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Property Inspection Report

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Definitions

All repairs, recommendations and further investigation are to be performed by the appropriate licensed qualified tradesman prior to closing unless otherwise stated.

For a proper understanding of the report we recommend that client read the inspection agreement and entire report.

It is recommended to attain a homeowners warrantee from a reputable company to cover sudden malfunction of systems of the home.

Due to the nature of the inspection there may be hidden defects that were not found at the time of inspection. It is highly recommended that the seller allocate money in a 2 year escrow to cover unpredictable repairs and wood destroying insect infestation not found at the time of inspection.

We recommend that the client verify with the local building department and with the current homeowner if a certificate of occupancy was filed for renovations done to the home.

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable	Functional with no obvious signs of defect.
Not Present	Item not present or not found.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Attention Needed	Item is not fully functional and requires repair or servicing or may malfunction within the year.
Action Needed	The component is not functioning or has failed. Item needs immediate repair or replacement. It is unable to perform its intended function.
Minor	The items needs repairs that either will not be costly or component can function without
Monitor	Although functioning at the time of inspection the condition is such that the component will require re-evaluation by a trained professional in that perspective field at least annually.
Safety	Usage of component at current condition may cause one injury. Immediate Repairs needed.

General Information

Property Information

Property Address:
City:
State:
Zip:

Client Information

Client Name:
Phone:
Email:

Inspection Company

Inspector Name **DovBer Kahn**
Company Name **Kahn Home Inspectors**
Address: **7 S POST LN**
Phone: **8454458234**
Email: **dov@kahnhomeinspectors.com** Web: **Kahn Home Inspectors**
Amount Due: **\$1800** Amount Received: **\$1800**

General Information (Continued)

Conditions

Others Present: Buyer, Seller's Agent, Manager Property Occupied: Occupied

Estimated Age: The building is about 100 years old., The age was determined based on information provided by the MLS or Zillow.com Entrance Faces:

Inspection Date: 08/16/2022

Start Time: 6PM End Time: 7:45PM

Utilities On: Yes

Weather: Partly cloudy

Space Below Grade: Basement

Building Type: Apartment Building Garage:

Water Source: City How Verified: Visual Inspection

Sewage Disposal: City How Verified: Based on visible observations and the MLS listing and/or real estate agent, it appears that the building is connected to a municipal sewer waste system; however, this cannot be accurately determined during a short one-time home inspection and is not part of this inspection. It is therefore suggested that you check with the local municipal officials to determine whether the building is connected to a municipal sewer system or an on-site waste disposal system (i.e. cesspool, septic tank, etc.) If the building is connected to an on-site system, it is recommended that a septic system professional check it prior to the closing of contract (escrow).

How Verified: It is recommended that the client obtain the permits and Certificate of Occupancy files for the structure.

Understanding Report:

Right & Left throughout report is positioned as one faces the home.

MLS is an abbreviation for Real Estate Multiple Listing Services.,

The property is in need of obvious cosmetic and maintenance repairs. Due to the condition of this property, there may be other repairs needed which we did not report on.,

Excessive stored items limited inspectors visibility. It is recommended to perform a complete inspection of all components of the home that were not visible at the time of inspection.

Lots and Grounds

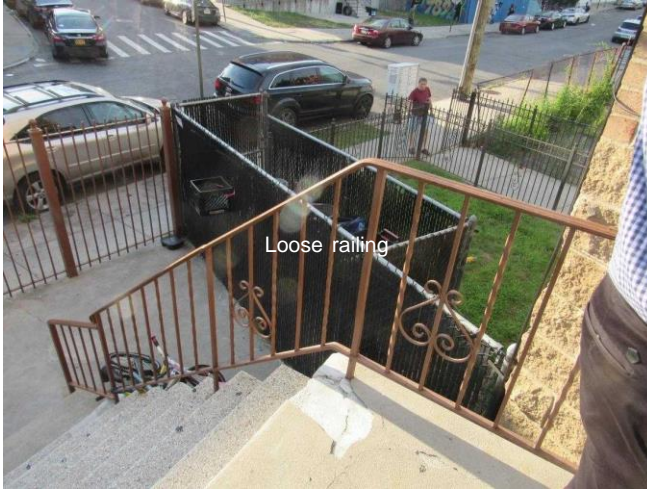
Acceptable

Walks: Concrete

Lots and Grounds (Continued)

Attention Needed Steps/Stoops: Concrete materials.

