensed mason is recommended to evaluate and repair damaged stairs.
- Prior repairs noted in the stairs to the 2nd and 3rd floor units - repairs appear temporary and do not appear professional. Recommend repairs as needed.

5. Exterior Faucet Condition

Good	Fair	Defect	N/A	N/I
				X

Location: East side of house

Observations:

- The hose faucet appears to be winterized, unable to confirm if hose faucet operates properly.

6. Porch Condition

Good	Fair	Defect	N/A	N/I
		X		

Location: Front (2nd story) • Material: Wood

Observations:

- See comments in the roof section of the report.

7. Porch Roof Condition

Good	Fair	Defect	N/A	N/I
	X			

Roof inspected by: walking roof. • Material: Rolled roofing noted. • Roof

Type: Low Slope

Observations:

- Typical maintenance recommended. This usually consists of covering exposed/bare areas with additional coating/aggregate material. Repair of open seams, cracks in flashing, deteriorated roof coverings, etc.
- The paint is deteriorating on the roof posts and the underside of the roof. The paint may contain lead. A licensed painter is recommended to test paint for lead and properly remove and repaint wood at porch roof.
- The porch roof slopes towards the building - this may cause moisture problems and should be evaluated during heavy rainstorms.

8. Fence Condition

Good	Fair	Defect	N/A	N/I
				X

Materials: Wood • Metal

Observations:

- Fences and gates are NOT INCLUDED as part of a home inspection, recommend confirming that all fences and gates are in serviceable condition before the close of escrow.

Exterior Areas

1. Door Condition

Good	Fair	Defect	N/A	N/I
		X		

Observations:

- The exterior door on the east side of the building off the 1st floor rear unit has a broken windowpane. The glass windows at the exterior doors throughout the building do not appear to be tempered. The wood trim is rotting at the lower portion of the exterior doors. A licensed carpenter is recommended to replace all broken and non-safety type glass windows and replace all rotting framing/trim at the exterior doors.
- The storm doors throughout the building are damaged or are missing storm windows.
- The exterior doors throughout the building are deteriorating. The door hardware does not latch properly and the weatherstripping is deteriorating. The paint is chipping and deteriorating at the exterior doors. Paint may contain lead and should be tested and properly remediated if necessary. A licensed carpenter is recommended to evaluate and repair deteriorating exterior doors.
- The rear exterior door is boarded up off the 1st floor front unit and the wood deck/stairs are deteriorating and appear to be at the end of their expected life. A licensed carpenter is recommended to repair boarded up door and stairs.

2. Siding Condition

Good	Fair	Defect	N/A	N/I
	X			

Materials: Vinyl siding • Wood siding • Masonry structure

Observations:

- Warped wood siding present in some areas; recommend repair or replacement as necessary.
- Paint is deteriorating and the wood is starting to rot in various locations. The wood siding does not appear to have been properly flashed (z-flashing missing between the upper and lower sections of the siding). A licensed carpenter is recommended to evaluate and correct wood siding installation.
- Vinyl siding does not appear to have been properly installed. The J-channel was improperly installed at a few windows and the siding appears wavy in a few locations. Recommend periodic inspections and repairs if necessary.

3. Brick

Good	Fair	Defect	N/A	N/I
		X		

Observations:

- The mortar shows signs of moderate deterioration throughout the building, especially on the east side of the house. A licensed mason is recommended to fully evaluate exterior walls, replace any damaged brick and repoint all deteriorating areas.
- The brick shows signs of movement and appears to be bulging above the west facing door above the door to the 1st floor rear unit. A licensed mason is recommended to fully evaluate and repair bulging brick.



Bulging Brick Above 1st Floor Rear Entrance

4. Condition of Exterior Trim

Good	Fair	Defect	N/A	N/I
	X			

Materials: Wood • Vinyl • Brick • Metal

Observations:

- The paint shows signs of major chipping and deterioration at the wood trim. A licensed roofer is recommended to fully evaluate and cap all window and door trim.
- Recommend inspecting and caulking/painting exterior trim on a regular basis.
- There are openings in the brick between the windows and exterior walls in various locations. A licensed roofer is recommended to evaluate and seal all openings in the brick.
- The window trim is rotting and deteriorating at various locations. A licensed carpenter is recommended to evaluate and replace all rotting windowsills or framing.

5. Eaves & Facia

Good	Fair	Defect	N/A	N/I
	X			

Observations:

- Peeling paint observed throughout the fascia, soffets and eaves - a licensed painter is recommended to scrape and re-paint eaves.
- The fascia board is damaged in various locations throughout the building. A licensed roofer is recommended to fully evaluate and repair/replace all damaged fascia.

6. Chimney Condition

Good	Fair	Defect	N/A	N/I
		X		

Location: East Side • Material: Brick

Observations:

- Raincap missing. A licensed contractor is recommended to add a proper raincap to the chimney flue.
- The chimney crown is cracked and deteriorating. A licensed mason is recommended to repair the crown to prevent future moisture problems.
- **The flue liner is deteriorating and there are 6 gas burning appliances that vent to the same flue. A licensed chimney sweep is recommended to fully evaluate chimney, add a new chimney liner and repair the damaged chimney crown.**



Deteriorating Chimney Liner



Chimney Crown is Deteriorating

7. Vent Caps

Good	Fair	Defect	N/A	N/I
		X		

Observations:

- The B-vent for the 2nd floor furnace appears too close to the exterior wall and should extend at least 2' above the 3rd story roof to allow for proper draft. A licensed HVAC contractor is recommended to evaluate and correct 2nd floor furnace B-vent.



B-Vent for 2nd Floor Furnace is Too Close to the Exterior Wall

Garage

1. Garage Roof Condition

Good	Fair	Defect	N/A	N/I
		X		

Roof inspected by: walking roof. • Material: Rubber roof. • Roof Type: Low Slope

Observations:

- The garage roof sheathing is rotting in several locations and the roof appears to be leaking at the northeast corner of the garage. A licensed general contractor is recommended to fully evaluate the entire garage.



Rotting Roof Sheathing and Rafters



Rotting Roof Sheathing

2. Garage Structure

Good	Fair	Defect	N/A	N/I
		X		

Observations:

- The garage does not appear to be structurally sound. The brick exterior walls show signs of major movement and are leaning in multiple directions. The garage door header shows signs of major sag. A licensed engineer is recommended to fully evaluate garage structure and a licensed general contractor is recommended to rebuild garage.



Sagging Door Lintel/Header



Signs of Major Structural Movement in the Garage Exterior Walls



Temporary Supports in Garage

3. Floor Condition

Good	Fair	Defect	N/A	N/I
	X			

Materials: Concrete floors noted.

Observations:

- Major cracking noted in garage slab.
- Moderate settlement noted in the garage slab. A licensed mason is recommended to fully evaluate garage slab and repair damaged sections.
- Flooring not fully visible - stored items blocked access.

4. Rafters & Ceiling

Good	Fair	Defect	N/A	N/I
		X		

Observations:

- The roof rafters are rotting, cracked and damaged in multiple locations throughout the garage. A licensed general contractor is recommended to fully evaluate the entire garage.

5. Garage Door Condition

Good	Fair	Defect	N/A	N/I
		X		

Materials: Two - single 7', wood panel, sectional roll-up doors. Original equipment

Observations:

- Both doors are difficult to operate and appear to be at the end of their expected lifespan. The door frame structure is sagging and does not appear to be structurally sound. The doors and hardware are deteriorating. A licensed general contractor is recommended to fully evaluate the entire garage.

Roof

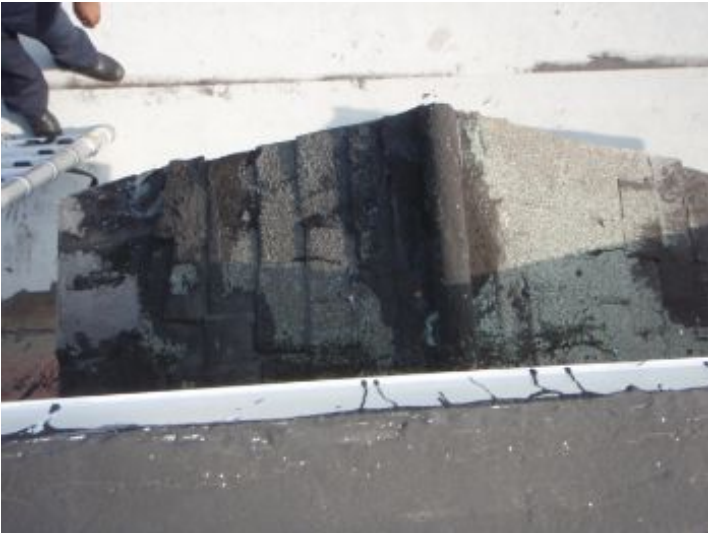
1. Roof Condition

Good	Fair	Defect	N/A	N/I
		X		

Roof inspected by: walking roof • Material: Rubber roof (located above rear section of 2nd floor unit) • Material: Rolled roofing noted (located at main roof and above rear 1st floor unit) • Material: Asphalt shingle (located above dormer windows and front 3rd story above the porch roof) • Material: Modified Bitumen (located above 1st floor front kitchen) • Roof Type: Gable • Roof Type: Mansard • Roof Type: Low Slope

Observations:

- Typical maintenance recommended. This usually consists of covering exposed/bare areas with additional coating/aggregate material. Repair of open seams, cracks in flashing, deteriorated roof coverings, etc.
- Roof shows signs of typical aging and minor deterioration.
- Ponding noted.
- The roof surface above the front 1st story kitchen/hall is deteriorating and appears to be nearing the end of its expected life. The roof surface is also used as a porch decking - this will prematurely deteriorate the roof surface. A licensed roofer is recommended to replace the roof covering and a licensed carpenter is recommended to add a proper decking on top of the roof surface if it is to be used as a porch.
- The roof shingles are deteriorating and appear to be at the end of their expected life above the 3rd story dormer windows. A licensed roofer is recommended to evaluate and replace roof covering on dormer windows.



