

# *Alpha Home & Commercial Building Inspections*

## Property Inspection Report



Sample 11 family apartment 100 years old, Manchester, NH 03103  
Inspection prepared for: Sample Report  
Real Estate Agent: -

Date of Inspection: 1/8/2016 Time: 9:00 AM  
Order ID: 3168

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This Inspection Report is supplemental to the Property Disclosure Statement. It is the responsibility of the Client to obtain any and all disclosure forms relative to this real estate transaction. This inspection does not include testing for radon, pest, private septic systems, water quality, tenant fit up, specialty equipment, mold or other hazardous materials unless specifically requested.

This report is based on the ASTM E 2018-01 Standards of Practice.

A commercial property assessment is intended to assist in evaluation of the overall condition of the property. The inspection is based on observation of the visible and apparent condition of the structure and its major components on the date of the inspection and not the prediction of future conditions. Material defects that are hidden or located at inaccessible areas or non observable areas are excluded.

A commercial property assessment will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection. It is not an insurance policy protecting against all present or future deficiencies that may or may not have been observable at the time of inspection. A material defect is a condition with a real property that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

**Note:**

Comments in **BLUE** below, indicate a condition that should either be monitored closely, assessed or be repaired by a qualified contractor .

Comments highlighted in **yellow** can be hovered on for additional information found in report glossary.

# Inspection Details

## 1. Attendance

Client present, Property Manager, Various tenants

## 2. Occupancy

Occupied - Furnished

## 3. Weather Conditions

Cloudy, 30-39 degrees, Ground is frozen, Ground is snow covered

## 4. Purpose and Scope

### • Executive Summary

I appreciate the opportunity to conduct this inspection for you. Please carefully read your entire inspection report. Remember, when the inspection is completed and the report is delivered, I am still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation, snow cover and stored items and possessions. This report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

We recommend for commercial condominiums that client review all condo documents and budget.

### General Description

The subject property consists of a standalone eleven unit residential building approximately 5600 sq ft, reported to be constructed circa 1910 .

### Purpose and Scope

At the request of Sample Client a visual review was performed on the subject property. This was a visual review of readily accessible areas and components. It was not technically exhaustive and no excavation, disassembly or removal of covers, panels or obstructions was performed. Some components were assessed on a random sampling of like items. This review was limited to identifying the existing conditions of the structure, plumbing system, heating / cooling and electrical system. Fire protection systems were noted but not assessed in this report. Specialty equipment, store fixtures and tenant fit up are not assessed in this inspection. This assessment is in accordance with the ASTM standard E2018-01 for Property Condition Assessments.

This assessment does not identify minor, inexpensive repairs or maintenance items that are usually done on a regular basis. This Inspection Report is supplemental to the Property Disclosure Statement.

This document was prepared as a report of all visual defects noted at the time and date of the inspection. It is not necessarily an all-inclusive summary, as additional testing or inspection information/processes and analysis may be pending. It is subject to all terms and conditions specified in the Inspection Agreement. It should be noted that a standard pre-purchase or pre-lease inspection is a visual assessment of the condition of the structure at the time of inspection and is subject to day to day changes. The inspection and inspection report are offered as an opinion only, of items observed on the day of the inspection. Although every reasonable effort is made to discover and correctly interpret indications of previous or ongoing defects that may be present, it must be understood that no guarantee is expressed nor implied nor responsibility assumed by the inspector or inspection company for the actual condition of the building or property being examined. This firm endeavors to perform all inspections in substantial compliance with the Commercial Building Standards as established in ASTM E2018-01. The scope of the inspection is outlined in the Inspection Agreement, agreed to and signed by the Client. Our inspectors inspect the readily accessible and installed components and systems of a property. This report contains observations of those systems and components that are, in the professional opinion of the inspector authoring this report, significantly deficient in the areas of safety or function. When systems or components designated for inspection in the Standards are present but are not inspected, the reason the item was not inspected may be reported as well.

- Document Review and Interviews

Interviews conducted: An interview was conducted with owner of the property, property manager and various tenants. That information was used in part to help determine the condition of the property.

Documents provided: none

#### Out of Scope Considerations

Property Condition Report. No verification of actual lot size, Property Condition Assessment specifically excludes deficiencies that may be remedied with routine maintenance, miscellaneous minor repairs, normal operating maintenance, and excludes de minimis conditions that generally do not present material physical deficiencies of the subject property. We express no opinion on the condition of this property beyond what is set forth in the Property Condition Report. Specifically excluded are association maintained areas and components of the building, environmental issues such as **asbestos**, lead paint, mold, air-borne pollutants, hazardous waste, noise pollution, or geological faults, area flood conditions and the like. Nor does it address termite infestation and termite damage, compliance with building codes or regulations of any governmental or non-governmental body, entity or agency or any handicap-related use or access. Specialty systems such as security alarms, fire alarms, fire suppression or emergency lighting and the like are not assessed or are assessed only in the manner as described in the Property Condition Report. No verification of actual lot size, boundaries, easements, egress/ingress or square footage of the building(s) is done.

#### Limiting Conditions

NO WARRANTY OF FITNESS OF MERCHANTABILITY IS IMPLIED OR INTENDED WITH THE ISSUANCE OF THE PROPERTY CONDITION REPORT. It may reduce, but cannot eliminate the risk of owning real estate. Additional invasive and destructive-type testing is available through other firms and may be necessary to further reduce your risk. In the event any dispute arises out of or relates to the Property Condition Assessment or Property Condition Report, it is mandatory that such dispute be submitted to arbitration for resolution. Notice of a demand for arbitration submitted in accordance with the provisions of this paragraph shall be given in writing to Sman Inspection LLC D/B/A National Property Inspections within one hundred twenty days (120) of the Property Condition Assessment. Failure to receive the request for arbitration within one hundred twenty days (120) from the date of the Property Condition Assessment shall forever bar and preclude the bringing of or making any claim. A suit filed in any court does not satisfy the requirement of notification within the specified one hundred twenty day (120) limitation period. In the event that a dispute is submitted to arbitration pursuant to this Paragraph, the decision of the arbitrator is final and binding on the parties and judgment on the award of the arbitrator may be entered in any court of competent jurisdiction. As a condition of the reduced fee incorporated herein, our liability shall in no case exceed the amount of the fee charged

- The interior of the property is occupied and cluttered. Many of the surface areas such as the floors, walls, cabinets and counters were not fully visible, and in accordance with industry standards we only inspect those surfaces that are exposed and readily accessible. There may be defects that will only become visible once the occupants equipment and fit up have been removed.

