

February 11, 2005

Your Name

Re 123 Main Street
Any Town USA

Dear Your Name:

At your request, and in your presence, a visual inspection of the above referenced property was conducted on 5 Dec 04. This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, expressed as a result of the inspection. Please take time to review limitations contained in the inspection agreement.

REPORT SUMMARY

Overall, the home was constructed in a workmanlike manner, consistent with the local building trades and codes in effect at the time of construction, and has average maintenance over the years. However in accordance with prevailing local real estate purchase agreements, the following items should be addressed:

SITE

Site:

Bushes and Shrubs Condition:

Attention Needed - The shrubs and/or bushes need to be trimmed or maintained. Bushes and shrubs need to be trimmed away from the structure at least 6 inches. This space is needed to prevent direct access to the structure by insects and to keep the bushes from damaging the siding.

Paving Condition:

Walkway Condition:

Attention Needed - The walkways need attention and minor repair to prevent further deterioration. The cracks in the walkways need to be sealed to prevent further damage. The freeze-thaw cycle may cause differential settlement and enlarge existing cracks. Additionally, a broken section of sidewalk needs to be replaced.

Entryway Stoop:

Attention Needed - The entryway stoop needs some minor repair in order to defer deterioration. The paint on the porch is peeling.

Patio

Slab Condition:

Attention Needed - The slab needs repair in order to prevent further deterioration. Minor crack(s) in the patio should be sealed to prevent further deterioration. Monitor the crack(s) for continued movement. If additional cracking occurs, the services of a qualified professional may be required.

Retaining Walls:

Condition of Wall and Materials Used:

Action Necessary - The retaining wall requires some repair or replacement which is due either to movement or deteriorated materials.

FOUNDATION

Foundation

Visible Portions of Exterior Foundation Walls:

Attention Needed - The exposed portions of the perimeter foundation walls need maintenance. This is needed to prevent further deterioration. There are several areas around the chimney on the left side of the house where there are holes in the ground from erosion or rodent tunneling. These areas should be filled in.

Visible Foundation Wall Cracks Noted From Exterior:

Yes - Cracking in the vertical foundation walls was noted from the exterior. Minor crack(s) were noted in the foundation walls. This condition does not yet warrant further investigation provided the movement is not recent or does not show differential movement. It is recommended that the crack(s) be sealed to prevent further damage or insect entry. If future movement is noted or the cracks grow, then further investigation by a professional structural engineer and/or a licensed qualified foundation contractor will be needed to determine the cause and course of action.

INTERIOR VIEW of BASEMENT

Basement Windows:

The windows are in a condition that warrants replacement. The window frames have peeling paint and the screens are damaged. The windows were sealed shut.

Staircase Condition:

Attention Needed - The staircase needs some attention. The stair stringer is not properly attached to the floor. Only a small portion of the stringer is supported by the floor joist. Additional support is needed where the steps attach to the floor. The open side of the stairway should have balustrade installed.

Moisture on Exposed Basement Walls Noted:

No - There were no elevated moisture levels noted on the exposed areas of the basement walls, however the tenant reports that the basement does get water during periods of heavy rain, and that occasionally, someone has to be called to remove the water.

Evidence of Water Entry in the Basement Noted:

Verify through the Sellers Disclosure Statement to determine if this is an ongoing problem. If not, verify any remedial work completed that eliminated the condition.

WALKOUT BASEMENT:

Outside Entry Doors:

Action Necessary - The outside entry door to the basement is in need of replacement.

STRUCTURAL

Structural:

Asbestos Siding Condition:

Asbestos - Asbestos cement shingles are dense, weatherproof, fire resistant, and brittle. Take note that scraping in preparation for painting may release hazardous fibers. Before scraping/painting check for proper procedure. Removal of the shingles must be handled only according to the local and E.P.A. regulations. Disposal MUST be only in a permitted landfill. **Action Necessary** - There are missing or cracked shingles. These need to be replaced.

Trim Condition:

Attention Needed - The trim needs some minor repair to prevent further deterioration. All deteriorated exterior trim needs to be treated and painted. Replace any trim that cannot be treated.

Soffit/Eaves:

Attention Needed - Soffit/eaves appear to need some minor repair to prevent further deterioration. There appears to be a hole in the soffit/fascia at the rear of the house. This area needs to be secured to prevent entry by birds or animals.

Fascia & Rake Boards:

There is peeling paint on the fascia and rake boards around the house.

Condition of Painted Surfaces:

Action Necessary - Portions of the exterior finish or painted surfaces are in a condition that calls for refinishing. Delay will cause further deterioration of the siding material. The siding should be painted or covered.

Earth-to-Wood Clearance:

Action Necessary - There is earth-to-wood contact. This condition needs immediate action. This contact can cause water infiltration and give access to insects. The rear porch has rotted or insect damaged wood where it is in contact with the ground. The damaged wood should be replaced with pressure treated wood or cement block.

Structural Caulking:

Attention Needed - Several spots around the structure were noted that need to be caulked. Caulk should be applied to areas where brick and siding meet, trim around window frames or doors, and piping and service penetrations. Also, any cracks that allow moisture or wind entry should be caulked to prevent deterioration.

Deck, Porch or Balcony:

Front porch condition:

The paint is peeling on the front porch floor, columns, and ceiling or soffit.

Porch rail condition:

The hand rail to the front porch steps is loose.

Condition of Rear Stairway:

Action Necessary - The wooden stairway to the second floor unit in the rear of the building is not supported or constructed properly. The stairway should be replaced.

Supporting Posts:

The supporting posts do not appear to be adequate for proper support of the stairway.

Additional Discrepancies:

The paint on the rear porch is peeling. Additionally, the door is missing for access under the porch.

Fireplace:

Firebox Condition:

Attention Needed - The firebox has a condition that needs attention. The services of a mason specializing in fireplace construction and repair may be needed. There are damaged bricks or mortar joints on the floor of the firebox. Repairs should be made before the fireplace is used.

Flue Condition from Firebox:

Attention Needed - All chimneys were examined and at least one was found to need professional cleaning. Whether clean or not, it is impossible for us to determine with any degree of certainty whether all flues are free of defects. In accordance with recommendations made by the National Fire Prevention Association (NFPA) to have all chimneys inspected before buying/selling a home, the client(s) should consider having a CSIA (Chimney Safety Institute of America), or equivalently certified sweep, conduct a Level II inspection of all chimney flues prior to closing.

Flue Condition From Roof:

The fireplace flue was not checked from the top side. The inspector could not get to the chimney top, however no flue liner was visible above the chimney brick.

Exterior Stack Condition:

Action Necessary - The exterior stack has a condition that calls for repair. The top of the chimney is deteriorated and needs repair.

Chimney Cap or Crown:

Attention Needed - - There is no chimney crown installed. Installation of a chimney crown is recommended to prevent water from entering the masonry stack or entering the wood chase causing deterioration.

Rain Hat:

No - There is no metal rain hat installed. It is recommended that one be installed to help prevent rain from entering the flue stack.

Spark Arrestor:

No - There is no metal spark arrestor installed. A spark arrestor, in addition to reducing fire possibility from burning embers, will eliminate animals and birds from entering the flue.

PLUMBING SYSTEM

Plumbing:

Interior Piping Condition:

There are many solder joints on the copper distribution piping that reflect sub standard workmanship. Excess solder residue likely caused the bluish green material to form on the joints. As a precaution, the joints should be tested for lead solder, which turns a similar color.

Water temperature:

Dangerous Condition: The water temperature is too high. The maximum recommended water temperature is 125 degrees. The water temperature should be lowered to prevent accidental burns.

Sump Pump Drain Line:

Action Necessary - The sump pump empties into the public sewage system. This practice is not allowed. It should be rerouted to the exterior or to a dry well. No backflow valve is installed.

Water Heater

Tank Capacity:

A 40 gallon water heater is installed. The existing water heater may not be adequate for the demand that three apartment units may require. Consideration should be given to adding another water heater to meet increased demands.

ELECTRICAL SYSTEMS

Primary Power Source

Service/Entrance/Meter:

Attention Needed: The overhead power lines pass through trees. Trees that have power lines passing through them can cause a power outage. Also, tree limbs can break off due to wind or ice. The owner may be responsible for repair expenses. Contact the local power company to correct this situation.

Main Power Panel and Circuitry

Main Power Panel Size:

Undetermined. There are separate electric panels installed for each apartment. The panels are rated at 30 ampere each. The rating of the power panels is below what is considered the norm by current standards. In order to correctly connect the modern conveniences and appliances to the system, an upgrade will be necessary. Modern conveniences could consist of air conditioning and a clothes dryer. Services of a qualified licensed electrician would be required.

Panel Condition:

Action Necessary - The power panel, as a container for safely covering circuitry and components, requires immediate action to minimize the possibility of electrical shock. There are open connections that could present a shock hazard.

Legend Available:

No - The breakers are not marked as to the rooms, areas, or appliances controlled. It is recommended that they be noted as soon as possible.

Ground Fault Protected Outlets:

Predate - This structure predates the requirement for newer construction of Ground Fault protected outlets.

For safety reasons, they should be installed in the following locations: Any outlets within 6' of a water source, all circuits in the kitchen (except refrigerator), all exterior locations, any non-dedicated outlets in the garage, and any outlets in an unfinished basement. For more information on Ground Fault Circuit Interrupt protected outlets, contact this inspection company.

Main Service Ground Verified:

No - The main service ground wire was not located, or the inspector was unable to verify it was intact. Further investigation is needed to verify its existence.

Exterior Wiring:

The outlet to the right of the front porch shows either no neutral wire or the hot and ground wires are reversed.

HEATING, VENTILATION & AIR CONDITIONING

Heating Unit # 1:

Condition of Unit:

The water pressure gage did not appear to be working at the time of the inspection. Additionally, heat did not circulate throughout the building during operation of the unit. Specific radiators without heat are identified by room in other parts of this report. The unit should be serviced/repaired by a licensed HVAC contractor. All radiators installed should be made serviceable.