Damaged Dormer Window Roof



Damaged Dormer Window Roof



Damaged Dormer Window Roof

2. Flashing

Good	Fair	Defect	N/A	N/I
	X			

Observations:

- The valleys and flashings are vulnerable to leaks and should be monitored and repaired on a regular basis.
- Flashings are mastic covered - this is a temporary repair and will require periodic maintenance.

3. Sky Lights

Good	Fair	Defect	N/A	N/I
	X			

Observations:

- Signs of past leaking was noted around the skylight - recommend periodic inspections and repairs if necessary.

4. Gutter

Good	Fair	Defect	N/A	N/I
	X			

Observations:

- The internal gutters located around the perimeter of the base of the vinyl siding are highly vulnerable to leaks and will require periodic inspections and repairs.
- Roof drains throughout the building are vulnerable to clogs and should be cleared on a regular basis.
- The condition of the underground downspout piping cannot be determined and is not part of the home inspection.
- Ponding noted near the roof drain.
- Downspouts pulling away from the house; resecure as needed.

Attic

1. Access

Good	Fair	Defect	N/A	N/I
				X

Observations:
 • No visible attic access located.

2. Structure

Good	Fair	Defect	N/A	N/I
				X

Observations:
 • No attic access was located so I was unable to evaluate the roof framing.

3. Ventilation

Good	Fair	Defect	N/A	N/I
				X

Type: Not visible
 Observations:
 • No attic access was located so I was unable to evaluate the roof ventilation.

4. Insulation Condition

Good	Fair	Defect	N/A	N/I
				X

Materials: Not visible
 Observations:
 • No attic access was located so I was unable to determine if the attic is insulated.

Foundation

1. Foundation Condition

Good	Fair	Defect	N/A	N/I
		X		

Materials: Masonry block • Stone • Brick

Observations:

- The parging shows signs of moderate deterioration. Regular maintenance and repairs is recommended.
- Signs of moderate moisture seepage noted - moisture staining was noted around the perimeter of the foundation wall. A licensed landscaper is recommended to fully evaluate and improve exterior drainage around the property.
- I was unable to fully evaluate the foundation wall because surface finishes in the basement block access to the foundation wall.
- The rear section of the foundation walls were covered with a decorative stone surface - I was unable to determine why.
- Major horizontal cracking and signs of structural movement noted in the foundation wall at the rear of the basement. The brick appears to be bulging and shows signs of significant movement. A licensed structural engineer is recommended to fully evaluate foundation walls.



Horizontal Crack Noted in Rear Foundation Wall



Foundation Wall Appears to be Bulging

2. Beams and Columns

Good	Fair	Defect	N/A	N/I
	X			

Observations:

- Beam Material: Wood
- Column Material: Wood
- Columns are not properly footed and may not be structurally sound. Recommend periodic inspections and repairs if necessary.

3. Framing Condition

Good	Fair	Defect	N/A	N/I
		X		

Observations:

- Signs of moderate moisture staining noted on framing. A licensed carpenter is recommended to fully evaluate and replace moisture damaged framing.
- Framing is moisture damaged and rotting in a few locations in the basement. Recommend periodic inspections and repairs when necessary.
- Bridging is missing or damaged in various locations in the basement.
- The framing was not visible in the basement because finished walls blocked access.
- Two window headers in the middle section of the basement where the water heaters are located and one header at the middle window on the east facing wall in the rear section of the basement are sagging and do not appear sound. A licensed carpenter is recommended to evaluate the framing in the basement and replace damaged window headers.



Rotting Window Header



Rotting Window Header

4. Sub Flooring

Good	Fair	Defect	N/A	N/I
		X		

Observations:

- The subflooring is rotting and moisture damaged at the northwest corner of the basement, under the 1st floor front bathroom and under the 1st floor rear bathroom. A licensed carpenter is recommended to fully evaluate and repair/replace damaged subfloor.



Rotting Subfloor Under Bathroom



Rotting Flooring at Northwest Corner of Basement



Rotting Flooring Under Bathroom

Basement

1. Exterior Access

Good	Fair	Defect	N/A	N/I
		X		

Access type: "Bilco" style exterior entrance.

Observations:

- Handrails missing on exterior stairs.
- The basement door opening was sealed at the east side of the building, but the old stairway opening is filled with debris and trash. A licensed carpenter is recommended to seal the opening to the stairwell to prevent water entry and remove all stored items.
- **The stairs to the basement are damaged, uneven and unsafe. A licensed carpenter is recommended to replace stairs to basement.**



Damaged Stairs to Basement

2. Basement

Good	Fair	Defect	N/A	N/I
		X		

Type: Partially finished basement

Observations:

- The framing and foundation walls were not fully visible and could not be completely inspected because surface finishes, stored items and appliances blocked access to 40% of the basement.
- Signs of moderate moisture intrusion noted. A licensed landscaper is recommended to fully evaluate and improve the exterior drainage around the foundation.
- Recommend removing all stored items, trash and debris from the basement.
- **Possible mold staining noted on the sheetrock in the middle section of the basement. The old heater distribution piping is wrapped in damaged insulation that may contain asbestos. A licensed environmental testing company is recommended to test basement walls for mold and test insulation for asbestos and a licensed removal company is recommended to properly dispose of all moisture damaged and moldy building materials and any asbestos containing materials. A licensed contractor is recommended to identify and eliminate moisture sources into basement.**



Possible Asbestos Containing Insulation in Basement



Possible Mold Staining on Finished Wall in Basement



Possible Mold Staining on Finished Wall in Basement



Possible Mold Staining on Finished Wall in Basement

3. Electrical Condition

Good	Fair	Defect	N/A	N/I
		X		

Observations:

- Exposed electrical wiring observed throughout the basement including exposed splices, open junction boxes and loose and hanging wires. This is a safety concern and should be corrected. A licensed electrician is recommended to fully evaluate and correct defective wiring in the basement.



Exposed Wires Noted in Basement



Ground and Neutral Wires Connected at Junction Box in Basement



Exposed Wires at Light Fixture in Basement



Exposed Wires at Light Fixture in Basement

4. Window Condition

Good	Fair	Defect	N/A	N/I
	X			

Materials: Wood • Type: Swinging, single pane

Observations:

- Windows throughout basement are boarded up and damaged. The wood framing is highly vulnerable to moisture and/or insect damage. A licensed carpenter is recommended to evaluate and improve basement windows.

Electrical

1. Electric Service

Good	Fair	Defect	N/A	N/I
	X			

Observations:

- There is an overhead service drop noted.
- Service size: Not determined.
- Main shut off located at: 5 main panels in basement.
- No inspection sticker was located at the main panel.

2. Main Amp Breaker

Good	Fair	Defect	N/A	N/I
X				

Observations:

- No main breaker - There are 6 or less breakers that shut electric off to the entire building.

3. Breakers in off position

Good	Fair	Defect	N/A	N/I
X				

Observations:

- No breakers noted in the off position.

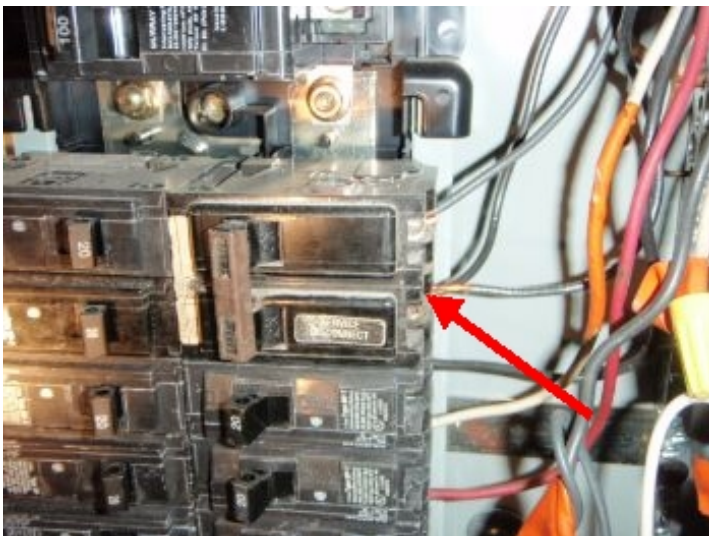
4. Main Panel Defects

Good	Fair	Defect	N/A	N/I
		X		

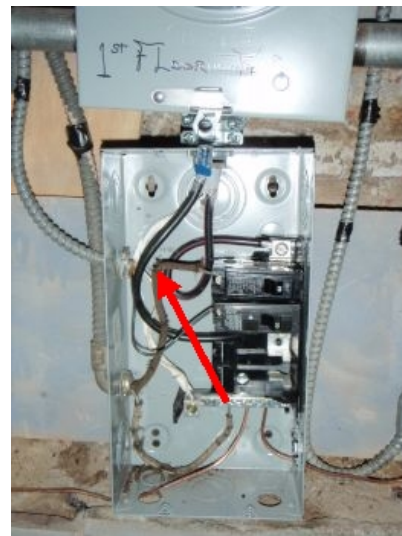
Location: Basement (1st floor front)