## Grounds

## 1. Parking Lot / Walk Ways

## Observations:

- 1.1. The building has gravel driveways and parking lots, The parking and walk way surfaces were inspected for proper grading and any areas of significant damage.
- 1.2. Some surfaces were snow covered; not fully inspected.
- 1.3. Typical deterioration was observed at the lot surfaces. Further deterioration will occur as water expands and contracts from freeze and thaw cycles. Recommend assessment by a qualified grading / site work surfacing contractor.



## 2. Grading / Storm Water Drainage

## Observations:

- 2.1. Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building.
- 2.2. The exterior drainage is generally away from foundation.

## 3. Vegetation Observations

## Observations:

- 3.1. Vegetation such as trees, shrubs and/or vines are in contact with or less than one foot from the structures exterior. Vegetation can serve as a **conduit** for wood destroying insects and fungal growth and may retain moisture against the exterior after it rains. Vegetation should be pruned and/or removed as necessary to maintain a one foot clearance between it and the structures exterior.



roots stumps and vines at rear of building should be removed



Vines growing into basement walls should be removed.

## Exterior Areas

## 1. Sidewall System

Materials: A visual inspection of exterior surfaces is performed, checking for evidence of deterioration, damage, excessive staining, or improper installation. No major system safety or function concerns noted or reported at time of inspection except where noted. , Vinyl siding, wood frame construction.

Observations:

1.1. One or more areas of damage to exterior wall surfaces, recommend full assessment and repairs by a qualified contractor.



lifting siding at front wall surface

## 2. Window Condition

Materials: Vinyl, Insulated Pane

• Inspectors cannot always determine the integrity of the thermal seal in double-glazed windows. Evidence of failed seals may be more or less visible from one day to the next depending on the weather and inside conditions (temperature, humidity, sunlight, etc.).

Observations:

2.1. Deterioration of frames at one or more window, some peeling paint and gaps on exterior wall window frames. Recommend assessment of all windows and repairs as needed by a qualified contractor.



Frame rot at front window

### 3. Stairs

#### Observations:

- Exterior stairs were inspected for any areas of damage, missing or improper hand rails or guard rails and for any areas of improper installation. Stairs appear to be in acceptable condition except where noted.
- Stair rails have horizontal baluster, recommend installing vertical baluster no greater than 4" apart on inside of stairs to prevent children from climbing and getting injured.



horizontal balusters

horizontal balusters

### 4. Deck and Porch

#### Observations:

- Outside decks, porches or landings were inspected for any areas of damage, missing or improper hand rails or guard rails and for any areas of improper installation. Appear to be in acceptable condition except where noted.
- One or more support joists are missing properly installed mechanical hangers, recommend installation and proper nailing of joist hangers by a qualified contractor.
- Deck rail openings exceed 4" spacing, this is considered an unsafe opening, recommend installing vertical **balusters**, no greater than 4" apart for safety to prevent children from falling or getting stuck between ballusters.



rail openings exceed four inches



Missing Joist hangers.



Poured footings present

### 5. Electrical Exterior

Observations:

- Main service entrance cable is over head.
- Driven Ground Rods



building is has one electric meter



service wire attachment

## Roof

## 1. Roof Condition

Age of Roof: reported to be less than two years old. , Roof was walked in limited areas  
Observations:

1.1. The roofing system consist of roofing trusses, roof decking, fastened insulation panels and glued down 45 ml. EPDM rubber membrane sheets. (Ethylene propylene diene terpolymer, EPDM) This type of rubber roof system can provide 20-30 years of service. Regular maintenance will help to extend the life of roof. The roof age appears to be within its intended design life and in acceptable condition. Recommend regular inspection of all seams and roof penetrations and maintenance by a qualified roofing contractor, to prolong life of roof and protect against leaks.

1.2. Snow covered; not fully inspected.



45 mil EPDM



lower deck roofing



lower roof

## 2. Flashing

### Observations:

2.1. Sealant around roof penetrations is dried and cracking. Water intrusion hazard Recommend inspection and repairs by a qualified roofing contractor.



cracking in vent stack flashing needs to be resealed

### 3. Gutter

#### Observations:

3.1. The roof system is drained through internal roof drains. The roof appears to have proper grading towards drains, recommend regular cleaning and inspection by a qualified roofing contractor.



one internal roof drain presents is clean appears to be well maintained

#### 4. Chimney

Observations:

4.1. Masonry Chimney

4.2. Chimney(s) are over 50 years old and will require inspection and maintenance from time to time. Appeared in acceptable condition at time of inspection.



chimney appears in acceptable condition



chimney is lined

### Attic / Mechanical Chase

Attics may be subject to limited inspection due to limited visibility, mobility and lastly most areas are covered by insulation and the potential to cause damage to the structure like (falling through ceilings) is possible. Due too these issues some hidden defects could be present but not able to detect under the scope of a home inspection.

#### Limitations of Attic and Insulation Inspection

- Present or possibility of future water leaks is not always observable.
- Access to all areas of attic space is often limited due to lack of permanently installed walkways, the possibility of damage to insulation, low height and/or stored items. These areas are excluded from this inspection.
- Insulation/ventilation type and levels in concealed areas, like exterior walls, are not inspected.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- Any estimates of insulation R values or depths are rough average values.