Multi-unit Apartment #1

Front Entry and Main Hallway:

Windows:

The side light windows on either side of the door are cracked.

Entry Floor:

The flooring should be refinished or covered.

Guest Closet:

Satisfactory - The guest closet is functional and of average size. The light fixture inside the closet requires replacement.

Upper Level Hallway:

The globe is missing for the light fixture on the second floor, and the light switch is installed upside down. The flooring for the second floor hallway should be refinished or covered. The windows on the landing to the second floor require repair or replacement. The locks do not work and the pane is cracked on the right hand window. Additionally, the light fixture installed between the windows has no globe.

Comments:

The radiator for the foyer did not heat up during operation of the heating system.

Living Room:

Closet:

Attention Needed - The closet door or fixtures need some adjustment or repair. The latch or strike plate needs to be adjusted so that the door will latch correctly.

Walls:

Action Necessary - There is a condition in the wall sheeting that needs to be repaired. There is some cracking that needs to be repaired.

Ceiling:

Action Necessary - There is a condition in the ceiling of this room that needs to be repaired. There is some cracking in the ceiling that needs repair.

Floor:

Attention Needed - The floor in this room is in need of some attention. The carpet should be cleaned or replaced.

Windows:

Attention Needed - All windows or associated hardware needs attention. Locking hardware needs repair or replacement. **Action Necessary** - At least one window or associated hardware in this room needs repair.

There is at least one broken window pane in the left window and the center window. Additionally, the right storm window pane is cracked, and the left storm window pane is cracked. The center window screen is damaged. All window frames have peeling paint.

Heat Source Noted:

Action Necessary - There is no heat source in this room.

Dining Room:

Floor:

Attention Needed - The floor in this room is in need of some attention. The carpet should be cleaned or replaced.

Windows:

Attention Needed - At least one window or associated hardware needs attention. The locking hardware needs repair or replacement on the left side window. **Action Necessary** - The front window or associated hardware in this room needs repair. Both of the counterbalance ropes on the noted windows are missing.

For safety reasons, these should be replaced immediately. All window frames have peeling paint.

Family Room:

Ceiling:

Action Necessary - There is a condition in the ceiling of this room that needs to be repaired. There is evidence of an active leak that needs repair after the source of the leak is repaired. If the source of the water leak was located, the inspector has noted it.

Floor:

Attention Needed - The floor in this room is in need of some attention. The carpet should be cleaned or replaced.

Windows:

Action Necessary - At least one window or associated hardware in this room needs repair. There is at least one broken window pane in the front window and window to the left of the fireplace. One of the counterbalance ropes is broken or missing on the front window. This condition could allow the window to slam closed causing glass breakage or injury to unsuspecting individuals. There is peeling paint on all of the window frames.

Kitchen

Windows:

Action Necessary - At least one window or associated hardware in the kitchen needs repair or replacement. There is at least one broken window pane in the right hand window. All window frames have peeling paint.

Ceiling:

There is a cracked panel in the drop ceiling.

Floor:

The flooring in the kitchen is in a condition that warrants replacement.

Lighting:

Attention Needed - The lighting in the kitchen did not activate using normal controls. One of the lights in the drop ceiling is inoperative. The wall light to the right of the stove does not have a globe.

Faucet and Supply Lines:

Action Necessary - The dish sprayer attachment does not work, or it leaks. The faucet for the sink has low water flow after the sprayer handle is released.

Food Waste Disposal:

Action Necessary - The food waste disposal did not activate using normal controls. Further investigation is needed to determine if repairs or replacement should be done.

Range Hood:

Action Necessary - The range hood is in a condition that indicates replacement is recommended. The switch for the fan and light is broken. Additionally, the back draft damper for the exhaust duct sticks open and should be replaced.

Range/Oven:

All the range top burners were tested and are functional. The oven also was functional. Temperatures of heat settings were not tested. **Action Necessary** - The oven needs repair or service. It was inoperative at the time of the inspection.

Refrigerator:

Satisfactory - There is a refrigerator installed. This inspection determines only if the unit is currently keeping foodstuffs cold. The freezer portion of the refrigerator is required to freeze water. This refrigerator appears to pass this minimum inspection. The handle for the door is broken.

Additional information:

The switch for the exterior light is upside down and the exterior light fixture has no globe.

Bathroom #1:

Entry Door:

Attention Needed - The entry door or hardware for this bathroom needs some adjustment or repair for it to function appropriately. The latch or strike plate needs to be adjusted so that the door will latch correctly.

Windows:

The window is painted shut or otherwise sealed.

Floor:

Action Necessary - The flooring in this bathroom is in need of repair or replacement. There are cracked and missing floor tiles.

Lighting:

Action Necessary - The ceiling light in this bathroom is located over the tub which is not allowed unless an approved fixture is installed. The light fixture is not approved for use over a tub. Immediate action is necessary to replace or relocate the fixture.

Basin and Drain Fixture:

Attention Needed - The basin or drainage fixture needs attention. The lavatory drains slowly. There may be some blockage either in the fixture or the drain line.

Toilet Condition

Action Necessary - The toilet in the master bathroom needs repair. The toilet is not secure to the floor, allowing it to wobble and possibly leak. Action should be taken to re-secure it to the floor.

Shower/Shower Head and Mixing Valves:

Attention Needed - The shower head or mixing valve needs some attention so that it will function as intended. The shower diverter is stuck. Replacement is recommended.

Tub & Shower Walls:

Action Necessary - There is deterioration to the walls that calls for immediate action. The tub surround is in a condition that warrants replacement.

Caulking/Water Contact Areas:

Attention Needed - The caulking in the water contact areas appears to need attention. Damage may result if not corrected. The wall at the tub or shower seam needs to be caulked to prevent moisture from entering the wallboard.

Bedroom #1:

Entry Door:

Attention Needed - The entry door or hardware for this bedroom needs some adjustment or repair for it to function appropriately. The latch or strike plate needs to be adjusted so that the door will latch correctly.

Closet:

Action Necessary - Some portion of the linen closet door or interior fixtures needs repair or replacement. It is not functional as is. The door and the frame are not aligned properly.

Floor:

Attention Needed - The floor in this room is in need of some attention. The floor should be refinished or covered.

Windows:

Action Necessary - At least one window or associated hardware in this bedroom needs repair. There is at least one broken window pane in the left side window, and a broken pane in the left rear storm window. All window frames have peeling paint.

Multi-unit Apartment #1 #2

Living Room:

Floor:

The floor needs to be refinished or covered.

Windows:

Attention Needed - At least one window or associated hardware needs attention. Locking hardware needs repair or replacement on the center and right hand windows. **Action Necessary** - At least one window or associated hardware in this room needs repair. There is at least one broken window pane in the left hand window. One or more window screens are missing. All window frames have peeling paint.

Heat Source Noted:

Satisfactory - There is a heat source for this room, however the radiator did not heat up during operation of the boiler.

Comment:

The light switch is installed up side down.
Kitchen

Outside Entry Door:

Action Necessary - The outside entry door to the kitchen is in a deteriorated condition that warrants replacement.

Windows:

Attention Needed - At least one window or associated hardware in the kitchen needs attention. The window frames have peeling paint.

Lighting:

Action Necessary - The light over the kitchen sink has an exposed bulb. Exposed bulbs are not allowed in any areas that may be accessible to water. Additionally, the switch for the light is installed up side down.

Electrical Outlets:

ATTENTION NEEDED: The outlet to the right of the sink shows reversed polarity where the hot and neutral wires are reversed. The two wire outlet over the stove is painted over and should be replaced.

Faucet and Supply Lines:

The hot and cold supply lines have been reversed.

Range Hood:

The exhaust fan for the stove is inoperative.

Range/Oven:

Action Necessary - The range top or oven needs repair or service. At least one range top burner did not heat up correctly. Repair or replacement is needed. Additionally, one of the knobs is missing.

Heat Source:

The radiator did not heat up during operation of the heating system. There is a forced hot air heating system installed as well.

Bathroom #1:

Entry Door:

Attention Needed - The entry door or hardware for this bathroom needs some adjustment or repair for it to function appropriately. The latch or strike plate needs to be adjusted so that the door will latch correctly.

Walls:

Action Necessary - There are some cracks or deterioration in the walls in the bathroom that need repair.

Windows:

The glass in the window(s) adjacent to the tub does not appear to be tempered glass. This is an unsafe condition that could result in injuries if someone should slip and break the window. The window should be replaced.

Ceiling:

Attention Needed - The ceiling in this bathroom has cracks or deterioration that need repair.

Lighting:

Action Necessary - The ceiling light in this bathroom has an exposed bulb. Exposed bulbs are not allowed in any areas that may be accessible to water. Immediate action is necessary.

Ground Fault Interrupt Outlets:

Recommend - This bathroom does not have a Ground Fault Circuit Interrupt outlet installed. The age of the structure may predate the required installation. However, for safety considerations, it is strongly recommended that one be installed at any location within 6 feet of a water source.

Faucet and Supply Lines:

The hot and cold supply lines have been reversed.

Toilet Condition

Action Necessary - There is evidence of a leak. The leak appears to be in the wax ring at the floor. Replacement of the wax seal is needed.

Tub & Shower Walls:

Attention Needed - The walls show some deterioration. Some attention is needed to prevent further

deterioration. The tub surround is in a condition that warrants replacement.

Caulking/Water Contact Areas:

Attention Needed - The caulking in the water contact areas appears to need attention. Damage may result if not corrected. The seam where the tub or the shower meets the flooring needs to be caulked to prevent damage. The wall at the tub or shower seam needs to be caulked to prevent moisture from entering the wallboard.

Heat Source:

The radiator heat did not function during operation of the boiler. There is a forced hot air system installed that was operational.

Bedroom #1:

Light and Light Switch.

The globe is missing for the light fixture.

Floor:

The flooring needs to be refinished or covered.

Windows:

Attention Needed - At least one window or associated hardware in this bedroom needs attention. Locking hardware needs repair or replacement on both windows. **Action Necessary** - At least one window or associated hardware in this bedroom needs repair. One of the counterbalance ropes is broken or missing on the front window. This condition could allow the window to slam closed causing glass breakage or injury to unsuspecting individuals. All window frames have peeling paint.