Observations:

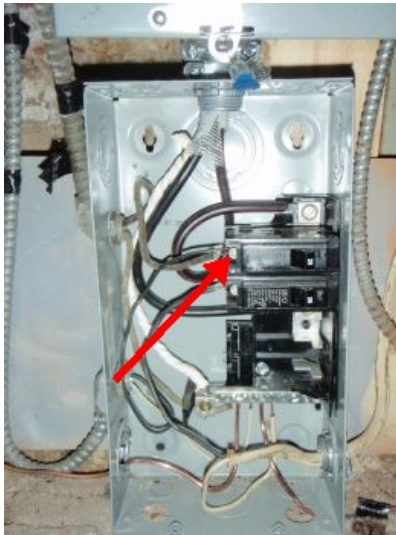
- Defects noted in the 1st floor front main panel: Overfused circuits, double taps, missing branch ties for 240V circuits, unprotected openings and panel does not appear to be grounded.
- Defects noted in the garage main panel: Panel does not appear to be bonded and openings noted in panel.
- Defects noted at 1st floor rear main panel: Overfused breakers, cloth sheathed wiring is damaged and exposed and panel does not appear to be bonded.
- Defects noted in 2nd floor main panel: Overfused breakers, double tapped breakers and does not appear to be bonded.
- Defects noted in 3rd floor main panel: Overfused breakers, double tapped breakers and panel does not appear to be bonded.
- A licensed electrician is recommended to fully evaluate and correct all defects noted in main panels.



Overfused and Double Tapped Breaker at 1st Floor Front Panel



Damaged Sheathing Noted on Wire in 1st Floor Rear Panel



Overfused and Double Tapped Breaker in 2nd Floor Panel

5. Subpanel Defects

Good	Fair	Defect	N/A	N/I
		X		

Location: Basement

Observations:

- The two subpanels on the front east facing foundation wall have exposed wires and the fuse panel has an overfused circuit. A licensed electrician is recommended to disconnect these subpanels.
- Subpanel located between the first floor front main panel and the garage main panel does not appear to have been properly wired and should be evaluated and corrected by a licensed electrician.
- The fire alarm subpanel appears to have an overfused breaker.
- A licensed electrician is recommended to fully evaluate and correct defects noted in the subpanels.



Improperly Wired Subpanel



Overfused Circuit at Fire Alarm Panel

6. Conduction

Good	Fair	Defect	N/A	N/I
	X			

Wire type: Non-metallic sheathed wiring • BX • Wire material: Copper • Wire material: Multi-stranded aluminum

Observations:

- Cloth sheathed wiring present. This wiring typically is ungrounded and may be unsafe by today’s standards. Over time, the wire’s insulation becomes brittle and falls apart, resulting in exposed conductors and a risk of shock and/or fire. A qualified electrician is recommended to evaluate this wiring and make repairs or replace wiring as necessary.
- Ungrounded, 2-prong receptacles located in various locations. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider updating the existing condition to meet the generally accepted current standards.
- Wiring loose and not properly secured around the main panel.

7. Fire Safety

Smoke detectors are recommended on every floor and in every bedroom. It is highly recommended that all existing smoke detectors be replaced prior to moving. • Carbon monoxide detectors are recommended on every floor. Recommend replacing CO detectors every two years. • Fire extinguishers are recommended on every floor and in the kitchen. • Recommend contacting the local fire marshall to confirm that the 4 unit building meets all of the city fire safety requirements including egress requirements prior to settlement.

Heat - 1st floor front

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Heating System

Location: Basement (front unit) • Type: Forced air furnace • Fuel Source: Natural gas • System Size: 47,000 Btu

2. Furnace Condition

Good	Fair	Defect	N/A	N/I
	X			

Observations:

- The furnace is dirty and there are no records of prior service. A licensed HVAC contractor is recommended to fully clean and service the heating system.
- An annual service contract is recommended for the heating system.
- Moderate corrosion noted in the heat exchanger - recommend evaluation by a licensed HVAC contractor.

3. Venting

Good	Fair	Defect	N/A	N/I
		X		

Observations:

- The chimney flue liner is deteriorating and 6 gas appliances vent to the same flue. This is not a safe condition and should be completely evaluated by a licensed plumber, HVAC contractor or chimney sweep. Generally accepted practice allows 2 (sometimes more than 2 in special circumstances) gas burning appliances on the same floor to vent to the same chimney flue.



Six Gas Appliances Vent to the Same Chimney Flue

4. Combustion Air

Good	Fair	Defect	N/A	N/I
X				

Observations:

- Combustion air source appears serviceable.

5. Distribution

Good	Fair	Defect	N/A	N/I
	X			

Observations:

- Galvanized sheet metal ductwork noted.
- Ductwork does not appear to have been professionally installed. There are air leaks in the basement and the ductwork is not properly supported.

6. Thermostats

Good	Fair	Defect	N/A	N/I
X				

Observations:

- Located in: first floor front unit

7. Filters

Good	Fair	Defect	N/A	N/I
	X			

Location: Inside heater cabinet.

Observations:

- Filter installed backwards. Recommend replacing filter.
- MAINTENANCE: The air filter(s) should be replaced monthly.

Heat - 1st floor rear

1. Heating System

Location: Basement (rear unit) • Type: Forced air furnace • Fuel Source: Natural gas • System Size: 47,000 Btu

2. Furnace Condition

Good	Fair	Defect	N/A	N/I
		X		

Observations:

- The furnace is dirty and there are no records of prior service. A licensed HVAC contractor is recommended to fully clean and service the heating system.
- An annual service contract is recommended for the heating system.
- Moderate corrosion noted in the heat exchanger - recommend evaluation by a licensed HVAC contractor.
- Utilities shut off to unit so I was unable to fully inspect. A licensed HVAC contractor is recommended to fully evaluate system prior to settlement.

3. Venting

Good	Fair	Defect	N/A	N/I
		X		

Observations:

- See comments in the 1st floor front heating section of the report.
- The vent pipe appears to be too long and there is corrosion noted on the underside of the vent pipe - this is an indication that the system is not drafting properly. A licensed HVAC contractor is recommended to fully evaluate and correct drafting issues at furnace.



Corrosion Noted on Underside of Vent Pipe Indicating Possible Drafting Problems

4. Combustion Air

Good	Fair	Defect	N/A	N/I
X				

Observations:

- Combustion air source appears serviceable.

5. Distribution

Good	Fair	Defect	N/A	N/I
				X

Observations:

- Galvanized sheet metal ductwork noted.
- Unable to test distribution ductwork because utilities shut off at the time of the inspection. Recommend evaluation by a licensed HVAC contractor prior to settlement.

6. Thermostats

Good	Fair	Defect	N/A	N/I
				X

Observations:

- Utilities shut off at the time of the inspection so I was unable to test the thermostat.

7. Filters

Good	Fair	Defect	N/A	N/I
	X			

Observations:

- MAINTENANCE: The air filter(s) should be replaced monthly.
- Filter installed backwards. Recommend replacing filter.

Heat - 2nd floor

1. Heating System

Location: 2nd floor hall closet • Type: Induced draft furnace • Fuel Source: Natural gas • System Size: 45,000 Btu

2. Furnace Condition

Good	Fair	Defect	N/A	N/I
		X		

Observations:

- The furnace is dirty and there are no records of prior service. A licensed HVAC contractor is recommended to fully clean and service the heating system.
- An annual service contract is recommended for the heating system.
- Access to furnace is highly restricted in the closet.
- **Utilities shut off to unit so I was unable to fully inspect. A licensed HVAC contractor is recommended to fully evaluate system prior to settlement.**

3. Venting

Good	Fair	Defect	N/A	N/I
		X		

Observations:

- See comments in exterior areas section of report.
- Vent was not fully visible.

4. Combustion Air

Good	Fair	Defect	N/A	N/I
		X		

Observations:

- **Combustion air and return air are too close and can mix. This can be very dangerous and should be evaluated and corrected by a licensed HVAC contractor.**

5. Distribution

Good	Fair	Defect	N/A	N/I
				X

Observations:

- Unable to test distribution ductwork because utilities shut off at the time of the inspection. Recommend evaluation by a licensed HVAC contractor prior to settlement.

6. Thermostats

Good	Fair	Defect	N/A	N/I
				X

Observations:

- Utilities shut off at the time of the inspection so I was unable to test the thermostat.

7. Filters

Good	Fair	Defect	N/A	N/I
	X			

Location: Inside heater cabinet.

Observations:

- Furnace filter dirty. Needs replacement
- MAINTENANCE: The air filter(s) should be replaced monthly.

Heat - 3rd floor

1. Heating System

Location: 3rd floor hall closet • Type: Forced air furnace • Fuel Source: Natural gas • System Size: 47,000 Btu

2. Furnace Condition

Good	Fair	Defect	N/A	N/I
		X		

Observations:

- The furnace is dirty and there are no records of prior service. A licensed HVAC contractor is recommended to fully clean and service the heating system.
- An annual service contract is recommended for the heating system.
- Moderate corrosion noted in the heat exchanger - recommend evaluation by a licensed HVAC contractor.
- Access to furnace is highly restricted in the closet.
- Utilities shut off to unit so I was unable to fully inspect. A licensed HVAC contractor is recommended to fully evaluate system prior to settlement.