#### 1. Structure

##### Observations:

1.1. Mechanical **chase** is the area below roof structure and above the drop ceiling. This area was viewed from roof scuttle access area. Due to the finished space the entire area was not observed. Wood roof truss system was observed with panel board deck framing.



Mechanical chase viewed from roof hatch area.



Mechanical chase viewed from roof hatch area.



## 2. Electrical

### Observations:

2.1. Knob and tube wiring in attic in contact with insulation, does not appear to be active, building owner reported no active knob and tube wiring in building. This type of wiring is at least 70 years old and is no longer considered safe. recommend further investigation and repairs by a qualified electrician if needed.



Mechanical chase viewed from roof hatch area knob and tube wiring appears to be terminated.

## Foundation

## 1. Foundation walls

Observations:

1.1. Granite

1.2. Concrete

1.3. Field Stone

1.4. Brick

1.5. Foundation walls were checked for visible evidence of staining, damage, settlement cracks and improper installation. No significant deficiencies were observed except where noted.

1.6. A few areas of damage to the foundation walls, due to the age it is recommend to have stone and grout lines on wall inspected and repaired as needed on a regular basis.



Front basement window dryer vent termination needs to be covered to prevent entrance of vermin.



Bulk heads are commonly areas of water intrusion need to be monitored and sealed or repaired from time to time.





## 2. Under Floor Framing

Observations:

2.1. Beam Material: wood

2.2. Steel lally **column**s

2.3. Plank subfloor noted.

2.4. Foundation framing is very old, there are areas where framing components have been repaired or replaced, condition should be monitored closely and repaired as needed.



### 3. Floor Slab

Observations:

3.1. Materials:

3.2. Concrete Floor Slab

3.3. Dirt Floor

3.4. Evidence of rodent activity along framing and or insulation. Recommend inspection and treatment by a qualified pest control company.



Dead rat in basement.

## Electrical

## 1. Service Panels

## Observations:

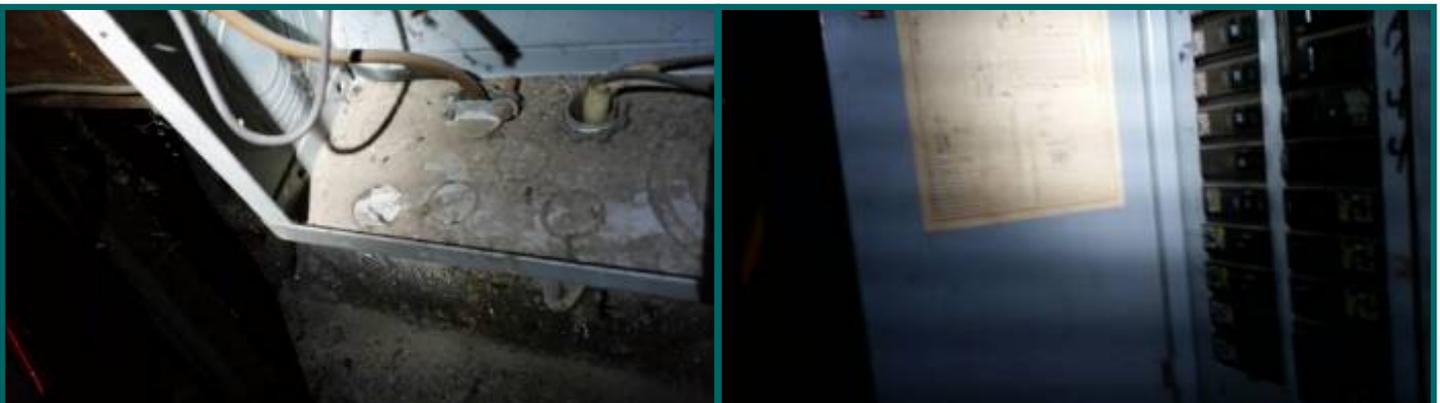
- The service entrance is 200 amp single phase overhead to one meter and main panel located in basement. Disconnecting power requires the deactivation of single main switch disconnect which is clearly marked. Our inspection was visual only. Visible wiring was copper. The electrical service appeared adequate for the current load and use.

Back up lights, exterior lighting and security system not inspected. Last service tag for security and or life safety equipment were not located. Recommend annual testing of life safety system by a qualified security company .

- There are open knock outs present one or more service panel enclosures. This is a potential safety hazard and can allow mice or insects into panel.
- Circuit breakers are not properly marked at one or more electric panel, recommend marking panels properly for safety.



open knock out



open knock out

panel is not fully marked

# Plumbing

## 1. Plumbing System

### Observations:

1.1. Building is serviced by municipal water and sewer. There is a 1" water meter all copper. The main water supply shut off valve is located at the meter. There are sub slab supply and drain lines that were not observed.

1.2. There is corrosion on some water supply fittings in basement, recommend monitor for any further corrosion and leaking and have repairs by a licensed plumber as needed.

1.3. Copper water supply lines

1.4. Pex water supply lines

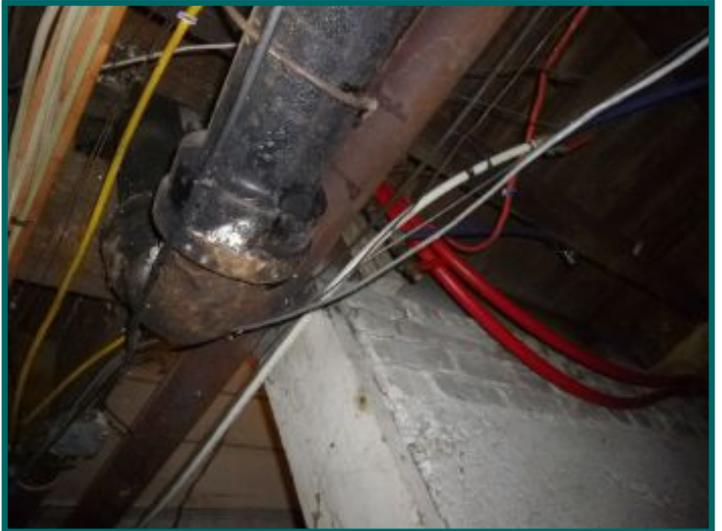
1.5. "PVC" waste and vent pipes noted.