Electrical Outlets:

The 3-prong outlets are not grounded. This is an unsafe condition.

Heat Source Noted:

Attention Needed - There was a hot water radiator installed, but it did not heat up during operation of the boiler. A forced hot air system is installed that functioned normally.

Bedroom #2:

Ceiling:

Action Necessary - There is deterioration in the ceiling of this bedroom that needs to be repaired.

Light and Light Switch.

The switch for the light is installed up side down.

Windows:

Action Necessary - The window or associated hardware in this bedroom needs repair. Both of the counterbalance ropes on the window are missing. For safety reasons, these should be replaced immediately. The lock assembly requires repair or replacement. The window frame has peeling paint.

Heat Source Noted:

Attention Needed - There was a hot water radiator installed, but it did not heat up during operation of the boiler, however a functional forced hot air system has been installed.

Furnace:

Condition of Unit:

The forced hot air system installed uses natural gas. There is no drip leg or shut off valve installed for the gas pipe. The filter is not secure and may be drawn into the fan. During operation, the flame color was orange tipped suggesting an improper fuel air mixture. The unit should be serviced by a licensed HVAC contractor.

Condition of Flue:

The flue pipe does not appear to extend far enough above the roof.

Multi-unit Apartment #1 #3

Living Room:

Floor:

The flooring needs to be replaced.

Windows:

Attention Needed - The window or associated hardware needs attention. Locking hardware needs repair

or replacement. Additionally, there is at least one broken window pane, and the frame has peeling paint.

Electrical Outlets:

The outlet to the left of the window and the outlet to the right of the window do not work.

Kitchen

Outside Entry Door:

Action Necessary - The outside entry door to the kitchen is in a deteriorated condition that warrants replacement.

Windows:

Attention Needed - At least one window or associated hardware in the kitchen needs attention. The locking hardware needs repair or replacement on the window over the sink, the rear window, and the side window. **Action Necessary** - At least one window or associated hardware in the kitchen needs repair or replacement. There is at least one broken window pane on the rear window, and the storm unit for the rear window. One of the counterbalance ropes is broken or missing on the side window. This condition could allow the window to slam closed causing glass breakage or injury to unsuspecting individuals. All window panes have peeling paint.

Walls:

Attention Needed - The walls in the kitchen show a condition that needs some attention. There is minor cracking in the plaster walls.

Ceiling:

Cracks and deterioration in the ceiling require repair.

Floor:

Attention Needed - The flooring in the kitchen is in need of attention to prevent further deterioration. There are several floor tiles missing.

Lighting:

Satisfactory - The ceiling lights in the kitchen are in satisfactory condition, however the switch is installed up side down.

Faucet and Supply Lines:

There are no individual shut offs installed for the supply lines under the sink.

Range Hood:

The exhaust fan mounted through the wall requires replacement. It is currently wired with an extension cord. Additionally, the back draft damper sticks open.

Range/Oven:

Action Necessary - The range top or oven needs repair or service. At least one range top burner did not heat up correctly. Repair or replacement is needed.

Refrigerator:

The outlet for the refrigerator is not a dedicated circuit. The refrigerator should be on a separate circuit breaker, and the outlet should be a grounded three prong type. The outlet currently used is a two prong outlet with no ground.

Heat Source:

The radiator did not heat up during operation of the boiler, however a forced hot air system is installed and is functional.

Additional information:

There is a electrical sub panel installed in the closet housing the furnace. There is a fuse missing and the panel is not easily reachable. The panel should be uncovered and remain accessible.

Bathroom #1:

Entry Door:

Attention Needed - The entry door or hardware for this bathroom needs some adjustment or repair for it to function appropriately. The latch or strike plate needs to be adjusted so that the door will latch correctly.

Windows:

Action Necessary - The window or associated hardware in this bathroom needs repair or replacement.

There is at least one broken window pane, and the lock will not work.

Floor:

Action Necessary - The flooring in this bathroom is in need of repair. There are cracked and missing floor tiles around the toilet.

Lighting:

Action Necessary - The ceiling light in this bathroom has an exposed bulb. Exposed bulbs are not allowed in any areas that may be accessible to water. Immediate action is necessary.

Ground Fault Interrupt Outlets:

Recommend - This bathroom does not have a Ground Fault Circuit Interrupt outlet installed. The age of the structure may predate the required installation. However, for safety considerations, it is strongly recommended that one be installed at any location within 6 feet of a water source.

Faucet and Supply Lines:

There are no shutoffs installed for both hot and cold water pipes under the basin. Additionally, the hot and cold water supply lines are reversed for the basin and tub/shower.

Toilet Condition

Action Necessary - The toilet in the master bathroom needs repair. The toilet is not secure to the floor, allowing it to wobble and possibly leak. Action should be taken to re-secure it to the floor. Additionally, the top is missing from the tank.

Heat Source:

The radiator did not heat up during operation of the boiler, however a forced hot air system is installed and is functional.

Bedroom #1:

Entry Door:

Attention Needed - The entry door or hardware for this bedroom needs some adjustment or repair for it to function appropriately. The door and the frame are not aligned properly.

Closet:

Attention Needed - The closet doors or fixtures need some adjustment or repair. The latch or strike plate needs to be adjusted so that the door will latch correctly.

Walls:

There are cracks or deterioration that require repair.

Ceiling:

There are cracks or deterioration on the ceiling that require repair.

Light and Light Switch.

Satisfactory - The light and light switch were functional at the time of the inspection, however the light switch is installed up side down.

Floor:

The flooring needs to be refinished or covered.

Windows:

Attention Needed - At least one window or associated hardware in this bedroom needs attention. Locking hardware needs repair or replacement on the front window, and the side window. **Action Necessary** - At least one window or associated hardware in this bedroom needs repair. One of the counterbalance ropes is broken or missing on the side window, and both counterbalance ropes are broken on the front window. This condition could allow the windows to slam closed causing glass breakage or injury to unsuspecting individuals. All window frames have peeling paint.

Heat Source Noted:

The radiator did not heat up during operation of the boiler, however a forced hot air system is installed and is functional.

Furnace:

Condition of Unit:

Attention Needed - There is a gas fired furnace installed in the kitchen. The heat rise was measured at 97 degrees which exceeds the maximum allowed by the manufacturer. The filter was not secure and could be

drawn into the fan. The return air grill was found to be positioned too close to the wall which is restricting the air flow. This condition may be the cause of the high temperature rise. The services of a licensed HVAC contractor should be sought to service and repair the furnace. NOTE: The flue pipe does not appear to extend far enough above the roof. Consult with the HVAC contractor to determine if the flue installation requires attention.

ROOF & ATTIC

ROOFING

Condition of Roof Sheathing:

There are several low spots on the front porch roof where the roof sheathing has deteriorated. Water may collect in the low spots and eventually leak through the roof covering.

Flashing:

Attention Needed - Some portion of the roof flashing needs to have some repair. The flashing along the flat roof at the rear of the house is raised where it meets the shingled roof. The flashing on the front porch roof is raised. Caulk is needed against the wall where it meets the front porch roof.

Roof Gutter System:

Installation of down spout extensions would help carry the water further away from the foundation. The gutters need to be cleaned. There is a broken drain at the front left side of the house where the down spout connects to the underground drainage. There are some loose gutter nails.

Attic & Ventilation:

Ventilation Hi/Low:

Current industry standards recommend, as a minimum, one square foot of free vent area for each 150 square feet of attic floor if no vapor barrier is installed. With a vapor barrier installed, one square foot of free vent area per 300 square feet of attic space is needed.

Insulation Noted:

Action Necessary - The attic insulation appears to be insufficient to properly insulate the living spaces below.

Attic ventilation fan:

Due to the high temperatures during the summer months and conditions noted in the attic cavity, it is the recommendation of the inspector that an attic fan would help reduce the attic temperatures, the temperatures in the rooms below the attic, and the cooling costs.

Additional Areas of Concern:

The door to access the attic stairs requires replacement. The light fixture at the stair landing requires replacement.

Each of these items will likely require further evaluation and repair by licensed tradespeople. Obtain competitive estimates for these items. Other minor items are also noted in the following report and should receive eventual attention, but none of them affect the habitability of the house and their correction is typically considered the responsibility of the purchaser. The majority are the result of normal wear and tear.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

MARYLAND HOME INSPECTION SERVICES

Dan High
410-515-3838

enclosure

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INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:

INSPECTION DATE: 5 Dec 04.
INSPECTION APPOINTMENT TIME: 10 am.
CLIENT NAME: Your Name.
CLIENT PHONE #: 123-456-7890.
INSPECTION SITE: 123 Main Street.
INSPECTION SITE CITY/STATE/ZIP: Any Town USA.
ACCESS PERSON: Tenant.

CLIMATIC CONDITIONS:

INSPECTION DAY WEATHER: Partly Cloudy.
TEMPERATURE AT TIME OF INSPECTION: 50's.
SOIL CONDITIONS: Damp.

BUILDING CHARACTERISTICS:

BUILDING TYPE: Cape Cod.
STORIES: 2
SPACE BELOW GRADE: Basement.

UTILITY SERVICES:

WATER SOURCE: Public.
SEWAGE DISPOSAL: Public.
UTILITIES STATUS: All utilities on.

OTHER INFORMATION:

AREA: City.
HOUSE OCCUPIED? Yes.
CLIENT PRESENT DURING INSPECTION: Yes.

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**PEOPLE
PRESENT
DURING
INSPECTION:**

Purchaser's spouse, Tenant.

PAYMENT INFORMATION:

TOTAL FEE: \$350.00.
PAID BY: Check.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged, or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity); zoning ordinances; intercoms; security systems; heat sensors; cosmetics; or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or nongovernmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property, and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

Client is advised to read the entire body of the report and not to rely upon any verbal comments nor the Summary alone. Review the entire body of the report in detail and make decisions only upon trusted advice of Family Members, Your REALTOR and Outside Consultants, including Financial Advisors. It is in your best interest to follow up on any recommendations made by the Inspectors prior to making a final purchasing decision. Purchasing a home for your family is a major financial decision, and it is one not to be made hastily or under rushed circumstances.