3. Venting

Good	Fair	Defect	N/A	N/I
		X		

Observations:

- Vent was not fully visible.
- The B-vent is too close to combustibles in the closet (there should be a minimum of 1" clearance between the framing and vent pipe). A licensed HVAC contractor is recommended to correct vent pipe.



4. Combustion Air

Good	Fair	Defect	N/A	N/I
		X		

Observations:

- Combustion air and return air are too close and can mix. This can be very dangerous and should be evaluated and corrected by a licensed HVAC contractor.



Combustion and Return Air Sources are too Close and Can Mix

5. Distribution

Good	Fair	Defect	N/A	N/I
				X

Observations:

- Unable to test distribution ductwork because utilities shut off at the time of the inspection. Recommend evaluation by a licensed HVAC contractor prior to settlement.

6. Thermostats

Good	Fair	Defect	N/A	N/I
				X

Observations:

- Utilities shut off at the time of the inspection so I was unable to test the thermostat.

7. Filters

Good	Fair	Defect	N/A	N/I
	X			

Location: Inside heater cabinet.

Observations:

- Furnace filter dirty. Needs replacement
- MAINTENANCE: The air filter(s) should be replaced monthly.

Plumbing

1. Main Line

Materials: Copper • Main Line Pipe Size: 1"

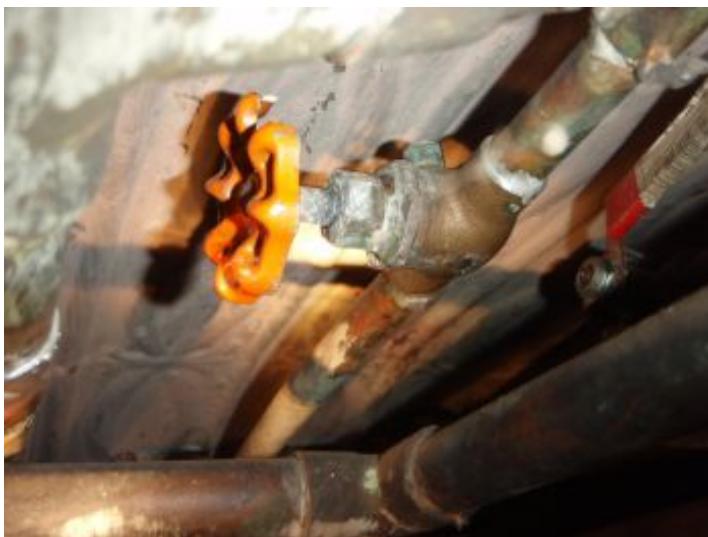
2. Supply Lines

Good	Fair	Defect	N/A	N/I
		X		

Materials: Copper

Observations:

- Major corrosion noted in the basement.
- Type M copper was used in multiple locations throughout the house. Type M copper is thin walled and can prematurely deteriorate. A licensed plumber is recommended to fully evaluate and replace any defective water supply lines.
- Leaks noted in the supply piping near the rear furnace in the basement. A licensed plumber is recommended to fully evaluate water supply lines and repair any leaks.



Leak at Supply Line in Basement

3. Waste Lines

Good	Fair	Defect	N/A	N/I
		X		

Materials: Cast iron • Copper • Galvanized steel

Observations:

- Note - City sewer service, septic systems and all underground pipes are not part of this inspection. Future drainage performance is also not determined. Be advised that some "ABS" plastic piping systems have experienced documented problems. Contact the manufacturer or plumbing expert for further information and evaluation.
- Major corrosion noted in the cast iron waste pipe. Cast iron appears to be cracked in multiple locations in the basement. Signs of amateur workmanship noted throughout the basement. Multiple open waste pipes, improperly sloped drainlines, improperly installed cleanouts that can easily back system up, missing shear rings and improperly supported drain lines noted. There is a leak at the drainpiping in the rear section of the basement. A licensed plumber is recommended to fully evaluate and correct all defects noted in the waste lines.



Major Corrosion Noted at Cast Waste Pipe



Open Waste Pipe in Basement



Improperly Installed Cleanout is Highly Vulnerable to Clogs



Cracked Cast Iron Waste Pipe



Missing Shear Rings/Waste Pipe Not Properly Supported



Open Waste Pipe in Basement



Improper Drainpiping in the Basement



Leak at Drain in Rear Section of Basement



Cracked Cast Iron Waste Pipe in Basement

4. Natural Gas Fuel

Good	Fair	Defect	N/A	N/I
		X		

Observations:

- Shut off located at: Basement
- Gas lines show signs of major corrosion. A licensed plumber is recommended to fully evaluate and replace corroding gas lines.
- **The gas was shut off to 3 of the 4 units. A licensed plumber is recommended to fully evaluate the gas distribution piping and test all untested gas appliances prior to settlement.**

Water Heater - 1st floor front

1. Water Heater

Location: Basement (marked as 1st floor front unit) • Type: Natural gas (natural draft) • Size: 30 gallons

2. Base

Good	Fair	Defect	N/A	N/I
	X			

Observations:

- The water heater base is corroding.
- Significant amount of debris noted in the burn chamber.
- The water heater is aging and appears to have lived past its expected life. Recommend budgeting to replace the system in the near future.

3. Enclosure

Good	Fair	Defect	N/A	N/I
	X			

Observations:

- The water heater enclosure is dented.
- The water heater enclosure is rusted.
- The water heater is aging and appears to have lived past its expected life. Recommend budgeting to replace the system in the near future.

4. Plumbing

Good	Fair	Defect	N/A	N/I
	X			

Materials: copper

Observations:

- Pipes corroding at the top of the water heater.
- Water heater is aging and appears to be nearing the end of its expected life. Recommend budgeting to replace water heater in the near future.

5. Venting

Good	Fair	Defect	N/A	N/I
		X		

Observations:

- See comments in 1st floor front heating section of report.

6. Combustion

Good	Fair	Defect	N/A	N/I
X				

Observations:

- Combustion air source appears serviceable.

7. TPR

Good	Fair	Defect	N/A	N/I
X				

Observations:

- Appears to be in serviceable condition.

Water Heater - 2nd floor unit

1. Water Heater

Location: Basement (marked as 2nd floor unit) • Type: Natural gas (forced draft) • Size: 40 gallons

2. Base

Good	Fair	Defect	N/A	N/I
	X			

Observations:

- The water heater base is corroding.
- Significant amount of debris noted in the burn chamber.
- The water heater is aging and appears to have lived past its expected life. Recommend budgeting to replace the system in the near future.

3. Enclosure

Good	Fair	Defect	N/A	N/I
	X			

Observations:

- The water heater enclosure is dented.
- The water heater enclosure is rusted.
- The water heater is aging and appears to have lived past its expected life. Recommend budgeting to replace the system in the near future.

4. Plumbing

Good	Fair	Defect	N/A	N/I
		X		

Materials: copper

Observations:

- Major corrosion noted at the water lines above the water heater.
- Water heater is aging and appears to be nearing the end of its expected life. Recommend budgeting to replace water heater in the near future.
- Utilities shut off at the time of the inspection. I was unable to confirm if hot water was properly run to any of the fixtures in the unit. A licensed plumber is recommended to fully evaluate system and confirm that hot water was properly run to all fixtures prior to settlement.

5. Venting

Good	Fair	Defect	N/A	N/I
		X		

Observations:

- See comments in 1st floor front heating section of report.
- Vent hood is not properly attached at the top of the unit - system appears to backdraft. A licensed plumber is recommended to fully evaluate system.



Draft Hood Improperly Installed

6. Combusion

Good	Fair	Defect	N/A	N/I
X				

Observations:

- Combustion air source appears serviceable.

7. TPR

Good	Fair	Defect	N/A	N/I
X				

Observations:

- Appears to be in serviceable condition.

Water Heater - Unknown A

1. Water Heater

Location: Basement (in front of furnace) • Type: Natural gas (natural draft) • Size: 30 gallons

2. Base

Good	Fair	Defect	N/A	N/I
	X			

Observations:

- The water heater base is corroding.
- Significant amount of debris noted in the burn chamber.
- The water heater is aging and appears to have lived past its expected life. Recommend budgeting to replace the system in the near future.

3. Enclosure

Good	Fair	Defect	N/A	N/I
	X			

Observations:

- The water heater enclosure is dented.
- The water heater enclosure is rusted.
- The water heater is aging and appears to have lived past its expected life. Recommend budgeting to replace the system in the near future.

4. Plumbing

Good	Fair	Defect	N/A	N/I
		X		

Materials: copper

Observations:

- Major corrosion noted at the water lines above the water heater.
- Water heater is aging and appears to be nearing the end of its expected life. Recommend budgeting to replace water heater in the near future.
- Utilities shut off at the time of the inspection. I was unable to confirm if hot water was properly run to any of the fixtures in the unit. A licensed plumber is recommended to fully evaluate system and confirm that hot water was properly run to all fixtures prior to settlement.

5. Venting

Good	Fair	Defect	N/A	N/I
		X		

Observations:

- See comments in 1st floor front heating section of report.

6. Combustion

Good	Fair	Defect	N/A	N/I
X				

Observations:

- Combustion air source appears serviceable.