1.6. Cast iron waste and vent pipe noted.

1.7. Back flow prevention device was not located, this device requires periodic testing in most municipalities. Recommend assessment by a licensed plumber.



There are three drain line terminations in basement.



Main water shut off valve is located at water meter.



Corrosion on drain lines.

## Water Heater

## 1. Condition

## Observations:

- Building is serviced by a single gas fired, 75 gallon water heater one year old, typical design life for water heater is 10-15 years. Water heater appears to be in acceptable condition and working except where noted.
- Water temperature is above 120 degrees, should be set minimum 110 degrees for comfort and maximum 120 degrees to prevent scalding particularly for very young and very old persons.



Water Temperature third floor



Mixing valve / burner control to adjust water temperature.

## Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum.

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

### 1. HVAC Equipment

#### Observations:

1.1. The building is heated by a main boiler with steam radiator heaters. The exact age of boiler was not reported or determined but appears to be within its design life. Typical design life for a commercial heating boiler is 20 years. All systems appear to be within design life and operating properly. Commercial heating systems should have regular preventative maintenance, it was reported that system is serviced twice a year. Recommend continued regular cleaning and preventative maintenance by a qualified heating contractor be performed annually.

1.2. It was reported that boiler auto filler is working improperly, gas shut off valve in boiler burner cabinet is leaking fluid, recommend full assessment and repairs by a qualified plumbing / heating contractor. Building owner reported boiler is serviced twice a year. No service records or service company information was provided.





leak at gas shutoff valve inside boiler cabinet

## 2. Fuel Lines

### Observations:

- 2.1. Fuel shut off located at boiler / furnaces.
- 2.2. Fuel shut off located at exterior wall.
- 2.3. Heating fuel is:
- 2.4. Natural gas
- 2.5. Welded and threaded black iron pipe is used for gas supply distribution throughout the subject property.



Gas Meter at rear of building

### 3. Distribution

Observations:

3.1. Heat Distribution Method:

3.2. Steam Radiators

3.3. Heat registers were spot tested and providing heat at time of inspection except where noted.



3rd floor heat



unit 9 living room radiator not working at time of inspection

### Interior Areas

The Interior section covers all surfaces at interior spaces. Interior areas usually consist of hallways, foyer, baths, kitchens, sales floors, work areas, offices and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Stored items, tenant fit up and fixtures in the structure may prevent the inspector from viewing all areas on the interior.

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

#### 1. General Description

Observations:

1.1. Many areas of interior apartments are cluttered and dirty, this has limited visibility and access to some areas, some surfaces and components were not viewed or tested.

## 2. Interior Electrical

### Observations:

2.1. A random sampling of outlets, GFI outlets, switches and light fixtures were observed and tested as well as visual inspection of all accessible / visible interior wiring. All electric components appeared acceptable or operated properly except where noted.

2.2. Ungrounded outlets present. Ungrounded outlets do not offer current standard of protection for equipment, especially for sensitive electronics. Recommend installing three prong grounded outlets where any sensitive electronics are being used, ( Entertainment center, TV, computer etc.)

2.3. One or more wall outlets have no power, tenant reported frequent tripping of breakers when using outlets, recommend repairs by a qualified electrician.

2.4. Improper use of extension cord observed. Extension cords should not be permanently installed or be routed through walls, floors or partitions.

2.5. One or more lights is damaged, not working or improperly wired, recommend having repaired by a licensed electrician if needed.

2.6. Open junction boxes were observed, which is a safety concern. Recommend installing proper covers, as needed, for safety.

2.7. Smoke detectors missing at one or more locations, recommend repairs as needed by a licensed electrician.

2.8. One smoke detector is chirping, recommend changing battery and repair by a licensed electrician if chirping continues.

2.9. Smoke detectors were not tested, it was reported they are tied interconnected, recommend testing on a regular basis by a qualified security company. Today's safety standard for smoke detectors is hard wired interconnected smoke detectors replaced every 10 years, one on each floor and one in each bedroom and one CO detector on each floor all interconnected. If battery operated smoke detectors are used the battery should be replaced and tested twice a year when clocks are changed.

For more information, visit <<http://www.cpsc.gov/cpsc/pub/pubs/5077.html>>

2.10. There is one or more older fuse panels present, these panels employ screw in fuses. These are considered to be unsafe because property owner may replace fuses with improper sized fuses creating a fire hazard. Recommend upgrading to current standards using circuit breakers.

2.11. This property has "knob and tube" wiring which was commonly installed prior to 1950. No active knob and tube wiring was observed. It is ungrounded, and considered unsafe by today's standards. Over time, the wire's insulation becomes brittle and falls apart, resulting in exposed conductors and a risk of shock and/or fire. This wiring is also easily damaged by covering it with insulation (a common practice), and incorrectly tapping new wiring into it. It is not within the scope of this inspection to determine what percentage of this property's wiring is of the knob and tube type or to determine what percentage of the knob and tube wiring is energized vs. abandoned.



mostly ungrounded outlets throughout the building



smoke detectors present were not tested



unit 11 pantry light will not shut off



unit 11 smoke detector missing



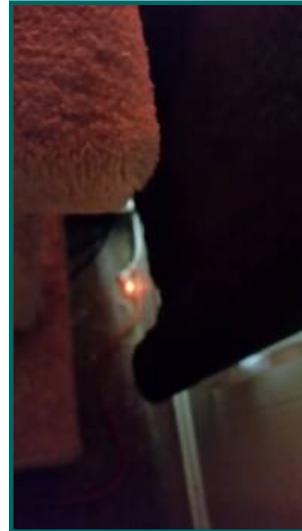
unit 11 reported repeated kitchen breaker tripping



unit 11 bedroom reported no power, tripping breakers, electrical smell when in use