SITE

Site:

Site Drainage: Satisfactory - The lot appears to have adequate drainage to prevent water from ponding.

Bushes and Shrubs Condition: **Attention Needed** - The shrubs and/or bushes need to be trimmed or maintained. Bushes and shrubs need to be trimmed away from the structure at least 6 inches. This space is needed to prevent direct access to the structure by insects and to keep the bushes from damaging the siding.

Trees Condition: Satisfactory.

Paving Condition:

Walkways and Stoop Materials: Concrete. Wooden.

Walkway Condition: **Attention Needed** - The walkways need attention and minor repair to prevent further deterioration. The cracks in the walkways need to be sealed to prevent further damage. The freeze-thaw cycle may cause differential settlement and enlarge existing cracks. Additionally, a broken section of sidewalk needs to be replaced.

Entryway Stoop: **Attention Needed** - The entryway stoop needs some minor repair in order to defer deterioration. The paint on the porch is peeling.

Patio

Patio Slab Materials: Concrete.

Slab Condition: **Attention Needed** - The slab needs repair in order to prevent further deterioration. Minor crack(s) in the patio should be sealed to prevent further deterioration. Monitor the crack(s) for continued movement. If additional cracking occurs, the services of a qualified professional may be required.

Electrical Service to Patio: No.

Patio Lighted: No.

Retaining Walls:

Location of Retaining Wall: Basement stairway.

Materials Used: The retaining wall is made of concrete.

Condition of Wall and Materials Used:



Action Necessary - The retaining wall requires some repair or replacement which is due either to movement or deteriorated materials.

Water Drainage:

Satisfactory - The water above the retaining wall is correctly directed away from the wall.

Utility Services:

Water Source:

City.

Electric Service:

Overhead.

Electric Service Condition:

Satisfactory - The overhead electrical service lines are secure at the pole and masthead.

Fuel Source:

Heating oil is provided by an independent company.

Underground Fuel Tanks

Noted:

No - There is no visible evidence of any underground fuel tank on the property inspected. Note, however, that this inspection is not an environmental analysis of the property.

Sewage Disposal System:

Public sewers.

Gas Services:

Type of Gas Supply:

Natural Gas.

Gas Line Primary Piping Material:

Black Iron Pipe.

Piping Installation - Routing - Shutoffs - Hangers - Supports:

Satisfactory - Gas supply piping as installed appears adequate.

Gas Odors Noted:

No.

FOUNDATION

Foundation

Type of Foundation:	Utility Basement - Basement with foundation walls below grade tall enough to have living space and a finished floor.
Foundation Materials:	Stone - Masonry walls. Stone with masonry joints were common in homes built before 1950.
Visible Portions of Exterior Foundation Walls:	Attention Needed - The exposed portions of the perimeter foundation walls need maintenance. This is needed to prevent further deterioration. There are several areas around the chimney on the left side of the house where there are holes in the ground from erosion or rodent tunneling. These areas should be filled in.
Visible Foundation Wall Cracks Noted From Exterior:	Yes - Cracking in the vertical foundation walls was noted from the exterior. Minor crack(s) were noted in the foundation walls. This condition does not yet warrant further investigation provided the movement is not recent or does not show differential movement. It is recommended that the crack(s) be sealed to prevent further damage or insect entry. If future movement is noted or the cracks grow, then further investigation by a professional structural engineer and/or a licensed qualified foundation contractor will be needed to determine the cause and course of action.
Evidence of Recent Movement:	No - There is no evidence of any recent movement.
Perimeter Foundation Drainage Surface:	Satisfactory - The drainage around the perimeter of the foundation appears to have adequate ground slope to remove run-off water from the immediate area.

INTERIOR VIEW of BASEMENT

Conditions Noted in Exterior Walls,Interior View:	Satisfactory - The exposed portions of the interior foundation perimeter walls appear to be satisfactory.
Slab Foundation Floor Type:	A floating slab inside the foundation is used for this structure.
Floor Cracks Noted:	No - There were no cracks noted in the visible portions of the slab floor.
Basement Windows:	The windows are in a condition that warrants replacement. The window frames have peeling paint and the screens are damaged. The windows were sealed shut.

**Staircase
Condition:**

Attention Needed - The staircase needs some attention. The stair stringer is not properly attached to the floor. Only a small portion of the stringer is supported by the floor joist. Additional support is needed where the steps attach to the floor. The open side of the stairway should have balustrade installed.



**Moisture on
Exposed
Basement Walls
Noted:**

No - There were no elevated moisture levels noted on the exposed areas of the basement walls, however the tenant reports that the basement does get water during periods of heavy rain, and that occasionally, someone has to be called to remove the water.

**Evidence of
Water Entry in the
Basement Noted:**

Verify through the Sellers Disclosure Statement to determine if this is an ongoing problem. If not, verify any remedial work completed that eliminated the condition.

**Evidence of Mold
Noted:**

There did not appear to be any mold on the exposed portions of the basement walls.

**Electrical Service
to Basement
level:**

Satisfactory.

WALKOUT BASEMENT:

**Walkout
Basement -
Number of
Exposed Walls:
Drainage in Area
of Walkout:**

Only the walkout doorway is exposed to daylight at ground level.

Satisfactory - The area around the walkout door appears to have adequate drainage.

**Outside Entry
Doors:**

Action Necessary - The outside entry door to the basement is in need of replacement.

STRUCTURAL

Structural:

Type of

Construction: Frame.

Exterior Siding

Materials: Combination of: Asbestos Cement Shingles, and wood shingles.

Wood Siding

Condition: The wood siding is satisfactory.

Asbestos Siding

Condition: Asbestos - Asbestos cement shingles are dense, weatherproof, fire resistant, and brittle. Take note that scraping in preparation for painting may release hazardous fibers. Before scraping/painting check for proper procedure. Removal of the shingles must be handled only according to the local and E.P.A. regulations. Disposal MUST be only in a permitted landfill. **Action Necessary** - There are missing or cracked shingles. These need to be replaced.

Trim Condition: **Attention Needed** - The trim needs some minor repair to prevent further deterioration. All deteriorated exterior trim needs to be treated and painted. Replace any trim that cannot be treated.

Soffit/Eaves: **Attention Needed** - Soffit/eaves appear to need some minor repair to prevent further deterioration. There appears to be a hole in the soffit/fascia at the rear of the house. This area needs to be secured to prevent entry by birds or animals.

Fascia & Rake

Boards: There is peeling paint on the fascia and rake boards around the house.

Condition of

Painted Surfaces: **Action Necessary** - Portions of the exterior finish or painted surfaces are in a condition that calls for refinishing. Delay will cause further deterioration of the siding material. The siding should be painted or covered.

Outside Entry

Doors: Satisfactory - The outside entry door(s) is satisfactory as noted from the exterior.

Windows Type:

Double Hung. Single pane.

Window

Flashing: Satisfactory - The installed window flashing above the windows appears to be adequate.

Storm Windows: Satisfactory - There are storm windows installed, and they appear to be functional.

Earth-to-Wood

Clearance: **Action Necessary** - There is earth-to-wood contact. This condition needs immediate action. This contact can cause water infiltration and give access to insects. The rear porch has rotted or insect damaged wood where it is in contact with the ground. The damaged wood should be replaced with pressure treated wood or cement block.

Structural

Caulking: **Attention Needed** - Several spots around the structure were noted that need to be caulked. Caulk should be applied to areas where brick and siding meet, trim around window frames or doors, and piping and service penetrations. Also, any cracks that allow moisture or wind entry should be caulked to prevent deterioration.

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Wall Covering

Material: The wall covering material is, plaster.

Ceiling Covering

Material: The predominant ceiling covering material is, plaster.

Deck, Porch or Balcony:

There is a Wood

Framed: Wood porch.

Front porch materials:

Wood.

Front porch condition:

The paint is peeling on the front porch floor, columns, and ceiling or soffit.

Porch rail condition:

The hand rail to the front porch steps is loose.

Deck/Porch/Balcony

Materials: Pine.

Condition of Rear Stairway:

Action Necessary - The wooden stairway to the second floor unit in the rear of the building is not supported or constructed properly. The stairway should be replaced.

Supporting Posts:

The supporting posts do not appear to be adequate for proper support of the stairway.

Additional Discrepancies:

The paint on the rear porch is peeling. Additionally, the door is missing for access under the porch.

Fireplace:

Location of Fireplace:

Apartment #1 family room.

Type of Fireplace:

Masonry - There is a masonry-built fireplace installed.

Fireplace Fuel:

Wood - The fireplace is designed to burn wood.

Firebox

Condition:

Attention Needed - The firebox has a condition that needs attention. The services of a mason specializing in fireplace construction and repair may be needed. There are damaged bricks or mortar joints on the floor of the firebox. Repairs should be made before the fireplace is used.

Damper

Condition:

Satisfactory - The flue damper appears to be functional and fully adjustable.

Flue Condition from Firebox:

Attention Needed - All chimneys were examined and at least one was found to need professional cleaning. Whether clean or not, it is impossible for us to determine with any degree of certainty whether all flues are free of defects. In accordance with recommendations made by the National Fire Prevention Association (NFPA) to have all chimneys inspected before buying/selling a home, the client(s) should consider having a CSIA (Chimney Safety Institute of America), or equivalently certified sweep, conduct a Level II inspection of all chimney flues prior to closing.

**Flue Condition
From Roof:**

The fireplace flue was not checked from the top side. The inspector could not get to the chimney top, however no flue liner was visible above the chimney brick.

**Exterior Stack
Material:
Exterior Stack
Condition:**

The exterior fireplace stack is made of mortar and brick.



Action Necessary - The exterior stack has a condition that calls for repair. The top of the chimney is deteriorated and needs repair.

**Flue Lined:
Chimney Cap or
Crown:**

Unable to determine.