7. TPR

Good	Fair	Defect	N/A	N/I
X				

Observations:

- Appears to be in serviceable condition.

Water Heater - Unknown B

1. Water Heater

Location: Basement (behind furnace) • Type: Natural gas (natural draft) • Size: 40 gallons

2. Base

Good	Fair	Defect	N/A	N/I
	X			

Observations:
 • The water heater base is corroding.

3. Enclosure

Good	Fair	Defect	N/A	N/I
X				

Observations:
 • The water heater enclosure appears functional.

4. Plumbing

Good	Fair	Defect	N/A	N/I
		X		

Materials: copper
 Observations:
 • Utilities shut off at the time of the inspection. I was unable to confirm if hot water was properly run to any of the fixtures in the unit. A licensed plumber is recommended to fully evaluate system and confirm that hot water was properly run to all fixtures prior to settlement.

5. Venting

Good	Fair	Defect	N/A	N/I
		X		

Observations:
 • See comments in 1st floor front heating section of report.

6. Combustion

Good	Fair	Defect	N/A	N/I
X				

Observations:
 • Combustion air source appears serviceable.

7. TPR

Good	Fair	Defect	N/A	N/I
	X			

Observations:
 • The TPR extension pipe is missing.

Bathroom 1

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Locations

Location: 3rd floor bathroom

2. Wall Condition

Good	Fair	Defect	N/A	N/I
	X			

Materials: Plaster walls noted. • Paneling noted.

Observations:

- Walls damaged throughout bathroom - a licensed carpenter is recommended to repair damaged walls.
- Moderate moisture staining noted - a licensed contractor is recommended to identify and eliminate any active leaks and properly remove and replace all moisture stained building materials.

3. Ceiling Condition

Good	Fair	Defect	N/A	N/I
	X			

Materials: Plaster ceilings noted.

Observations:

- Moderate moisture staining noted - a licensed contractor is recommended to identify and eliminate any active leaks and properly remove and replace all moisture stained building materials.

4. Floor Condition

Good	Fair	Defect	N/A	N/I
		X		

Material: Vinyl squares (tiles) are noted

Observations:

- **Flooring show signs of major wear and deterioration. The subflooring is soft and the floor tiles are moisture stained and lifting. A licensed contractor is recommended to fully evaluate and replace floor coverings and subflooring if necessary.**



Moisture Damaged Flooring and Subflooring

5. Doors

Good	Fair	Defect	N/A	N/I
	X			

- Observations:
- Door doesn't latch properly.
 - Door handle loose.

6. Toilets

Good	Fair	Defect	N/A	N/I
X				

- Observations:
- Toilet appears to be in serviceable condition.

7. Sinks

Good	Fair	Defect	N/A	N/I
	X			

- Observations:
- Slow drain at sink. Recommend clearing.

8. Bath Tubs

Good	Fair	Defect	N/A	N/I
	X			

- Observations:
- Stains observed.
 - Stopper is missing.
 - Tub access was painted shut and was not removed during the inspection.

9. Tub/Shower Walls

Good	Fair	Defect	N/A	N/I
	X			

- Observations:
- Excessive caulking noted around the tub and fixtures.

10. Showers

Good	Fair	Defect	N/A	N/I
X				

- Observations:
- Shower appears to be in serviceable condition.

11. Enclosure

Good	Fair	Defect	N/A	N/I
	X			

- Observations:
- Loose hardware on the shower door. The door and enclosure may be at the end of its useful life.

12. Bathroom Ventilation

Good	Fair	Defect	N/A	N/I
	X			

- Type: Skylight
- Observations:
- Skylight does not open. A licensed carpenter is recommended to evaluate and repair damaged skylight.

13. Electrical

Good	Fair	Defect	N/A	N/I
	X			

- Observations:
- GFCI protected outlets recommended in the bathroom.
 - Ungrounded 3-prong outlet noted in bathroom.

Bathroom 2

1. Locations

Location: 2nd floor bathroom

2. Wall Condition

Good	Fair	Defect	N/A	N/I
	X			

Materials: Plaster walls noted. • Walls are clad in ceramic tile.

Observations:

- Common cracking noted.
- Moderate moisture staining noted - a licensed contractor is recommended to identify and eliminate any active leaks and properly remove and replace all moisture stained building materials.

3. Ceiling Condition

Good	Fair	Defect	N/A	N/I
	X			

Materials: Plaster ceilings noted.

Observations:

- Common cracking noted.
- Moderate cracking noted on the ceiling. A licensed drywall finisher is recommended to evaluate and repair cracked ceilings.

4. Floor Condition

Good	Fair	Defect	N/A	N/I
	X			

Material: Ceramic tile is noted.

Observations:

- Door threshold is damaged.
- Cracking noted in ceramic tiles. This may be an indication of inadequate subfloor installation.

5. Doors

Good	Fair	Defect	N/A	N/I
X				

Observations:

- Door appears serviceable at the time of the inspection.

6. Toilets

Good	Fair	Defect	N/A	N/I
	X			

Observations:

- The toilet bowl is loose at floor anchor bolts. The wax ring inside the unit must have a snug, secure fit in order to keep from leaking. Properly resealing and re-securing this unit is suggested to prevent water leakage and damage to the sub-floor area. This type of damage is not always visible or accessible to the inspector at time of inspection.

7. Sinks

Good	Fair	Defect	N/A	N/I
	X			

Observations:

- Slow drain at sink with gurgling which may indicate that the drain line needs to be cleaned and/or that the drain is not properly vented.

8. Bath Tubs

Good	Fair	Defect	N/A	N/I
	X			

Observations:

- Stopper is missing.
- Tub access was painted shut and was not removed during the inspection.

9. Tub/Shower Walls

Good	Fair	Defect	N/A	N/I
X				

Observations:

- Ceramic tile noted.

10. Showers

Good	Fair	Defect	N/A	N/I
X				

Observations:

- Shower appears to be in serviceable condition.

11. Enclosure

Good	Fair	Defect	N/A	N/I
	X			

Observations:

- Curtain rod does not appear secure.

12. Bathroom Ventilation

Good	Fair	Defect	N/A	N/I
X				

Type: Window

Observations:

- Window appears serviceable.

13. Electrical

Good	Fair	Defect	N/A	N/I
		X		

Observations:

- No outlet located in the bathroom. A licensed electrician is recommended to add a proper receptacle in the bathroom.

Bathroom 3

1. Locations

Location: 1st floor front

2. Wall Condition

Good	Fair	Defect	N/A	N/I
	X			

Materials: Plaster walls noted. • Paneling noted.

Observations:

- Common cracking noted.
- Moderate moisture staining noted - a licensed contractor is recommended to identify and eliminate any active leaks and properly remove and replace all moisture stained building materials.

3. Ceiling Condition

Good	Fair	Defect	N/A	N/I
	X			

Materials: Ceiling tiles noted.

Observations:

- Minor stains noted on the ceiling.
- Ceiling tiles improperly installed and deteriorating.

4. Floor Condition

Good	Fair	Defect	N/A	N/I
	X			

Material: Vinyl squares (tiles) are noted

Observations:

- Flooring show signs of moderate wear and deterioration. Floor coverings may need replacement in the near future.
- Flooring is uneven and shows signs of settlement or sagging in the floor joists. Recommend evaluation by a licensed carpenter and repairs if necessary.

5. Doors

Good	Fair	Defect	N/A	N/I
	X			

Observations:

- Door doesn't latch properly.
- Paint deteriorating on surface of door. Paint may contain lead. A licensed painter is recommended to take the necessary precautions if paint contains lead and scrape and re-paint door.
- Door jamb does not appear to be square. This may be an indication of structural movement.

6. Toilets

Good	Fair	Defect	N/A	N/I
X				

Observations:

- Toilet appears to be in serviceable condition.

7. Sinks

Good	Fair	Defect	N/A	N/I
X				

Observations:

- Sink faucet and drain appear serviceable.

8. Cabinets

Good	Fair	Defect	N/A	N/I
X				

Observations:

- Sink base cabinet appears serviceable.

9. Counters

Good	Fair	Defect	N/A	N/I
X				

Observations:

- Solid Surface tops noted.

10. Bath Tubs

Good	Fair	Defect	N/A	N/I
		X		

Observations:

- Stopper is missing.
- Tub access was painted shut and was not removed during the inspection.
- Major stains and damaged porcelain noted at the tub. A licensed plumber is recommended to replace or refinish damaged tub.



11. Tub/Shower Walls

Good	Fair	Defect	N/A	N/I
X				

Observations:

- Ceramic tile noted.

12. Showers

Good	Fair	Defect	N/A	N/I
X				

Observations:

- Shower appears to be in serviceable condition.

13. Enclosure

Good	Fair	Defect	N/A	N/I
X				

Observations:

- Shower curtain installed - recommend making sure that curtain is properly closed when taking a shower and that the floor is dried after every shower.

14. Bathroom Ventilation

Good	Fair	Defect	N/A	N/I
X				

Type: Bath fan

Observations:

- Bath fan appears serviceable.

15. Electrical

Good	Fair	Defect	N/A	N/I
X				

Observations:

- Electrical receptacles appear functional.

Bathroom 4

1. Locations

Location: 1st Floor Rear

2. Wall Condition

Good	Fair	Defect	N/A	N/I
	X			

Materials: Plaster walls noted.