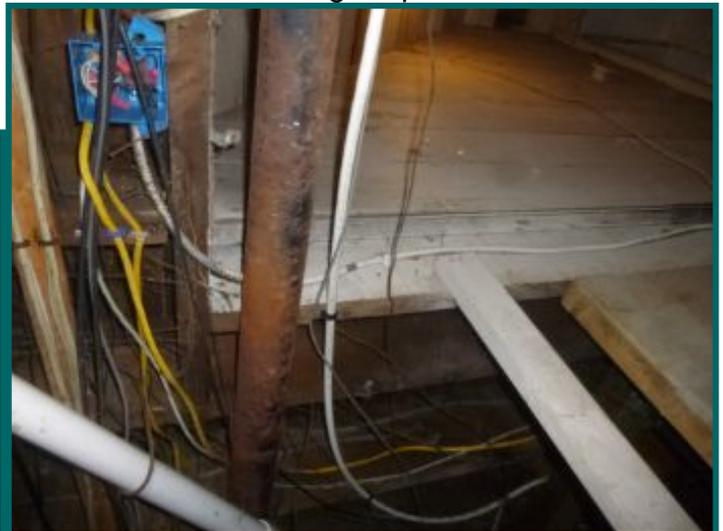
sub panel in closet unit 10



extension cords used in many areas of the building for power



unit 7 bedroom wall switch not working



Open junction boxes in basement



Screw in fuse sub panel, missing cover.

### 3. Doors

#### Observations:

3.1. Interior doors were checked on a random basis. All doors that were tested opened and closed with no binding with no significant visible areas of wear or damage to door, except where noted.

3.2. Noted damage to door and or door frame at one or more areas of home. Recommend assessment of interior doors and repairs by a qualified tradesman as needed.



unit 7 damage bedroom door

### 4. Windows

#### Observations:

4.1. Interior windows were checked on a random basis for damage, staining and proper operation. All windows that were tested opened and closed with no binding with no significant visible areas of wear or damage, except where noted.

4.2. One or more windows have broken seals (fogged) this condition can diminish the energy efficiency of the window and cause permanent hazing to the glass, recommend repair by a qualified window contractor.

4.3. Window has broken pane in one or more area of building. Recommend assessment of windows and repair by a qualified tradesman.

4.4. Windows at one or more area did not lock/latch properly, recommend repairs for enhanced security/safety to occupants.

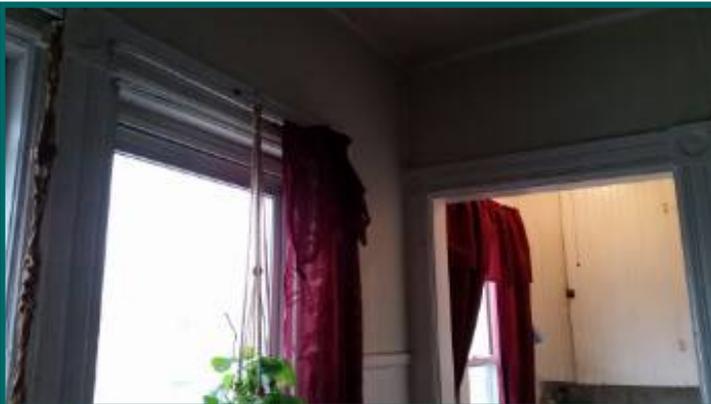
Many windows were not operated due to clutter conditions or blocked access.



windows are not locking properly at unit 8



fog window unit 9



damage sashes unit 11



fog window unit 10



broken glass unit 3 kitchen

## 5. Walls

### Observations:

5.1. Interior finish space walls were checked for visible evidence of staining , damage, settlement cracks and improper installation. No significant deficiencies were observed except where noted.

5.2. Stains on walls at one or more area of building, tested dry at time of inspection , recommend checking with current property owner about history of water intrusion or leaks, repairs by a qualified contractor and monitor for future water intrusion.

5.3. Damage to wall surfaces at one or more areas, recommend assessment of wall surfaces and repairs by a qualified tradesman.

5.4. Areas of excessive peeling paint, caution should be taken to prevent any lead paint hazards, recommend assessment and repairs by a qualified contractor.



3rd floor hallway



unit 8 kitchen



unit 8 kitchen



unit 8 bathroom



unit 9 kitchen



unit 9 kitchen



unit 9 bath



rot on window and wall unit 9 bathroom, requires immediate attention.