Attention Needed - - There is no chimney crown installed. Installation of a chimney crown is recommended to prevent water from entering the masonry stack or entering the wood chase causing deterioration.

Rain Hat:

No - There is no metal rain hat installed. It is recommended that one be installed to help prevent rain from entering the flue stack.

Spark Arrestor:

No - There is no metal spark arrestor installed. A spark arrestor, in addition to reducing fire possibility from burning embers, will eliminate animals and birds from entering the flue.

Flashing:

Satisfactory - The installed flashing around the chimney stack appears to be functional.

**Ash pit Present:
Source of
Combustion Air:**

Yes - There is an ash pit below the fireplace.

Room air is used for combustion in the fireplace. It would be best to have a window open while using since a roaring fire consumes approximately 300 to 400 cubic feet of air per minute.

Hearth Condition:

The hearth extends at least 16 inches in front of the firebox and extends at least 8 inches to either side.

Mantle:

Yes - There is a mantle installed, and it meets the 12" minimum clearance above the firebox.

PLUMBING SYSTEM

Plumbing:

Water Source:	City/Municipal.
Plumbing Service Piping Size to Structure:	3/4" water service line from the meter to the main cutoff.
Public Service Piping Material:	The main service line to the structure is copper.
Main Water Line Cutoff Location:	Basement level wall.
Visible Mineral Deposits or Encrustations:	No.
Interior Supply Piping Size:	The interior water supply piping is 3/4" in diameter. It then reduces to 1/2" or 3/8" riser.
Interior Supply Piping Material:	The interior supply piping in the structure is predominantly copper.
Interior Piping Condition:	There are many solder joints on the copper distribution piping that reflect sub standard workmanship. Excess solder residue likely caused the bluish green material to form on the joints. As a precaution, the joints should be tested for lead solder, which turns a similar color.
Water temperature:	Dangerous Condition: The water temperature is too high. The maximum recommended water temperature is 125 degrees. The water temperature should be lowered to prevent accidental burns.
Exterior Hose Bibs Functional:	Satisfactory - The exterior hose bib(s) appeared to function normally. The hose bibs installed are not a frostproof type. Exposure to freezing temperature may result in a broken valve or piping. Locate the inside cutoff valve for these hose bibs, and shut off the water when freezing temperatures are anticipated.
Functional Supply:	Satisfactory - By testing multiple fixtures at one time, functional flow of the water supply was verified.
Leaks in the Supply Piping Noted:	No.
Sewage Disposal Type:	Public Sewer System.
Waste Line Materials	The predominant waste line material is cast iron.
Waste Piping Condition:	Satisfactory - The visible plumbing waste piping appears functional.
Vent Piping Material	The vent material, as it passes through the roof, is cast iron.

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Vent Piping

Condition:

Satisfactory - The visible plumbing vent piping appears functional.

Supply/Waste

Piping Supports:

Satisfactory - The tie straps and hangers supporting supply and waste piping appear adequate.

Functional

Drainage:

Yes - Functional drainage has been verified. Water drained from a random sample of fixtures or drains flows at a rate faster than was supplied.

Objectionable

Odors Noted:

No.

Location of

Waste Line

Cleanouts:

Base of the stack(s) in basement level.

Sump Pump:

Yes - The sump pump installed is functional. The presence of a sump pump does not indicate there is a need for it. This inspection does not verify the existence of or effectiveness of any sub slab or perimeter drainage system. There is a pedestal type sump pump installed.

Sump Pump

Drain Line:

Action Necessary - The sump pump empties into the public sewage system. This practice is not allowed. It should be rerouted to the exterior or to a dry well. No backflow valve is installed.

Water Heater

Location:

Basement.

Model & Serial

Numbers:

Rheem s/n RHLN 0304556152. Manufactured in March, 2004.

Tank Capacity:

A 40 gallon water heater is installed. The existing water heater may not be adequate for the demand that three apartment units may require. Consideration should be given to adding another water heater to meet increased demands.

Fuel Source for

Water Heater:

The water heater is gas-fired.

Exposed Water

Heater Condition:

Satisfactory - It shows some age, but it appears sound.

Firebox Condition

The underside of the tank appears to be in normal condition in relation to its age.

Drip Leg Installed

for Natural Gas-

Fired Unit:

Yes - There is a drip leg installed on the incoming gas line to the water heater.

Gas Valve:

Satisfactory - There is a gas valve cutoff installed adjacent to the hot water tank.

Flue/Exhaust

Pipe Condition:

Satisfactory - The exhaust flue appears to be correctly installed.

Water Piping

Condition:

Satisfactory - The incoming and output piping is installed correctly.

Water Heater Fill

Valve Installed:

Yes - There is a fill valve installed on the incoming water line. This valve can be used to cut off the water supply to the water heater.

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Temperature

Controls:

Satisfactory - The thermostat and temperature controls appear to function normally.

Drain Valve:

Yes - There is a drain valve installed on the lower side of the water heater.

**Temperature &
Pressure Relief**

Valve:

Satisfactory - The temperature and pressure relief valve is of the correct rating for the water heater.

Safety Overflow

Pipe:

Satisfactory - The overflow pipe is correctly installed.

ELECTRICAL SYSTEMS

Primary Power Source

Service Voltage: The incoming electrical service to this structure is 120/240 volts.

Service/Entrance/Meter: **Attention Needed:** The overhead power lines pass through trees. Trees that have power lines passing through them can cause a power outage. Also, tree limbs can break off due to wind or ice. The owner may be responsible for repair expenses. Contact the local power company to correct this situation.

Main Power Panel and Circuitry

Main Power Distribution Panel Location: Basement.

Main Power Panel Size: Undetermined. There are separate electric panels installed for each apartment. The panels are rated at 30 ampere each. The rating of the power panels is below what is considered the norm by current standards. In order to correctly connect the modern conveniences and appliances to the system, an upgrade will be necessary. Modern conveniences could consist of air conditioning and a clothes dryer. Services of a qualified licensed electrician would be required.

Service Cable to Panel Type: Aluminum.

Is Panel Accessible: Yes - The electrical panel is in a location that makes it readily accessible.

Panel Condition: **Action Necessary** - The power panel, as a container for safely covering circuitry and components, requires immediate action to minimize the possibility of electrical shock. There are open connections that could present a shock hazard.

Main Panel Type: Fuses - The structure is equipped with a fuse type main power panel, usually a combination of pullout fuse blocks and screw type fuses.

Breaker/Fuse to Wire Compatibility: Satisfactory - The breakers/fuses in the main power panel appear to be appropriately matched to the circuit wire gauge.

Legend Available: No - The breakers are not marked as to the rooms, areas, or appliances controlled. It is recommended that they be noted as soon as possible.

Feeder and Circuit Wiring Type: Copper - The structure is wired using plastic insulated copper single conductor cables commonly referred to as Romex.

Circuit Wiring Condition: Satisfactory - The exposed wiring appears to be in satisfactory condition including connections, routing, fasteners, and insulation.

Ground Fault Protected Outlets: Predate - This structure predates the requirement for newer construction of Ground Fault protected outlets. For safety reasons, they should be installed in the following locations: Any outlets within 6' of a water source, all circuits in the kitchen (except refrigerator), all exterior locations, any non-dedicated outlets in the garage, and any outlets in an unfinished basement. For more information on Ground Fault Circuit Interrupt protected outlets, contact this inspection company.

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Main Service

Ground Verified:

No - The main service ground wire was not located, or the inspector was unable to verify it was intact. Further investigation is needed to verify its existence.

**Wire Protection/
Routing:**

Satisfactory - Visible wiring appears to be installed in an acceptable manner.

Smoke Detectors:

Yes - The structure is equipped with functioning smoke or heat detectors. They should be tested periodically in accordance with the manufacturer's specifications. This does not imply that there is adequate coverage by the existing detector(s).

Doorbell :

Yes - At least one exterior door has a working doorbell.

Exterior Lighting:

Satisfactory - The exterior lighting appears functional. Also, this is a benefit for security.

Exterior Wiring:

The outlet to the right of the front porch shows either no neutral wire or the hot and ground wires are reversed.

HEATING, VENTILATION & AIR CONDITIONING

Heating Unit # 1:

Heating System

Location: Basement.

Heating System

Type: Hot Water heat is installed as the primary heating system.

Fuel Source: The fuel source is oil.

Model/Serial

Number: Vaillant Corporation s/n 330-5440.

Flue Type: The flue pipe is metal.

Flue Condition: Satisfactory - The furnace/boiler flue as installed appears to be in satisfactory condition. During this inspection it is impossible to determine the condition of the interior of the flue. The interior of the flue may be deteriorated, but during a visual inspection we were unable to see the interior walls.

Unit Tested: Yes.

Condition of Unit: The water pressure gage did not appear to be working at the time of the inspection. Additionally, heat did not circulate throughout the building during operation of the unit. Specific radiators without heat are identified by room in other parts of this report. The unit should be serviced/repared by a licensed HVAC contractor. All radiators installed should be made serviceable.

Gas-fired

Appliance Flue/

Vents:

Satisfactory - The visible portions of the flue/vent system appear to be installed correctly and appear to be functional.

Secondary Air

Adequacy:

Satisfactory - Availability of secondary air for combustion and flue draft appears to be adequate; however, no calculation was performed by the inspector.

Comments:

There are separate gas fired furnaces installed in the second floor apartments. Comments regarding those units are contained in the affected apartment section.