Loose railings. The railing can not adequately support the weight of an adult.



Attention Needed Vegetation: Ivy —

There was ivy crawling up the rear of the building. The ivy will damage the siding and structure and should be removed.



Exterior

Main Exterior Surface

Monitor

Type: Brick Structure — Portions of the front upper bricks were repaired. There was no apparent damage. Areas should be monitored for settlement and repaired as needed.



Acceptable
Minor, Monitor

Entry Doors: Metal frame and glass pane
Windows: Vinyl double hung — Hard operation at many of the windows - repairs are recommended., Many of the windows were missing screens.

Acceptable
Minor

Exterior Lighting: Sensors and fluorescent light at right walkway
Exterior Electric Outlets: There were no apparent exterior outlets., A GFCI outlet, enclosed in proper plastic casing should be installed at the front and rear of the home.

Acceptable
Not Inspected

Gas Meter: Basement
Oil Tank: Determining the presence of an oil tank is beyond the scope of this inspection.
Underground storage tanks are prone to leakage depending on their material age and manner of installation.
Further evaluation is recommended.

Roof

Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material.

The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material.

Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including but not limited to solar systems,

Roof (Continued)

antennae, and lightning arrestors.

Main Roof Surface

NOTE:

There were Verizon manufacture machinery and equipment on roof.
The units place additional load on roof structure - monitor the area for sagging.

Verify with owner and Verizon - who is responsible for equioment? Is there additional income involved?

Method of Inspection: On roof

Unable to Inspect: 20% — Due to Items on the roof

Attention Needed Material: Bituminous roof.

Roof at end of useful life. Following conditions were noted:

(A) Alligatoring / checking of the roofing materials. - Alligatoring is the term used to describe a flat roof condition that appears similar to the hide of an alligator. The cracks intensify, allowing moisture to enter the roofing system. The moisture can travel throughout a flat roof, which can cause leaks that are located far away from the actual source of entry. Repairs and further evaluation by a licensed roofer is recommended,

(B) Black stains noted at several portions of the roof covering. The staining is indicative of water damage. Portions of APT #9 ceiling was damaged, per tenant water does seep through after heavy rains. Continuous damage may cause leakage.



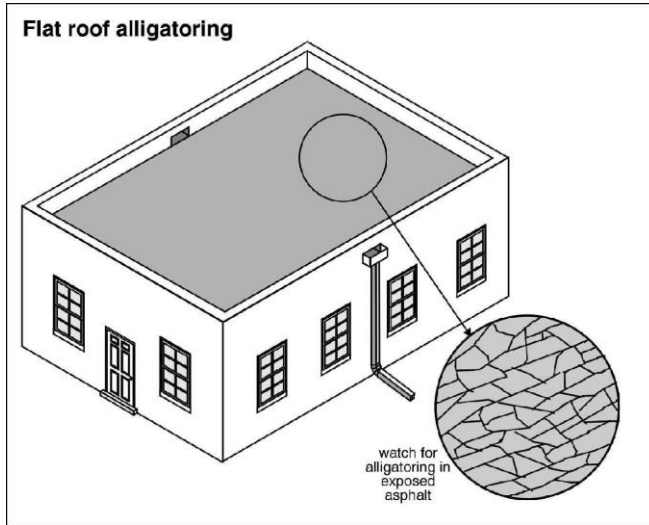
Roof (Continued)

Material: (continued)



Roof (Continued)

Material: (continued)



Type: Flat
Not Inspected
Monitor

Unable to Inspect: REAR ROOF

Skylights: A curb mounted skylight is attached to the roof with a wooden frame. Evidence of past water leakage. Cracked portions of glass.



Not Inspected
Acceptable

Plumbing Vents: Not visible.

Gutters: There was a primary/secondary thru-wall drainage to downspout. This type of drainage allows the water runoff from the roof to exit the roof through a metal edge or parapet wall.

Acceptable

Downspouts: Portions of the downspouts go into an underground system. I was unable to determine where they empty and if they are functional. It is recommended that the underground system be inspected via having a water hose flow into the downspout and viewing if it indeed drains to the exterior. Inadequate underground systems can back up into the home and cause considerable damage.,,

Basement

NOTE:

Please refer to structure section of report for framing and additional details regarding the basement conditions.