damage kitchen wall unit 9



unit 9 nicotine staining on wall surfaces



unit 11 bathroom



damaged surfaces and trim unit 11



unit 10 kitchen



unit 10 bath



2nd floor hall



unit four kitchen



unit 4 bathroom



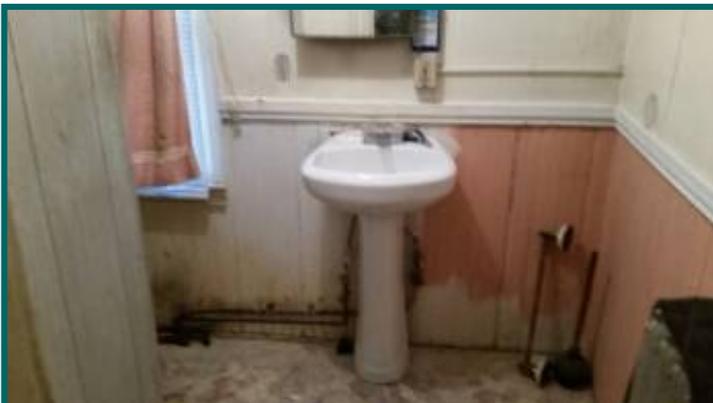
unit 5 bathroom



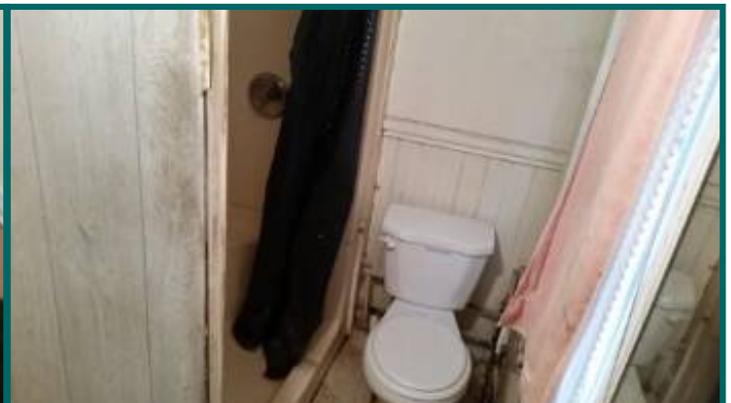
unit 5 kitchen



unit 6 kitchen



unit 6 bathroom



unit 6 bathroom



dirty conditions staining unit 6



unit 7 kitchen



unit 7 bathroom



peeling paint unit 3 bedroom



unit 3 kitchen



unit 3 bathroom



unit 1 kitchen



unit 1 bathroom



unit 2 kitchen



unit 2 bathroom



unit 2 bathroom



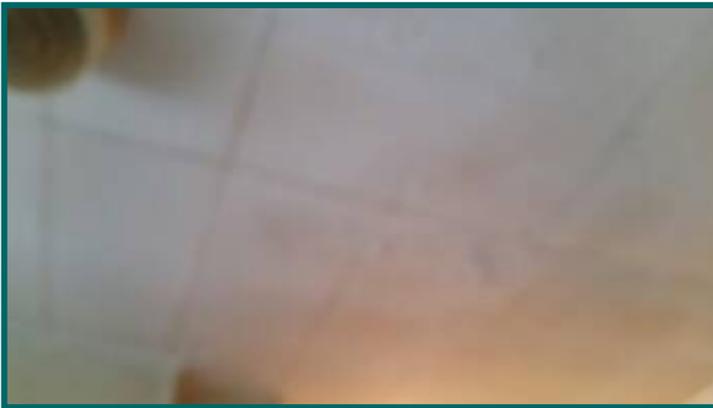
peeling paint damage unit 2

## 6. Ceilings

### Observations:

6.1. There were signs of paint blistering on the ceiling at one or more area. The areas tested dry at the time of the inspection, but should be monitored for further damage or possibly water intrusion.

6.2. Stains noted on ceilings in one or more area of home. This is evidence of past or present leaks. They tested dry at the time of the inspection. Recommend asking current building owner for the source and history of any leaks or water intrusion, assessment and repairs by a qualified contractor of any affected areas and monitor for further water staining.



staining peeling paint unit 9



staining peeling paint unit 9 cabinet ceiling



water staining tested drive unit 4 bathroom



unit 5 kitchen ceiling



ceiling stains unit 6



unit 3 bedroom ceiling stain



unit 1 ceiling stains



ceiling stain unit 1 bedroom

## 7. Floors

### Observations:

7.1. Interior finish floor surfaces were checked for visible evidence of damage, settlement cracks and improper installation. No significant deficiencies were observed except where noted.

7.2. Damage or excessive wear to flooring in one or more area, recommend assessment and repairs by a qualified flooring contractor.



damage tiles unit 11



unit 3 floor damage in bedroom safety concern

## 8. Plumbing Fixtures

### Observations:

8.1. Plumbing fixtures are operated on a random basis, as well as visually inspected for evidence of leaks, damage or improper operation. All plumbing fixtures that were tested functioned properly at the time of the inspection, except where noted.

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

8.3. Sink drains slowly at one or more location. Recommend clearing drain.

8.4. Leak observed at one or more toilet water / floor connection, water line or between the tank and the base. Recommend assessment by a licensed plumber.

8.5. Sink supply line or fitting leaks in one or more location. Recommend repair/ replacement by a qualified plumber.

8.6. Poor pressure flow at one or more sink fixture, recommend assessment by a licensed plumber.

8.7. Faucet at one or more location is leaking. Recommend repairs by a licensed plumber.

8.8. kitchen sink spray nozzle is damage at one or more unit. Recommend repairs by licensed plumber.

8.9. Sink has damage on surface or counter, recommend assessment and repairs by a qualified contractor.



unit 8 kitchen sink is leaking



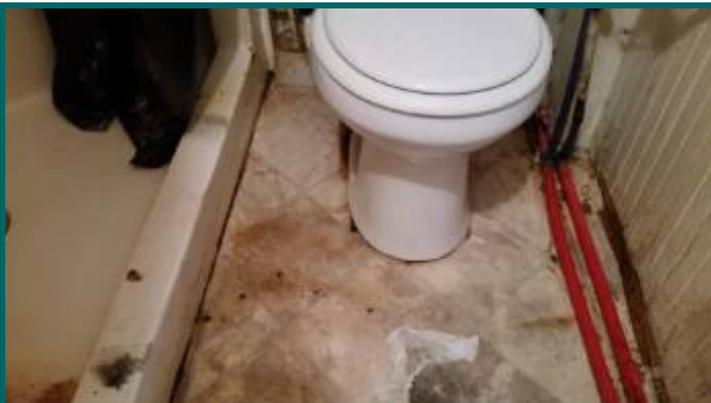
deterioration to faucet fixture damage spray wand  
unit 9