Multi-unit Apartment #1

Front Entry and Main Hallway:

- Front Entry Door:** Satisfactory - The main entry door to the structure is in functional condition. There is a dead bolt installed on the main entry door, and it is operational. This is a recommended safety feature.
- Windows:** The side light windows on either side of the door are cracked.
- Electrical Outlets:** Satisfactory - 2-prong ungrounded outlets.
- Switch and Lights:** Satisfactory.
- Entry Floor:** The flooring should be refinished or covered.
- Main Hallway:** Satisfactory - The main hallway walls and floor are in satisfactory condition.
- Smoke Detector:** There is no smoke detector installed in this hallway. For safety reasons, you should consider installation of a battery operated or hardwired smoke detector.
- Guest Closet:** Satisfactory - The guest closet is functional and of average size. The light fixture inside the closet requires replacement.
- Main Staircase:** Satisfactory - The main staircase is appropriately installed.
- Upper Level Hallway:** The globe is missing for the light fixture on the second floor, and the light switch is installed up side down. The flooring for the second floor hallway should be refinished or covered. The windows on the landing to the second floor require repair or replacement. The locks do not work and the pane is cracked on the right hand window. Additionally, the light fixture installed between the windows has no globe.
- Upper Level Smoke Detector:** There is a functional smoke detector installed in the second level hallway. It was undetermined if the unit is hardwired or battery operated.
- Comments:** The radiator for the foyer did not heat up during operation of the heating system.

Living Room:

- Closet:** **Attention Needed** - The closet door or fixtures need some adjustment or repair. The latch or strike plate needs to be adjusted so that the door will latch correctly.
- Walls:** **Action Necessary** - There is a condition in the wall sheeting that needs to be repaired. There is some cracking that needs to be repaired.
- Ceiling:** **Action Necessary** - There is a condition in the ceiling of this room that needs to be repaired. There is some cracking in the ceiling that needs repair.
- Floor:** **Attention Needed** - The floor in this room is in need of some attention. The carpet should be cleaned or replaced.
- Windows:** **Attention Needed** - All windows or associated hardware needs attention. Locking hardware needs repair or replacement. **Action Necessary** - At least one window or associated hardware in this room needs repair. There is at least one broken window pane in the left window and the center window. Additionally, the right storm window pane is cracked, and the left storm window pane is cracked. The center window screen is damaged. All window frames have peeling paint.

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Electrical Outlets: Satisfactory - 2-prong ungrounded outlets.

Heat Source

Noted: **Action Necessary** - There is no heat source in this room.

Dining Room:

Light A light fixture is installed and is functional.

Walls: Satisfactory - The walls in this room appear to be satisfactory.

Ceiling: Satisfactory - The ceiling is functional and as expected.

Floor: **Attention Needed** - The floor in this room is in need of some attention. The carpet should be cleaned or replaced.

Windows: **Attention Needed** - At least one window or associated hardware needs attention. The locking hardware needs repair or replacement on the left side window. **Action Necessary** - The front window or associated hardware in this room needs repair. Both of the counterbalance ropes on the noted windows are missing. For safety reasons, these should be replaced immediately. All window frames have peeling paint.

Heat Source

Noted: Satisfactory - There is a heat source for this room.

Family Room:

Walls: Satisfactory - The walls in this room appear to be satisfactory.

Ceiling: **Action Necessary** - There is a condition in the ceiling of this room that needs to be repaired. There is evidence of an active leak that needs repair after the source of the leak is repaired. If the source of the water leak was located, the inspector has noted it.

Floor: **Attention Needed** - The floor in this room is in need of some attention. The carpet should be cleaned or replaced.

Windows: **Action Necessary** - At least one window or associated hardware in this room needs repair. There is at least one broken window pane in the front window and window to the left of the fireplace. One of the counterbalance ropes is broken or missing on the front window. This condition could allow the window to slam closed causing glass breakage or injury to unsuspecting individuals. There is peeling paint on all of the window frames.

Electrical Outlets: Satisfactory - 2-prong ungrounded outlets.

Heat Source

Noted: Satisfactory - There is a heat source for this room.

Fireplace: Yes - There is a fireplace in this room. It has a satisfactory visual appearance. There was an inspection completed on the fireplace. It is under the Structural Section.

Kitchen

Outside Entry

Door: The outside entry door to the kitchen is satisfactory.

Windows: **Action Necessary** - At least one window or associated hardware in the kitchen needs repair or replacement. There is at least one broken window pane in the right hand window. All window frames have peeling paint.

Walls: Satisfactory - The walls in the kitchen appear to be satisfactory.

Ceiling: There is a cracked panel in the drop ceiling.

Floor:	The flooring in the kitchen is in a condition that warrants replacement.
Lighting:	Attention Needed - The lighting in the kitchen did not activate using normal controls. One of the lights in the drop ceiling is inoperative. The wall light to the right of the stove does not have a globe.
Electrical Outlets:	Satisfactory - The outlets tested in the kitchen are correctly wired and grounded. Satisfactory - 2-prong ungrounded outlets. In construction prior to 1960, ungrounded outlets were the norm. Shortly after that, most construction included grounded 3-prong outlets.
Counter tops: Cabinets, Drawers, and Doors:	Satisfactory - The counter tops in the kitchen are satisfactory. Satisfactory - The cabinets, doors, and drawers are satisfactory in both appearance and function.
Faucet and Supply Lines:	Action Necessary - The dish sprayer attachment does not work, or it leaks. The faucet for the sink has low water flow after the sprayer handle is released.
Sink and Drain Lines:	Satisfactory - The sink and drainage lines appear to be satisfactory.
Caulking Water Contact Areas: Food Waste Disposal:	Satisfactory - The caulking in water contact areas appears to be satisfactory. Action Necessary - The food waste disposal did not activate using normal controls. Further investigation is needed to determine if repairs or replacement should be done.
Dishwasher:	none.
Range Hood:	Action Necessary - The range hood is in a condition that indicates replacement is recommended. The switch for the fan and light is broken. Additionally, the back draft damper for the exhaust duct sticks open and should be replaced.
Range/Oven Fuel Source:	Gas - There is a gas line installed for a range/oven.
Range/Oven:	All the range top burners were tested and are functional. The oven also was functional. Temperatures of heat settings were not tested. Action Necessary - The oven needs repair or service. It was inoperative at the time of the inspection.
Refrigerator:	Satisfactory - There is a refrigerator installed. This inspection determines only if the unit is currently keeping foodstuffs cold. The freezer portion of the refrigerator is required to freeze water. This refrigerator appears to pass this minimum inspection. The handle for the door is broken.
Water For Refrigerator:	There is no water source for the refrigerator.
Heat Source:	Satisfactory - There is a heat source in this room.
Additional information:	The switch for the exterior light is up side down and the exterior light fixture has no globe.

Bathroom #1:

Entry Door:	Attention Needed - The entry door or hardware for this bathroom needs some adjustment or repair for it to function appropriately. The latch or strike plate needs to be adjusted so that the door will latch correctly.
Walls:	Satisfactory - The walls in this bathroom are satisfactory.
Windows:	The window is painted shut or otherwise sealed.
Ceiling:	Satisfactory - The ceiling in this bathroom is satisfactory.
Floor:	Action Necessary - The flooring in this bathroom is in need of repair or replacement. There are cracked and missing floor tiles.
Lighting:	Action Necessary - The ceiling light in this bathroom is located over the tub which is not allowed unless an approved fixture is installed. The light fixture is not approved for use over a tub. Immediate action is necessary to replace or relocate the fixture.
Ventilation Fans:	None - There is no installed ventilation fan. There is a window installed; and if it is used correctly, there is no need for a fan.
Electrical Outlets:	There are no outlets installed.
Light Switch:	Satisfactory - The light switch is satisfactory.
Vanity Cabinet:	Satisfactory - The vanity cabinet and top in this bathroom are satisfactory.
Basin and Drain Fixture:	Attention Needed - The basin or drainage fixture needs attention. The lavatory drains slowly. There may be some blockage either in the fixture or the drain line.
Faucet and Supply Lines:	Satisfactory - Faucet and supply lines appear satisfactory.
Toilet Condition	Action Necessary - The toilet in the master bathroom needs repair. The toilet is not secure to the floor, allowing it to wobble and possibly leak. Action should be taken to re-secure it to the floor.
Tub:	Satisfactory.
Tub Mixing Valve & Stopper:	Satisfactory - The tub mixing valve and the tub unit are in satisfactory condition.
Shower/Shower Head and Mixing Valves:	Attention Needed - The shower head or mixing valve needs some attention so that it will function as intended. The shower diverter is stuck. Replacement is recommended.
Tub & Shower Walls:	Action Necessary - There is deterioration to the walls that calls for immediate action. The tub surround is in a condition that warrants replacement.
Tub/Shower Drain:	Satisfactory - The tub/shower appears to drain at an acceptable rate.
Glass Tub/ Shower Door:	No.
Caulking/Water Contact Areas:	Attention Needed - The caulking in the water contact areas appears to need attention. Damage may result if not corrected. The wall at the tub or shower seam needs to be caulked to prevent moisture from entering the wallboard.

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Heat Source: Satisfactory - There is a heat source in this room.

Bedroom #1:

Entry Door: **Attention Needed** - The entry door or hardware for this bedroom needs some adjustment or repair for it to function appropriately. The latch or strike plate needs to be adjusted so that the door will latch correctly.

Closet: **Action Necessary** - Some portion of the linen closet door or interior fixtures needs repair or replacement. It is not functional as is. The door and the frame are not aligned properly.

Walls: Satisfactory - The walls in the bedroom appear to be satisfactory.

Ceiling: Satisfactory - The ceiling is functional and as I expected.

Light and Light Switch. Satisfactory - The light and light switch were functional at the time of the inspection.

Floor: **Attention Needed** - The floor in this room is in need of some attention. The floor should be refinished or covered.

Windows: **Action Necessary** - At least one window or associated hardware in this bedroom needs repair. There is at least one broken window pane in the left side window, and a broken pane in the left rear storm window. All window frames have peeling paint.

Electrical Outlets: Satisfactory - 2-prong ungrounded outlets.

Heat Source Noted: Satisfactory.

Smoke Detector: There is no smoke detector installed in this bedroom. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

Multi-unit Apartment #1 #2

Living Room:

Apartment Entry

Door:

Satisfactory - The outside entry door to this room is satisfactory.

Walls:

Satisfactory - The walls in this room appear to be satisfactory.

Ceiling:

Satisfactory - The ceiling is functional and as expected.

Ceiling Fan:

Satisfactory - There is a ceiling fan installed in this room, and it appears to be functional.