Observations:

- Common cracking noted.
- Moderate moisture staining noted - a licensed contractor is recommended to identify and eliminate any active leaks and properly remove and replace all moisture stained building materials.
- There were signs of paint blistering/chipping on the walls - this may indicate moisture problems, improperly applied paint or aging/deteriorating paint. A licensed contractor is recommended to eliminate any active leaks, properly remove any moisture damaged building materials and properly repaint walls.

3. Ceiling Condition

Good	Fair	Defect	N/A	N/I
	X			

Materials: Plaster ceilings noted.

Observations:

- Common cracking noted.
- Minor stains noted on the ceiling.
- Ceiling is sagging in the shower area and should be corrected by a licensed carpenter.

4. Floor Condition

Good	Fair	Defect	N/A	N/I
		X		

Material: Vinyl squares (tiles) are noted

Observations:

- Flooring show signs of moderate wear and deterioration. Floor coverings may need replacement in the near future.
- **Subflooring is soft throughout the bathroom and appears moisture damaged. A licensed contractor is recommended to fully evaluate and replace floor coverings and subflooring.**

5. Doors

Good	Fair	Defect	N/A	N/I
	X			

Observations:

- Door doesn't latch properly.

6. Toilets

Good	Fair	Defect	N/A	N/I
	X			

Observations:

- The toilet bowl is loose at floor anchor bolts. The wax ring inside the unit must have a snug, secure fit in order to keep from leaking. Properly resealing and re-securing this unit is suggested to prevent water leakage and damage to the sub-floor area. This type of damage is not always visible or accessible to the inspector at time of inspection.

7. Sinks

Good	Fair	Defect	N/A	N/I
	X			

Observations:

- Stopper is missing/inoperable.

8. Bath Tubs

Good	Fair	Defect	N/A	N/I
	X			

Observations:

- Major stains observed.
- Stopper is missing.

9. Tub/Shower Walls

Good	Fair	Defect	N/A	N/I
	X			

Observations:
 • Ceramic tile noted.
 • Broken/cracked tile observed.

10. Showers

Good	Fair	Defect	N/A	N/I
X				

Observations:
 • Shower appears to be in serviceable condition.

11. Enclosure

Good	Fair	Defect	N/A	N/I
X				

Observations:
 • Shower curtain installed - recommend making sure that curtain is properly closed when taking a shower and that the floor is dried after every shower.

12. Bathroom Ventilation

Good	Fair	Defect	N/A	N/I
	X			

Type: Window
 Observations:
 • Window is deteriorating and appears to be nearing the end of its expected life.

13. Electrical

Good	Fair	Defect	N/A	N/I
		X		

Observations:
 • No outlet located in the bathroom. A licensed electrician is recommended to add a proper receptacle in the bathroom.

Environmental –General Information**Radon Gas:**

Radon gas naturally occurs in our environment. Radon gas is a class A carcinogen and is the second leading cause of lung cancer, after smoking. The U.S. Environmental Protection Agency (EPA) and the Surgeon General strongly recommend taking further action when the home's radon test results are 4.0 pCi/L or greater. The national average indoor radon level is about 1.3 pCi/L. The higher the home's radon level the greater the health risk to you and your family. Reducing your radon levels can be done easily, effectively and fairly inexpensively. Even homes with very high radon levels can be reduced below 4.0 pCi/L. For further information about radon please visit www.epa.gov/radon. The EPA and ARTI Home Inspections, LLC strongly recommend testing all homes for the presence of radon gas.

Lead Paint (prior to 1978):

Lead based paint was common in use until about 1974. According to the Federal Department of Housing and Urban Development, a lead hazard can be present in a house built on or before 1978. It is believed that the primary danger would be to small children who may somehow ingest chips of lead based paint. For further information regarding lead based paint please visit www.hud.gov/offices/lead.

Asbestos:

Asbestos is a fibrous material that was used in many building materials. The asbestos fibers can cause cancer and other types of lung disease if inhaled. Asbestos can only be identified by laboratory analysis therefore its identification is beyond the scope of the inspection. For further information regarding asbestos please visit www.epa.gov/asbestos.

Urea Formaldehyde (Foam Insulation):

U.F.F.I. became popular as a residential retrofit insulation in the mid 1970's. It was banned in the U.S.A. in 1982, then the ban was lifted. Formaldehyde gas usually dissipates with time and proper ventilation. However, this gas is known to be a respiratory irritant, particularly to younger and older people. The EPA has not adopted any standards as to harmful levels of formaldehyde gas however it does caution exposure. Note: various other countries consider exposure to this gas harmful in concentrations of one-fiftieth of the amounts considered safe by the EPA. Consult with your inspection service for additional information.

Mold:

Mold, mildew and indoor or outdoor air quality concerns can be found in many environments and may be especially prevalent in the event that the home inspection report discloses evidence of moisture or water penetration –whether active or inactive anywhere within the property. The identification or detection of any mold, mildew and/or indoor/outdoor air quality is beyond the scope of the inspection. No fee is being charged to the customer for inspection of any mold, mildew and/or indoor/outdoor air quality and no such inspection will be performed by this company. This company is not an expert in the inspection for or detection of mold, mildew and/or indoor/outdoor air quality. This company's insurance coverage expressly excludes coverage for inspection and detection of any mold, mildew and/or indoor/outdoor air quality. This company cannot and will not offer any representations, guarantees or warranties of any kind, written or oral, that the property is free from any mold, mildew and/or indoor/outdoor air quality concerns. Inspection for mold, mildew and/or indoor/outdoor air quality should be performed, detected and evaluated by a specialist of the customer's choice. For further information regarding lead based paint please visit www.epa.gov/mold.

Common Areas

1. Front Door

Good	Fair	Defect	N/A	N/I
	X			

Observations:

- Door does not latch properly and is deteriorating.

2. Wall Condition

Good	Fair	Defect	N/A	N/I
	X			

Materials: Plaster walls noted.

Observations:

- Walls damaged in various locations throughout the building. A licensed painter is recommended to repair damaged wall.
- Moderate cracking noted. A licensed drywall finisher is recommended to repair cracked walls.
- Moderate moisture staining noted - a licensed contractor is recommended to identify and eliminate any active leaks and properly remove and replace all moisture stained building materials.
- Holes noted in walls.
- There were signs of paint blistering/chipping on the walls in various locations - this may indicate moisture problems, improperly applied paint or aging/deteriorating paint. A licensed contractor is recommended to eliminate any active leaks, properly remove any moisture damaged building materials and properly repaint walls.
- Paint is chipping and deteriorating in multiple locations throughout the building. The paint may contain lead and should be evaluated by a licensed environmental testing company. A licensed painter is recommended to properly remove damaged paint and repaint interior walls.

3. Ceiling Condition

Good	Fair	Defect	N/A	N/I
	X			

Materials: Plaster ceilings noted. • Ceiling tiles noted.

Observations:

- Moderate cracking noted on the ceiling. A licensed drywall finisher is recommended to evaluate and repair cracked ceilings.
- Moderate moisture staining noted - a licensed contractor is recommended to identify and eliminate any active leaks and properly remove and replace all moisture stained building materials.
- There were signs of paint blistering/chipping on the ceiling in various locations - this may indicate moisture problems, improperly applied paint or aging/deteriorating paint. A licensed contractor is recommended to eliminate any active leaks, properly remove any moisture damaged building materials and properly repaint ceiling.
- Paint is chipping and deteriorating in multiple locations throughout the building. The paint may contain lead and should be evaluated by a licensed environmental testing company. A licensed painter is recommended to properly remove damaged paint and repaint interior walls.

4. Floor Condition

Good	Fair	Defect	N/A	N/I
		X		

Material: Carpet is noted. • Ceramic tile is noted. • Sheet vinyl flooring is noted. • Hardwood flooring is noted. • Vinyl squares (tiles) are noted

Observations:

- Flooring show signs of moderate wear and deterioration. Floor coverings may need replacement in the near future.
- Flooring is squeaky. A licensed carpenter is recommended to fully evaluate flooring.
- Some of the floors in this building are a vintage 9x9 size; be advised that these tiles may be the type that had an adhesive containing asbestos. Asbestos is a health risk when it is made friable - in other words, when its fibres and dust can be breathed in by the lungs. to be safe, please refrain from removal and damaging these tiles until it is certain they are not asbestos containing material.
- Flooring is uneven and shows signs of settlement or sagging in the floor joists, especially on the 2nd and 3rd floors. Recommend evaluation by a licensed structural engineer and repairs by a licensed carpenter.

5. Electrical

Good	Fair	Defect	N/A	N/I
	X			

Observations:

- Ungrounded 3-prong outlets noted.
- Ungrounded, 2-prong receptacles located in various locations. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider updating the existing condition to meet the generally accepted current standards.

6. Stairs & Handrail

Good	Fair	Defect	N/A	N/I
	X			

Observations:

- Handrail is loose.
- Stairs have inadequate headroom, this is a safety concern.
- Handrail is not continuous.

7. Window Condition

Good	Fair	Defect	N/A	N/I
		X		

Materials: Wood • Type: Double hung, single pane

Observations:

- Lockable window bars installed in various locations - this is a potential fire egress concern and should be corrected.
- Damaged screens or missing screens observed.
- The window glazing is deteriorating and the paint is chipping on the surface of the windowsill and sash. The paint may contain lead. A licensed contractor is recommended to take the necessary precautions if paint contains lead and replace window or scrape and re-paint window.
- Deterioration of wooden frames noted. Recommend budgeting for replacement in the near future.
- Windowpane missing and window rotted through at the stairway to the third floor. A licensed carpenter is recommended to evaluate and replace the damaged windows.