Main Basement

Attention Needed Insulation: No insulation present. The current condition allows for a cold draft to enter the home. Minor repairs are recommended.

Attention Needed Ventilation: None —

Lack of proper ventilation may lead to mold growth. Consideration for a mechanical ventilation system is recommended.

Monitor Sump Pump: Submerged —

Life span of sump pumps typically are between 10-15 years., The unit appears to be nearing its life expectancy and replacement should be anticipated.,

Battery powered back up sump pump to protect basement finishes is installed but not tested. Testing is not within the scope of this inspection.

Attention Needed Moisture Location: Excessive water was noted in drain —

Excessive water entry provides a conducive environment for mold growth, wood destroying insects and may affect the foundation support.

We recommend:

- a) Repairs to the gutter drainage system. Please refer to roof section for details.
- b) Repair basement drainage system.
- d) Monitor area for water intrusion.



Basement (Continued)

Attention Needed Basement Stairs/Railings: Metal stairs —

There was no stair railing - Railings provide stability, which is especially important for young children, the elderly, and people with disabilities. A railing should be installed.

Light was entering portions of the staircase which is indicative that area is not well sealed - repairs are recommended.



Structure

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

NOTE:

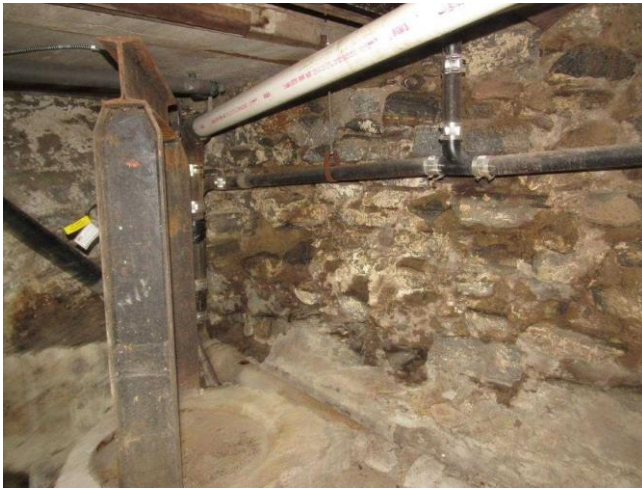
There was a Fire escape installed which was not inspected. A reputable Contractor should verify strength and operability of the fire escape.

Acceptable Structure Type: Masonry

Structure (Continued)

Attention Needed Foundation: Stone - Masonry walls. Stone with masonry joints were common in homes built before 1950.

The foundation walls were missing much mortar in between the stones. Lack of mortar can allow water to enter the structure - causing mold growth and foundation damage that may weaken the integrity of the entire wall and structure. Services of a reputable mason / foundation contractor is recommended.



Monitor

Beams: Steel I-Beam —

There were newer steel I beams installed. Inquire from Building department as to permits and Certificate of Occupancy files for the structure and to attain the structure engineers report of property.

Action Needed

WDI This inspection and inspection service is not to be held liable for any representation as to the evidence of or lack of evidence of any wood destroying insects. This was only a visible inspection of the readily available areas of the basement level, and no areas covered by any materials such as wallboard, insulation, furniture, or stored items were included.

Portions of the joists had excessive wood destroying insect damage.

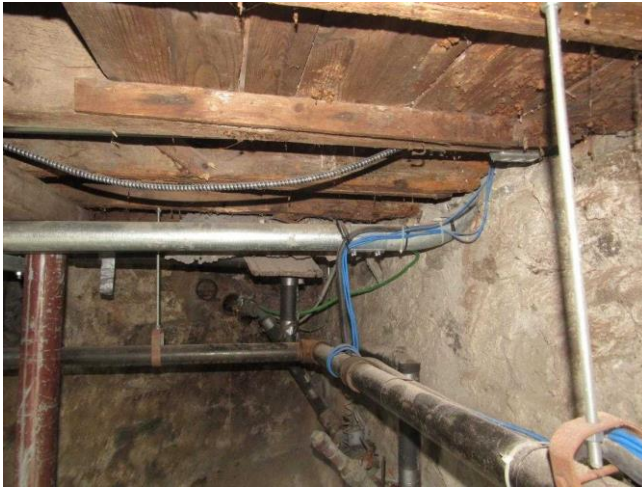
Services of a reputable licensed exterminator is needed to treat the entire structure for WDI. All damaged wood should be replaced by a reputable contractor.