Floor:

The floor needs to be refinished or covered.

Lights:

Satisfactory.

Windows:

Attention Needed - At least one window or associated hardware needs attention. Locking hardware needs repair or replacement on the center and right hand windows. **Action Necessary** - At least one window or associated hardware in this room needs repair. There is at least one broken window pane in the left hand window. One or more window screens are missing. All window frames have peeling paint.

Electrical Outlets:

Satisfactory - 2-prong ungrounded outlets.

Heat Source

Noted:

Satisfactory - There is a heat source for this room, however the radiator did not heat up during operation of the boiler.

Comment:

The light switch is installed up side down.

Kitchen

Outside Entry

Door:

Action Necessary - The outside entry door to the kitchen is in a deteriorated condition that warrants replacement.

Windows:

Attention Needed - At least one window or associated hardware in the kitchen needs attention. The window frames have peeling paint.

Walls:

Satisfactory - The walls in the kitchen appear to be satisfactory.

Ceiling:

Satisfactory - The ceiling is functional and as expected.

Floor:

Satisfactory - The flooring in the kitchen is satisfactory.

Lighting:

Action Necessary - The light over the kitchen sink has an exposed bulb. Exposed bulbs are not allowed in any areas that may be accessible to water. Additionally, the switch for the light is installed up side down.

Electrical Outlets:

ATTENTION NEEDED: The outlet to the right of the sink shows reversed polarity where the hot and neutral wires are reversed. The two wire outlet over the stove is painted over and should be replaced.

Counter tops:

Satisfactory - The counter tops in the kitchen are satisfactory.

**Cabinets,
Drawers, and
Doors:**

Satisfactory - The cabinets, doors, and drawers are satisfactory in both appearance and function.

**Faucet and
Supply Lines:
Sink and Drain
Lines:**

The hot and cold supply lines have been reversed.

Satisfactory - The sink and drainage lines appear to be satisfactory.

Caulking Water

Contact Areas:

Satisfactory - The caulking in water contact areas appears to be satisfactory.

Food Waste

Disposal:

There is no disposal installed.

Dishwasher:

none.

Range Hood:

The exhaust fan for the stove is inoperative.

Range/Oven Fuel

Source:

Gas - There is a gas line installed for a range/oven.

Range/Oven:

Action Necessary - The range top or oven needs repair or service. At least one range top burner did not heat up correctly. Repair or replacement is needed. Additionally, one of the knobs is missing.

Refrigerator:

Satisfactory - There is a refrigerator installed. This inspection determines only if the unit is currently keeping foodstuffs cold. The freezer portion of the refrigerator is required to freeze water. This refrigerator appears to pass this minimum inspection.

Water For

Refrigerator:

There is no water source for the refrigerator.

Heat Source:

The radiator did not heat up during operation of the heating system. There is a forced hot air heating system installed as well.

Bathroom #1:

Entry Door:

Attention Needed - The entry door or hardware for this bathroom needs some adjustment or repair for it to function appropriately. The latch or strike plate needs to be adjusted so that the door will latch correctly.

Walls:

Action Necessary - There are some cracks or deterioration in the walls in the bathroom that need repair.

Windows:

The glass in the window(s) adjacent to the tub does not appear to be tempered glass. This is an unsafe condition that could result in injuries if someone should slip and break the window. The window should be replaced.

Ceiling:

Attention Needed - The ceiling in this bathroom has cracks or deterioration that need repair.

Floor:

Satisfactory - The flooring in this bathroom is satisfactory.

Lighting:

Action Necessary - The ceiling light in this bathroom has an exposed bulb. Exposed bulbs are not allowed in any areas that may be accessible to water. Immediate action is necessary.

Ventilation Fans:

None - There is no installed ventilation fan. There is a window installed; and if it is used correctly, there is no need for a fan.

Ground Fault

Interrupt Outlets:

Recommend - This bathroom does not have a Ground Fault Circuit Interrupt outlet installed. The age of the structure may predate the required installation. However, for safety considerations, it is strongly recommended that one be installed at any location within 6 feet of a water source.

Light Switch:

Satisfactory - The light switch is satisfactory.

Vanity Cabinet:

Satisfactory - The vanity cabinet and top in this bathroom are satisfactory.

Basin and Drain

Fixture:

Satisfactory - The basin and drainage fixture appears to be satisfactory.

Faucet and

Supply Lines:

The hot and cold supply lines have been reversed.

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Toilet Condition

Action Necessary - There is evidence of a leak. The leak appears to be in the wax ring at the floor. Replacement of the wax seal is needed.

Tub:

Satisfactory.

Tub Mixing Valve & Stopper:

Satisfactory - The tub mixing valve and the tub unit are in satisfactory condition.

Shower/Shower Head and Mixing Valves:

Satisfactory - The shower, shower head, and mixing valves are all performing as required.

Tub & Shower Walls:

Attention Needed - The walls show some deterioration. Some attention is needed to prevent further deterioration. The tub surround is in a condition that warrants replacement.

Tub/Shower Drain:

Satisfactory - The tub/shower appears to drain at an acceptable rate.

Caulking/Water Contact Areas:

Attention Needed - The caulking in the water contact areas appears to need attention. Damage may result if not corrected. The seam where the tub or the shower meets the flooring needs to be caulked to prevent damage. The wall at the tub or shower seam needs to be caulked to prevent moisture from entering the wallboard.

Heat Source:

The radiator heat did not function during operation of the boiler. There is a forced hot air system installed that was operational.

Bedroom #1:

Location:

Right front as viewed from the front of the house.

Entry Door:

Satisfactory - The entry door to this bedroom is as I expected, and it is functional.

Closet:

Satisfactory - The closet is functional and of average size.

Walls:

Satisfactory - The walls in the bedroom appear to be satisfactory.

Ceiling:

Satisfactory - The ceiling is functional and as I expected.

Light and Light Switch.

The globe is missing for the light fixture.

Floor:

The flooring needs to be refinished or covered.

Windows:

Attention Needed - At least one window or associated hardware in this bedroom needs attention. Locking hardware needs repair or replacement on both windows. **Action Necessary** - At least one window or associated hardware in this bedroom needs repair. One of the counterbalance ropes is broken or missing on the front window. This condition could allow the window to slam closed causing glass breakage or injury to unsuspecting individuals. All window frames have peeling paint.

Electrical Outlets:

The 3-prong outlets are not grounded. This is an unsafe condition.

Heat Source Noted:

Attention Needed - There was a hot water radiator installed, but it did not heat up during operation of the boiler. A forced hot air system is installed that functioned normally.

Smoke Detector:

There is no smoke detector installed in this bedroom. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

Bedroom #2:

- Location:** Left front as viewed from the front of the house.
- Entry Door:** Satisfactory - The entry door to this bedroom is as I expected, and it is functional.
- Closet:** Satisfactory - The closet is functional and of average size.
- Walls:** Satisfactory - The walls in the bedroom appear to be satisfactory.
- Ceiling:** **Action Necessary** - There is deterioration in the ceiling of this bedroom that needs to be repaired.
- Light and Light Switch.** The switch for the light is installed up side down.
- Floor:** The flooring needs to be refinished or covered.
- Windows:** **Action Necessary** - The window or associated hardware in this bedroom needs repair. Both of the counterbalance ropes on the window are missing. For safety reasons, these should be replaced immediately. The lock assembly requires repair or replacement. The window frame has peeling paint.
- Electrical Outlets:** Satisfactory - 2-prong ungrounded outlets.
- Heat Source Noted:** **Attention Needed** - There was a hot water radiator installed, but it did not heat up during operation of the boiler, however a functional forced hot air system has been installed.
- Smoke Detector:** There is no smoke detector installed in this bedroom. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

Furnace:

- Model and Serial Number:** Rheem s/n M3482 7485.
- Condition of Unit:** The forced hot air system installed uses natural gas. There is no drip leg or shut off valve installed for the gas pipe. The filter is not secure and may be drawn into the fan. During operation, the flame color was orange tipped suggesting an improper fuel air mixture. The unit should be serviced by a licensed HVAC contractor.
- Condition of Flue:** The flue pipe does not appear to extend far enough above the roof.

Multi-unit Apartment #1 #3

Living Room:

Apartment Entry

Door: Satisfactory - The outside entry door to this room is satisfactory. Dead bolts Yes - There is a dead bolt installed on the entry door, and it is operational. This is a recommended safety feature.

Closet: Satisfactory - The closet is functional and of average size.

Walls: Satisfactory - The walls in this room appear to be satisfactory.

Ceiling: Satisfactory - The ceiling is functional and as expected.

Floor: The flooring needs to be replaced.

Lights: Satisfactory. NOTE: The light switch is installed in such a way that removal of the trim around the doorways will be required to remove the switch cover.

Windows: **Attention Needed** - The window or associated hardware needs attention. Locking hardware needs repair or replacement. Additionally, there is at least one broken window pane, and the frame has peeling paint.

Electrical Outlets: The outlet to the left of the window and the outlet to the right of the window do not work.

Heat Source

Noted: Satisfactory - There is a heat source for this room.

Kitchen

Outside Entry

Door: **Action Necessary** - The outside entry door to the kitchen is in a deteriorated condition that warrants replacement.

Windows: **Attention Needed** - At least one window or associated hardware in the kitchen needs attention. The locking hardware needs repair or replacement on the window over the sink, the rear window, and the side window. **Action Necessary** - At least one window or associated hardware in the kitchen needs repair or replacement. There is at least one broken window pane on the rear window, and the storm unit for the rear window. One of the counterbalance ropes is broken or missing on the side window. This condition could allow the window to slam closed causing glass breakage or injury to unsuspecting individuals. All window panes have peeling paint.

Walls: **Attention Needed** - The walls in the kitchen show a condition that needs some attention. There is minor cracking in the plaster walls.

Ceiling: Cracks and deterioration in the ceiling require repair.

Floor: **Attention Needed** - The flooring in the kitchen is in need of attention to prevent further deterioration. There are several floor tiles missing.