Broken Window

1st Floor Front Common Areas

1. Exterior Door

Good	Fair	Defect	N/A	N/I
X				

Observations:

- Exterior door appears to be in serviceable condition.

2. Wall Condition

Good	Fair	Defect	N/A	N/I
	X			

Materials: Plaster walls noted. • Paneling noted.

Observations:

- Moderate cracking noted. A licensed drywall finisher is recommended to repair cracked walls.
- Moderate moisture staining noted - a licensed contractor is recommended to identify and eliminate any active leaks and properly remove and replace all moisture stained building materials.
- Walls damaged in various location in the unit. A licensed painter is recommended to repair damaged wall.

3. Ceiling Condition

Good	Fair	Defect	N/A	N/I
	X			

Materials: Plaster ceilings noted. • Ceiling tiles noted.

Observations:

- Common cracking noted.
- Moderate moisture staining noted - a licensed contractor is recommended to identify and eliminate any active leaks and properly remove and replace all moisture stained building materials.
- Ceiling tiles improperly installed.

4. Closets

Good	Fair	Defect	N/A	N/I
	X			

Observations:

- The closet doors were missing.

5. Floor Condition

Good	Fair	Defect	N/A	N/I
	X			

Material: Vinyl squares (tiles) are noted

Observations:

- Flooring is uneven and shows signs of settlement or sagging in the floor joists. Recommend evaluation by a licensed carpenter and repairs if necessary.
- Flooring show signs of moderate wear and deterioration. Floor coverings may need replacement in the near future.

6. Electrical

Good	Fair	Defect	N/A	N/I
	X			

Observations:

- Ungrounded 3-prong outlets noted.
- Light fixtures not properly installed in bedrooms.
- Ungrounded, 2-prong receptacles located in various locations. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider updating the existing condition to meet the generally accepted current standards.

7. Window Condition

Good	Fair	Defect	N/A	N/I
		X		

Materials: Wood • Vinyl • Type: Double hung, double pane • Type: Double hung, single pane

Observations:

- Deterioration of wooden frames noted. Recommend budgeting for replacement in the near future.
- Damaged screens or missing screens observed.
- The window glazing is deteriorating and the paint is chipping on the surface of the windowsill and sash. The paint may contain lead. A licensed contractor is recommended to take the necessary precautions if paint contains lead and replace window or scrape and re-paint window.
- **Two of the original windows are still in operation and are deteriorating/appear to be at the end of their expected life. A licensed carpenter is recommended to evaluate and replace damaged windows.**

8. Doors

Good	Fair	Defect	N/A	N/I
	X			

Observations:

- Door doesn't latch properly.
- Door binds in jamb or floor.
- Door handle loose.
- Door jamb does not appear to be square. This may be an indication of structural movement.

1st Floor Rear Common Areas

1. Exterior Door

Good	Fair	Defect	N/A	N/I
X				

Observations:

- Exterior door appears to be in serviceable condition.

2. Wall Condition

Good	Fair	Defect	N/A	N/I
	X			

Materials: Plaster walls noted.

Observations:

- Moderate cracking noted. A licensed drywall finisher is recommended to repair cracked walls.
- Moderate moisture staining noted - a licensed contractor is recommended to identify and eliminate any active leaks and properly remove and replace all moisture stained building materials.
- Walls damaged in various location in the unit. A licensed painter is recommended to repair damaged wall.

3. Ceiling Condition

Good	Fair	Defect	N/A	N/I
	X			

Materials: Plaster ceilings noted. • Ceiling tiles noted.

Observations:

- Common cracking noted.
- Moderate moisture staining noted - a licensed contractor is recommended to identify and eliminate any active leaks and properly remove and replace all moisture stained building materials.
- Ceiling tiles improperly installed.

4. Closets

Good	Fair	Defect	N/A	N/I
	X			

Observations:

- The closet light is missing fixture globe. This can be a potential fire hazard if clothing comes in contact with an exposed light bulb.
- The closet door has fallen out of square and drags on the floor.

5. Floor Condition

Good	Fair	Defect	N/A	N/I
	X			

Material: Hardwood flooring is noted. • Vinyl squares (tiles) are noted

Observations:

- Flooring show signs of moderate wear and deterioration. Floor coverings may need replacement in the near future.
- Flooring is uneven and shows signs of settlement or sagging in the floor joists. Recommend evaluation by a licensed carpenter and repairs if necessary.

6. Electrical

Good	Fair	Defect	N/A	N/I
	X			

Observations:

- Ungrounded 3-prong outlets noted.
- Ungrounded, 2-prong receptacles located in various locations. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider updating the existing condition to meet the generally accepted current standards.

7. Window Condition

Good	Fair	Defect	N/A	N/I
		X		

Materials: Wood • Vinyl • Type: Double hung, double pane • Type: Double hung, single pane

Observations:

- Deterioration of wooden frames noted. Recommend budgeting for replacement in the near future.
- Damaged screens or missing screens observed.
- The window glazing is deteriorating and the paint is chipping on the surface of the windowsill and sash. The paint may contain lead. A licensed contractor is recommended to take the necessary precautions if paint contains lead and replace window or scrape and re-paint window.
- **Four of the original windows are still in operation and are deteriorating/appear to be at the end of their expected life. A licensed carpenter is recommended to evaluate and replace damaged windows.**

8. Doors

Good	Fair	Defect	N/A	N/I
	X			

Observations:

- Door doesn't latch properly.
- Door binds in jamb or floor.
- Paint deteriorating on surface of door. Paint may contain lead. A licensed painter is recommended to take the necessary precautions if paint contains lead and scrape and re-paint door.
- Door jamb does not appear to be square. This may be an indication of structural movement.
- Door handle missing.
- Door handle loose.

2nd Floor Common Areas

1. Exterior Door

Good	Fair	Defect	N/A	N/I
X				

Observations:

- Exterior door appears to be in serviceable condition.

2. Wall Condition

Good	Fair	Defect	N/A	N/I
	X			

Materials: Plaster walls noted.

Observations:

- Moderate cracking noted. A licensed drywall finisher is recommended to repair cracked walls.
- Minor staining noted.
- Walls damaged in various location in the unit. A licensed painter is recommended to repair damaged wall.

3. Ceiling Condition

Good	Fair	Defect	N/A	N/I
	X			

Materials: Plaster ceilings noted.

Observations:

- Common cracking noted.
- Moderate moisture staining noted - a licensed contractor is recommended to identify and eliminate any active leaks and properly remove and replace all moisture stained building materials.

4. Closets

Good	Fair	Defect	N/A	N/I
	X			

Observations:

- Door hardware is missing.
- The closet door has fallen out of square and drags on the floor.

5. Floor Condition

Good	Fair	Defect	N/A	N/I
	X			

Material: Hardwood flooring is noted. • Vinyl squares (tiles) are noted

Observations:

- Some of the floors in this building are a vintage 9x9 size; be advised that these tiles may be the type that had an adhesive containing asbestos. Asbestos is a health risk when it is made friable - in other words, when its fibres and dust can be breathed in by the lungs. to be safe, please refrain from removal and damaging these tiles until it is certain they are not asbestos containing material.
- Flooring show signs of moderate wear and deterioration. Floor coverings may need replacement in the near future.
- Flooring is uneven and shows signs of settlement or sagging in the floor joists. Recommend evaluation by a licensed carpenter and repairs if necessary.

6. Electrical

Good	Fair	Defect	N/A	N/I
		X		

Observations:

- Ungrounded 3-prong outlets noted.
- Ungrounded, 2-prong receptacles located in various locations. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider updating the existing condition to meet the generally accepted current standards.
- **Exposed wire run on the wall in the kitchen. A licensed electrician is recommended to correct improperly wired receptacles.**



Exposed Wire Run in Kitchen

7. Window Condition

Good	Fair	Defect	N/A	N/I
		X		

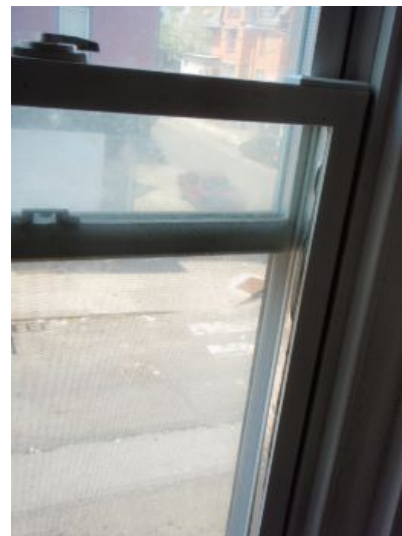
Materials: Wood • Vinyl • Type: Double hung, double pane • Type: Double hung, single pane

Observations:

- Deterioration of wooden frames noted. Recommend budgeting for replacement in the near future.
- Damaged screens or missing screens observed.
- The window glazing is deteriorating and the paint is chipping on the surface of the windowsill and sash. The paint may contain lead. A licensed contractor is recommended to take the necessary precautions if paint contains lead and replace window or scrape and re-paint window.
- Window sealed in kitchen. Failed thermoseal noted at the middle bedroom window. One window is original and is deteriorating. One of the windowpanes is missing at the northwest room.