unit 11 kitchen sink has low water pressure and  
damaged spray wand



unit 11 slow drain bathroom sink



toilet leak at base unit 6



kitchen sink unit 6 damaged surfaces staining



unit 7 bathroom sink leaking damage support post



loose toilet unit 7



plumbing leak behind unit 7 toilet



leak unit 1 kitchen sink



loose toilet unit 1



leak unit two kitchen sink

## 9. Cabinets

### Observations:

9.1. Cabinets / vanity is loose or damaged, recommend repairs by a qualified tradesman.

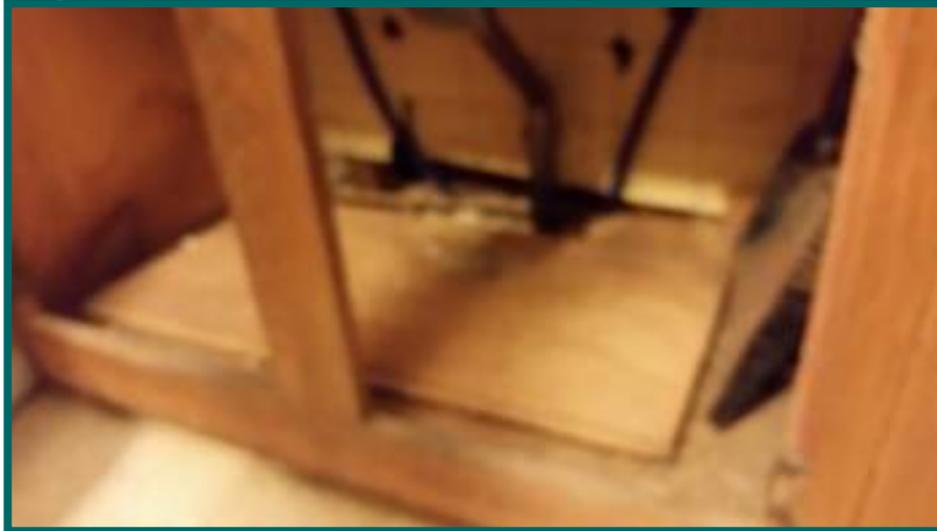
9.2. Evidence of past or present rodents under kitchen sink. Recommend assessment by a qualified pest control company.



rodent droppings unit 9 kitchen cabinet



unit 11 kitchen cabinet damaged



damage bathroom cabinet unit 1

## 10. Kitchen Appliances

### Observations:

10.1. Many kitchen appliances are in poor condition, many areas of cluttered and dirty conditions, they were tested on a random basis only. Client can expect to repair or replace numerous kitchen appliances in the future.

10.2. Refrigerator has crack in door gasket, water leak, recommend repair by a qualified appliance repair company.

10.3. Oven is missing anti tip bracket, recommend installation of anti tip device to prevent stove from tipping over and causing injury



most ovens are missing anti-tip device



unit 9 oven was not operated



unit 11 refrigerator has water leak on



Dirty conditions apartment 1

## Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expenses to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. All repairs should be done by a licensed & bonded trade or professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

You can always call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Grounds		
Page 5 Item: 3	Vegetation Observations	3.1. Vegetation such as trees, shrubs and/or vines are in contact with or less than one foot from the structures exterior. Vegetation can serve as a <b>conduit</b> for wood destroying insects and fungal growth and may retain moisture against the exterior after it rains. Vegetation should be pruned and/or removed as necessary to maintain a one foot clearance between it and the structures exterior.
Exterior Areas		
Page 7 Item: 1	Sidewall System	1.1. One or more areas of damage to exterior wall surfaces, recommend full assessment and repairs by a qualified contractor.
Page 7 Item: 2	Window Condition	2.1. Deterioration of frames at one or more window, some peeling paint and gaps on exterior wall window frames. Recommend assessment of all windows and repairs as needed by a qualified contractor.
Page 8 Item: 3	Stairs	<ul style="list-style-type: none"> <li>• Stair rails have horizontal baluster, recommend installing vertical baluster no greater than 4" apart on inside of stairs to prevent children from climbing and getting injured.</li> </ul>
Page 9 Item: 4	Deck and Porch	<ul style="list-style-type: none"> <li>• One or more support joists are missing properly installed mechanical hangers, recommend installation and proper nailing of joist hangers by a qualified contractor.</li> <li>• Deck rail openings exceed 4" spacing, this is considered an unsafe opening, recommend installing vertical <b>balusters</b>, no greater than 4" apart for safety to prevent children from falling or getting stuck between ballusters.</li> </ul>
Roof		
Page 12 Item: 2	Flashing	2.1. Sealant around roof penetrations is dried and cracking. Water intrusion hazard Recommend inspection and repairs by a qualified roofing contractor.
Attic / Mechanical Chase		
Page 16 Item: 2	Electrical	2.1. Knob and tube wiring in attic in contact with insulation, does not appear to be active, building owner reported no active knob and tube wiring in building. This type of wiring is at least 70 years old and is no longer considered safe. recommend further investigation and repairs by a qualified electrician if needed.
Foundation		

Page 17 Item: 1	Foundation walls	1.6. A few areas of damage to the foundation walls, due to the age it is recommend to have stone and grout lines on wall inspected and repaired as needed on a regular basis.
Page 19 Item: 3	Floor Slab	3.4. Evidence of rodent activity along framing and or insulation. Recommend inspection and treatment by a qualified pest control company.
Electrical		
Page 20 Item: 1	Service Panels	<ul style="list-style-type: none"> <li>• There are open knock outs present one or more service panel enclosures. This is a potential safety hazard and can allow mice or insects into panel.</li> <li>• Circuit breakers are not properly marked at one or more electric panel, recommend marking panels properly for safety.</li> </ul>
Plumbing		
Page 21 Item: 1	Plumbing System	1.7. Back flow prevention device was not located, this device requires periodic testing in most municipalities. Recommend assessment by a licensed plumber.
Heat/AC		
Page 24 Item: 1	HVAC Equipment	1.2. It was reported that boiler auto filler is working improperly, gas shut off valve in boiler burner cabinet is leaking fluid, recommend full assessment and repairs by a qualified plumbing / heating contractor. Building owner reported boiler is serviced twice a year. No service records or service company information was provided.
Interior Areas		
Page 27 Item: 1	General Description	1.1. Many areas of interior apartments are cluttered and dirty, this has limited visibility and access to some ares, some surfaces and components were not viewed or tested.