Lighting: Satisfactory - The ceiling lights in the kitchen are in satisfactory condition, however the switch is installed up side down.

Electrical Outlets: Satisfactory - 2-prong ungrounded outlets. In construction prior to 1960, ungrounded outlets were the norm. Shortly after that, most construction included grounded 3-prong outlets.

Counter tops: Satisfactory - The counter tops in the kitchen are satisfactory.

Cabinets, Drawers, and Doors:

Satisfactory - The cabinets, doors, and drawers are satisfactory in both appearance and function.

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Faucet and Supply Lines: There are no individual shut offs installed for the supply lines under the sink.

Sink and Drain Lines: Satisfactory - The sink and drainage lines appear to be satisfactory.

Caulking Water Contact Areas: Satisfactory - The caulking in water contact areas appears to be satisfactory.

Food Waste Disposal: There is no disposal installed.

Dishwasher: none.

Range Hood: The exhaust fan mounted through the wall requires replacement. It is currently wired with an extension cord. Additionally, the back draft damper sticks open.

Range/Oven Fuel Source: Gas - There is a gas line installed for a range/oven.

Range/Oven: **Action Necessary** - The range top or oven needs repair or service. At least one range top burner did not heat up correctly. Repair or replacement is needed.

Refrigerator: The outlet for the refrigerator is not a dedicated circuit. The refrigerator should be on a separate circuit breaker, and the outlet should be a grounded three prong type. The outlet currently used is a two prong outlet with no ground.

Water For Refrigerator: There is no water source for the refrigerator.

Heat Source: The radiator did not heat up during operation of the boiler, however a forced hot air system is installed and is functional.

Additional information: There is a electrical sub panel installed in the closet housing the furnace. There is a fuse missing and the panel is not easily reachable. The panel should be uncovered and remain accessible.

Bathroom #1:

Entry Door: **Attention Needed** - The entry door or hardware for this bathroom needs some adjustment or repair for it to function appropriately. The latch or strike plate needs to be adjusted so that the door will latch correctly.

Walls: Satisfactory - The walls in this bathroom are satisfactory.

Windows: **Action Necessary** - The window or associated hardware in this bathroom needs repair or replacement. There is at least one broken window pane, and the lock will not work.

Ceiling: Satisfactory - The ceiling in this bathroom is satisfactory.

Floor: **Action Necessary** - The flooring in this bathroom is in need of repair. There are cracked and missing floor tiles around the toilet.

Lighting: **Action Necessary** - The ceiling light in this bathroom has an exposed bulb. Exposed bulbs are not allowed in any areas that may be accessible to water. Immediate action is necessary.

Ventilation Fans: None - There is no installed ventilation fan. There is a window installed; and if it is used correctly, there is no need for a fan.

Ground Fault Interrupt Outlets: Recommend - This bathroom does not have a Ground Fault Circuit Interrupt outlet installed. The age of the structure may predate the required installation. However, for safety considerations, it is strongly recommended that one be installed at any location within 6 feet of a water source.

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Electrical Outlets:	None installed.
Light Switch:	Satisfactory - The light switch is satisfactory.
Vanity Cabinet:	Satisfactory - The vanity cabinet and top in this bathroom are satisfactory.
Basin and Drain Fixture:	Satisfactory - The basin and drainage fixture appears to be satisfactory.
Faucet and Supply Lines:	There are no shutoffs installed for both hot and cold water pipes under the basin. Additionally, the hot and cold water supply lines are reversed for the basin and tub/shower.
Toilet Condition	Action Necessary - The toilet in the master bathroom needs repair. The toilet is not secure to the floor, allowing it to wobble and possibly leak. Action should be taken to re-secure it to the floor. Additionally, the top is missing from the tank.
Tub:	Satisfactory.
Tub Mixing Valve & Stopper:	Satisfactory - The tub mixing valve and the tub unit are in satisfactory condition.
Shower/Shower Head and Mixing Valves:	Satisfactory - The shower, shower head, and mixing valves are all performing as required.
Tub & Shower Walls:	Satisfactory - The walls appear to be in satisfactory condition.
Tub/Shower Drain:	Satisfactory - The tub/shower appears to drain at an acceptable rate.
Caulking/Water Contact Areas:	Satisfactory - The caulking in the water contact areas appears to be satisfactory.
Heat Source:	The radiator did not heat up during operation of the boiler, however a forced hot air system is installed and is functional.

Bedroom #1:

Entry Door:	Attention Needed - The entry door or hardware for this bedroom needs some adjustment or repair for it to function appropriately. The door and the frame are not aligned properly.
Closet:	Attention Needed - The closet doors or fixtures need some adjustment or repair. The latch or strike plate needs to be adjusted so that the door will latch correctly.
Walls:	There are cracks or deterioration that require repair.
Ceiling:	There are cracks or deterioration on the ceiling that require repair.
Light and Light Switch.	Satisfactory - The light and light switch were functional at the time of the inspection, however the light switch is installed up side down.
Floor:	The flooring needs to be refinished or covered.
Windows:	Attention Needed - At least one window or associated hardware in this bedroom needs attention. Locking hardware needs repair or replacement on the front window, and the side window. Action Necessary - At least one window or associated hardware in this bedroom needs repair. One of the counterbalance ropes is broken or missing on the side window, and both counterbalance ropes are broken on the front window. This condition could allow the windows to slam closed causing glass breakage or injury to unsuspecting individuals. All window frames have peeling paint.

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Electrical Outlets:

Satisfactory - 2-prong ungrounded outlets.

Heat Source

Noted:

The radiator did not heat up during operation of the boiler, however a forced hot air system is installed and is functional.

Smoke Detector:

There is no smoke detector installed in this bedroom. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

Furnace:

Condition of Unit:

Attention Needed - There is a gas fired furnace installed in the kitchen. The heat rise was measured at 97 degrees which exceeds the maximum allowed by the manufacturer. The filter was not secure and could be drawn into the fan. The return air grill was found to be positioned too close to the wall which is restricting the air flow. This condition may be the cause of the high temperature rise. The services of a licensed HVAC contractor should be sought to service and repair the furnace. NOTE: The flue pipe does not appear to extend far enough above the roof. Consult with the HVAC contractor to determine if the flue installation requires attention.

ROOF & ATTIC

ROOFING

Type Roof: Combination of: Gable, Flat.

Roof Covering Materials:

Asphalt composition shingles. These consist of cellulose mat, asphalt impregnated with colored gravel on surface. Shingles are applied in horizontal rows. Rolled Asphalt. Rolled roofing material is a cellulose mat impregnated with asphalt and colored gravel surface. It is 36 inches wide rolled horizontally with at least a 2" overlap. It is installed over a 15# felt paper and generally covered with a granular surface to retard ultraviolet deterioration.

Cover Layers:

The roof covering on the main structure appears to be the second covering. Current building standards will allow only two coverings. When replacing the roof again, it will be necessary to remove the first two layers.

Condition of Roof Sheathing:

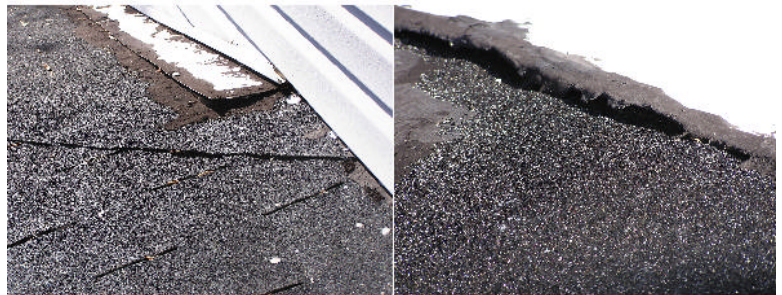


There are several low spots on the front porch roof where the roof sheathing has deteriorated. Water may collect in the low spots and eventually leak through the roof covering.

Condition of Roof Covering Material:

Satisfactory - The roof covering material is in a condition that is consistent with its age and method of installation, showing no deficiency or cause for immediate concern.

Flashing:



Attention Needed - Some portion of the roof flashing needs to have some repair. The flashing along the flat roof at the rear of the house is raised where it

meets the shingled roof. The flashing on the front porch roof is raised. Caulk is needed against the wall where it meets the front porch roof.

Means of Roof

Inspection:

The roof covering was inspected by walking on the roof.

Valleys:

Satisfactory - The valleys appear to be in satisfactory condition.

Ridges:

Satisfactory - The ridge covering material appears to be in satisfactory condition.

Evidence of Leakage:

No.

Roof Gutter System:

Installation of down spout extensions would help carry the water further away from the foundation. The gutters need to be cleaned. There is a broken drain at the front left side of the house where the down spout connects to the underground drainage. There are some loose gutter nails.



Attic & Ventilation:

Attic Access

Location:

Stairs from second floor.

Attic

Accessibility:

There is a full staircase installed.

Method of

Inspection:

The attic cavity was inspected by entering the area.

Attic Cavity Type:

Expandable - The attic cavity appears large enough and framed so that living space could be expanded. Be sure to contact an engineer or licensed contractor for a thorough evaluation of feasibility.

Roof Framing:

The rafters or truss system appears to be in satisfactory condition.

Roof Framing

Condition:

Satisfactory - The roof framing appears to be in functional condition.

Evidence of Leaks on Interior of Attic:

There is no evidence of current water leaks into the accessible attic spaces.

Ventilation Hi/Low:

Current industry standards recommend, as a minimum, one square foot of free vent area for each 150 square feet of attic floor if no vapor barrier is installed. With a vapor barrier installed, one square foot of free vent area per 300 square feet of attic space is needed.

Insulation Noted:

Action Necessary - The attic insulation appears to be insufficient to properly insulate the living spaces below.

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Attic ventilation fan:

Due to the high temperatures during the summer months and conditions noted in the attic cavity, it is the recommendation of the inspector that an attic fan would help reduce the attic temperatures, the temperatures in the rooms below the attic, and the cooling costs.

Additional Areas of Concern:

The door to access the attic stairs requires replacement. The light fixture at the stair landing requires replacement.