Failed Thermoseal at Window



Missing Windowpane at Double Pane Window

8. Doors

Good	Fair	Defect	N/A	N/I
	X			

Observations:

- Door doesn't latch properly.
- Door binds in jamb or floor.
- Door handle missing.
- Door handle loose.
- Door jamb does not appear to be square. This may be an indication of structural movement.
- Paint deteriorating on surface of door. Paint may contain lead. A licensed painter is recommended to take the necessary precautions if paint contains lead and scrape and re-paint door.

3rd Floor Common Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Exterior Door

Good	Fair	Defect	N/A	N/I
	X			

Observations:

- Door does not appear to be professionally finished.

2. Wall Condition

Good	Fair	Defect	N/A	N/I
	X			

Materials: Plaster walls noted.

Observations:

- Common cracking noted.
- Moderate cracking noted. A licensed drywall finisher is recommended to repair cracked walls.
- Minor staining noted.
- Walls damaged in various location in the unit. A licensed painter is recommended to repair damaged wall.

3. Ceiling Condition

Good	Fair	Defect	N/A	N/I
	X			

Materials: Plaster ceilings noted.

Observations:

- Moderate cracking noted on the ceiling. A licensed drywall finisher is recommended to evaluate and repair cracked ceilings.
- Moderate moisture staining noted - a licensed contractor is recommended to identify and eliminate any active leaks and properly remove and replace all moisture stained building materials.

4. Closets

Good	Fair	Defect	N/A	N/I
	X			

Observations:

- Door hardware is missing or does not latch.
- Common cracking noted in the walls/ceiling.

5. Floor Condition

Good	Fair	Defect	N/A	N/I
	X			

Material: Sheet vinyl flooring is noted. • Hardwood flooring is noted.

Observations:

- Flooring show signs of moderate wear and deterioration. Floor coverings may need replacement in the near future.
- Flooring is uneven and shows signs of settlement or sagging in the floor joists. Recommend evaluation by a licensed carpenter and repairs if necessary.

6. Electrical

Good	Fair	Defect	N/A	N/I
		X		

Observations:

- Ungrounded 3-prong outlets noted.
- Ungrounded, 2-prong receptacles located in various locations. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider updating the existing condition to meet the generally accepted current standards.
- Exposed wire run on the wall in the bedroom. A licensed electrician is recommended to correct improperly wired receptacles.



Exposed Wiring Run in 3rd Floor Bedroom

7. Window Condition

Good	Fair	Defect	N/A	N/I
		X		

Materials: Wood • Vinyl • Type: Double hung, double pane • Type: Double hung, single pane

Observations:

- Deterioration of wooden frames noted. Recommend budgeting for replacement in the near future.
- The window glazing is deteriorating and the paint is chipping on the surface of the windowsill and sash. The paint may contain lead. A licensed contractor is recommended to take the necessary precautions if paint contains lead and replace window or scrape and re-paint window.
- Damaged screens or missing screens observed.
- Four of the windows are original and are deteriorating/appear to be nearing the end of their expected life. The top sash at the replaced window in the northeast bedroom does not stay up on its own. A licensed carpenter is recommended to replace all defective windows.

8. Doors

Good	Fair	Defect	N/A	N/I
	X			

Observations:

- Door doesn't latch properly.
- Door binds in jamb or floor.
- Door handle missing.
- Door handle loose.
- Paint deteriorating on surface of door. Paint may contain lead. A licensed painter is recommended to take the necessary precautions if paint contains lead and scrape and re-paint door.
- Door jamb does not appear to be square. This may be an indication of structural movement.

1st Floor Front Kitchen

1. Sinks

Good	Fair	Defect	N/A	N/I
	X			

Observations:

- Faucet shows signs of moderate deterioration.
- Faucet leaks at base.
- Sink bowl shows signs of moderate deterioration.

2. Cabinets

Good	Fair	Defect	N/A	N/I
	X			

Observations:

- Cabinet doors/drawers are deteriorating and damaged.

3. Counters

Good	Fair	Defect	N/A	N/I
	X			

Observations:

- Laminate countertops noted.
- Moderate wear and deterioration noted at countertops.

4. Range

Good	Fair	Defect	N/A	N/I
	X			

Materials: Gas range

Observations:

- Range show signs of moderate wear and deterioration.
- Right side burners did not light - pilot appears to be out.

5. Vent Condition

Good	Fair	Defect	N/A	N/I
	X			

Materials: Recirculating

Observations:

- Exhaust fan vibrates or is excessively noisy.

6. Electrical

Good	Fair	Defect	N/A	N/I
X				

Observations:

- Electrical receptacles appear serviceable.

1st Floor Rear Kitchen

1. Sinks

Good	Fair	Defect	N/A	N/I
	X			

Observations:

- Sink bowl shows signs of major deterioration.
- Sink base cabinet is corroded and at the end of its expected life.

2. Cabinets

Good	Fair	Defect	N/A	N/I
	X			

Observations:

- Cabinet doors/drawers are deteriorating and damaged.

3. Range

Good	Fair	Defect	N/A	N/I
				X

Materials: Gas range

Observations:

- Range show signs of moderate wear and deterioration.
- Gas shut off to range. Recommend complete evaluation by licensed plumber prior to settlement.

4. Vent Condition

Good	Fair	Defect	N/A	N/I
	X			

Materials: No vent located.

Observations:

- No source of ventilation located in kitchen. A licensed electrician is recommended to add a proper kitchen vent.

5. Electrical

Good	Fair	Defect	N/A	N/I
	X			

Observations:

- Ungrounded 3-prong outlets noted.
- GFCI protected outlets are recommended on all kitchen counter receptacles.

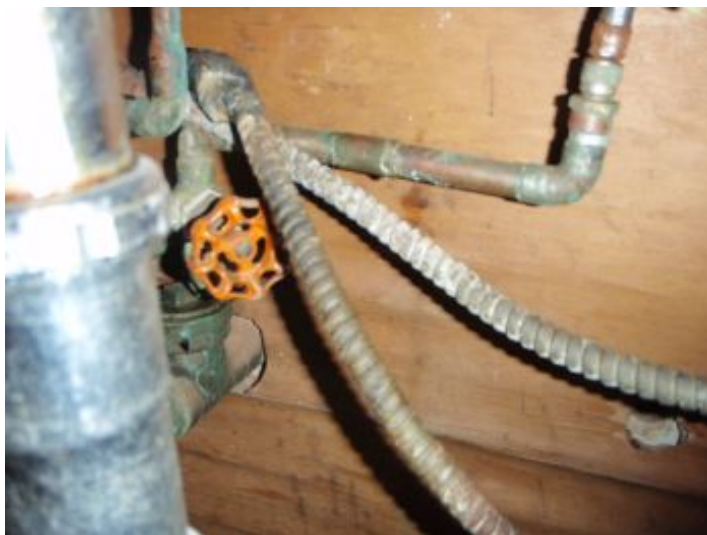
2nd Floor Kitchen

1. Sinks

Good	Fair	Defect	N/A	N/I
		X		

Observations:

- Sink bowl shows signs of moderate deterioration.
- **Supply line leaks under sink. A licensed plumber is recommended to evaluate and repair leak.**



Leak at Supply Line Under Sink

2. Cabinets

Good	Fair	Defect	N/A	N/I
		X		

Observations:

- Cabinets show signs of moderate wear and deterioration.
- **Some of the upper cabinets are loose at the wall and are a potential hazard. A licensed carpenter is recommended to evaluate and correct wall cabinets.**

3. Counters

Good	Fair	Defect	N/A	N/I
	X			

Observations:

- Laminate countertops noted.
- Major wear and deterioration noted at countertops. Recommend budgeting for replacement in the near future.

4. Range

Good	Fair	Defect	N/A	N/I
				X

Materials: Gas range

Observations:

- Gas shut off to range. Recommend complete evaluation by licensed plumber prior to settlement.

5. Vent Condition

Good	Fair	Defect	N/A	N/I
	X			

Materials: Exterior Vented

Observations:

- In the inspectors opinion the hood/fan at the end of its useful life and does not operate properly.

6. Electrical

Good	Fair	Defect	N/A	N/I
	X			

Observations:

- GFCI protected outlets are recommended on all kitchen counter receptacles.

3rd Floor Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Sinks

Good	Fair	Defect	N/A	N/I
	X			

Observations:

- Sink bowl shows signs of moderate deterioration.

2. Cabinets

Good	Fair	Defect	N/A	N/I
	X			

Observations:

- Cabinet doors/drawers are deteriorating and damaged.

3. Counters

Good	Fair	Defect	N/A	N/I
	X			

Observations:

- Laminate countertops noted.
- Moderate wear and deterioration noted at countertops.

4. Range

Good	Fair	Defect	N/A	N/I
				X

Materials: Gas range

Observations:

- Gas shut off to range. Recommend complete evaluation by licensed plumber prior to settlement.
- Range show signs of moderate wear and deterioration.

5. Vent Condition

Good	Fair	Defect	N/A	N/I
	X			

Materials: No vent located.

Observations:

- No source of ventilation located in kitchen. A licensed electrician is recommended to add a proper kitchen vent.

6. Electrical

Good	Fair	Defect	N/A	N/I
		X		

Observations:

- No outlets located on the kitchen counter. A licensed electrician is recommended to add proper GFCI protected outlets on the kitchen counter.