Page 28 Item: 2	Interior Electrical	<p>2.2. Ungrounded outlets present. Ungrounded outlets do not offer current standard of protection for equipment, especially for sensitive electronics. Recommend installing three prong grounded outlets where any sensitive electronics are being used, ( Entertainment center, TV, computer etc.)</p> <p>2.3. One or more wall outlets have no power, tenant reported frequent tripping of breakers when using outlets, recommend repairs by a qualified electrician.</p> <p>2.4. Improper use of extension cord observed. Extension cords should not be permanently installed or be routed through walls, floors or partitions.</p> <p>2.5. One or more lights is damaged, not working or improperly wired, recommend having repaired by a licensed electrician if needed.</p> <p>2.6. Open junction boxes were observed, which is a safety concern. Recommend installing proper covers, as needed, for safety.</p> <p>2.7. Smoke detectors missing at one or more locations, recommend repairs as needed by a licensed electrician.</p> <p>2.8. One smoke detector is chirping, recommend changing battery and repair by a licensed electrician if chirping continues.</p> <p>2.9. Smoke detectors were not tested, it was reported they are tied interconnected, recommend testing on a regular basis by a qualified security company. Today's safety standard for smoke detectors is hard wired interconnected smoke detectors replaced every 10 years, one on each floor and one in each bedroom and one CO detector on each floor all interconnected. If battery operated smoke detectors are used the battery should be replaced and tested twice a year when clocks are changed. For more information, visit &lt;<a href="http://www.cpsc.gov/cpscpub/pubs/5077.html">http://www.cpsc.gov/cpscpub/pubs/5077.html</a>&gt;</p> <p>2.10. There is one or more older fuse panels present, these panels employ screw in fuses. These are considered to be unsafe because property owner may replace fuses with improper sized fuses creating a fire hazard. Recommend upgrading to current standards using circuit breakers.</p> <p>2.11. This property has "knob and tube" wiring which was commonly installed prior to 1950. No active knob and tube wiring was observed. It is ungrounded, and considered unsafe by today's standards. Over time, the wire's insulation becomes brittle and falls apart, resulting in exposed conductors and a risk of shock and/or fire. This wiring is also easily damaged by covering it with insulation (a common practice), and incorrectly tapping new wiring into it. It is not within the scope of this inspection to determine what percentage of this property's wiring is of the knob and tube</p>
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		type or to determine what percentage of the knob and tube wiring is energized vs. abandoned.
Page 31 Item: 3	Doors	3.2. Noted damage to door and or door frame at one or more areas of home. Recommend assessment of interior doors and repairs by a qualified tradesman as needed.
Page 31 Item: 4	Windows	4.2. One or more windows have broken seals (fogged) this condition can diminish the energy efficiency of the window and cause permanent hazing to the glass, recommend repair by a qualified window contractor.  4.3. Window has broken pane in one or more area of building. Recommend assessment of windows and repair by a qualified tradesman.  4.4. Windows at one or more area did not lock/latch properly, recommend repairs for enhanced security/safety to occupants. Many windows were not operated due to clutter conditions or blocked access.
Page 33 Item: 5	Walls	5.3. Damage to wall surfaces at one or more areas, recommend assessment of wall surfaces and repairs by a qualified tradesman.  5.4. Areas of excessive peeling paint, caution should be taken to prevent any lead paint hazards, recommend assessment and repairs by a qualified contractor.
Page 39 Item: 6	Ceilings	6.1. There were signs of paint blistering on the ceiling at one or more area. The areas tested dry at the time of the inspection, but should be monitored for further damage or possibly water intrusion.  6.2. Stains noted on ceilings in one or more area of home. This is evidence of past or present leaks. They tested dry at the time of the inspection. Recommend asking current building owner for the source and history of any leaks or water intrusion, assessment and repairs by a qualified contractor of any affected areas and monitor for further water staining.
Page 40 Item: 7	Floors	7.2. Damage or excessive wear to flooring in one or more area, recommend assessment and repairs by a qualified flooring contractor.

Page 41 Item: 8	Plumbing Fixtures	<p>8.2. The toilet bowl at one or more location is loose at floor anchor bolts. The wax ring inside the unit must have a snug, secure fit in order to keep from leaking. Properly resealing and re-securing this unit is suggested to prevent water leakage and damage to the sub-floor area. This type of damage is not always visible or accessible to the inspector at time of inspection.</p> <p>8.3. Sink drains slowly at one or more location. Recommend clearing drain.</p> <p>8.4. Leak observed at one or more toilet water / floor connection, water line or between the tank and the base. Recommend assessment by a licensed plumber.</p> <p>8.5. Sink supply line or fitting leaks in one or more location. Recommend repair/ replacement by a qualified plumber.</p> <p>8.6. Poor pressure flow at one or more sink fixture, recommend assessment by a licensed plumber.</p> <p>8.7. Faucet at one or more location is leaking. Recommend repairs by a licensed plumber.</p> <p>8.8. kitchen sink spray nozzle is damage at one or more unit. Recommend repairs by licensed plumber.</p> <p>8.9. Sink has damage on surface or counter, recommend assessment and repairs by a qualified contractor.</p>
Page 44 Item: 9	Cabinets	<p>9.1. Cabinets / vanity is loose or damaged, recommend repairs by a qualified tradesman.</p> <p>9.2. Evidence of past or present rodents under kitchen sink. Recommend assessment by a qualified pest control company.</p>
Page 45 Item: 10	Kitchen Appliances	<p>10.1. Many kitchen appliances are in poor condition, many areas of cluttered and dirty conditions, they were tested on a random basis only. Client can expect to repair or replace numerous kitchen appliances in the future.</p> <p>10.2. Refrigerator has crack in door gasket, water leak, recommend repair by a qualified appliance repair company.</p> <p>10.3. Oven is missing anti tip bracket, recommend installation of anti tip devise to prevent stove from tipping over and causing injury</p>