Structure (Continued)

WDI (continued)

**Action Needed****Joists/Trusses: Wood —**

Many of the joists support have been compromised due to WDI and possible water damage. Additional sister joists should be installed. Consult with reputable licensed structural engineer or licensed framer as to the exact specifications and costs involved.

**Acceptable****Piers/Posts: Steel posts**

Heating System

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual.

The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

NOTE:

The boiler was not tested. However, the boiler appears to be newer. The age of unit as stated on data plate 2014. The service sheet stated 2021.

As many of the tenants mentioned that heat distribution was poor it is highly recommend to attain most recent service report from reputable plumber and service the unit prior to upcoming season.

Not Inspected Heating System Operation:

Manufacturer: Burnham

Type: Boiler system Capacity:

Area Served: Whole building Approximate Age:

Fuel Type: Natural gas

Not Inspected Distribution: Radiator

Acceptable Flue Pipe: There is at least one gas-fired vent stack through the roofline. The stacks appear to be installed two feet higher than the adjacent roof line.

Electrical

We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

Service Size Amps: The service for the structure was off commercial type which is beyond the scope of the inspector. Further evaluation of the electrical system is recommended. **Volts:**

Acceptable Electrical Meter: The electrical meters were located at the basement of the building
Acceptable Service: Underground service.
Acceptable Conductor Type: Armored cable

Attention Needed Ground: The grounding system at a building provides an easy path for electricity to flow to earth should certain problems occur (a power surge, lightning strike). Without grounding a person may accidentally provide a path to earth through their body, receive a burn or potentially fatal shock., **Current standards require 2 ground rods for the electrical incoming service., Ground rod was not located. Further evaluation needed to determine location and condition of ground rod Current standards require 2 ground rods for the electrical incoming service.**

Attention Needed Smoke Detectors: Smoke detectors are recommended to be installed in each bedroom and adjoining hallway and each living level of the home and basement level. **Portions of bedrooms were lacking smoke detectors. Smoke detectors should be installed.**



Acceptable Electrical: 110 VAC, Portions of outlets were not tested due to stored items.

Attention Needed Carbon Monoxide Detectors: Current safety standards require carbon monoxide detectors on each floor.

Electrical (Continued)

NO Carbon monoxide detectors noted. A Carbon monoxide detector should be installed.

Each apartment had an electrical panel near entry door. Electric Panel _____

Attention Needed Manufacturer: General Electric, Murray, I-T-E —

There was mixed breakers, breakers from various companies other than what's stated on the main panel manufacture. Mixed breakers may not appropriately match the breaker slot, may not conform to manufactures standard and in the event of damage may not be covered by the manufacture.

Access:

Electrical panels in apartments were not removed as

(a) Many of them were painted shut.

(b) Inadequate access.

No comment is made regarding the interior wiring condition.

Acceptable Main Breaker Size: There were shut off's for each panel located in the basement.

Not Present AFCI: An Arc Fault Circuit Interrupter (AFCI) is a specific duplex receptacle or circuit breaker designed to help prevent fires by detecting an unintended electrical arc and disconnecting the power before the arc starts a fire. Current Electrical Safety standards mandate AFCI outlets at many rooms including but not limited to Dining Rooms, Bedrooms and Recreation rooms. Predate - This structure predates the requirement for newer construction of Arc Fault circuit interrupter (AFCI).

Attention Needed GFCI: Ground-Fault Circuit-Interrupters (GFCI's) are special outlets and/or circuit breakers that are highly sensitive to any interruption in the normal electrical ground, and trip instantly at the smallest interruption of that ground —

GFCI not present at required locations., Predate - This structure predates the requirement for newer construction of Ground Fault interrupter (GFCI).

Plumbing

Due to the size of the building it is recommended that a FIRE SPRINKLER system be installed. Verify with local building authority if a FIRE SPRINKLER system is needed in this structure.

There were fire extinguishers noted in the building. Verify with local building authority the exact locations fire extinguishers should be. Ascertain that the fire extinguisher have been recently inspected and are up to date.

Acceptable Service Line: Copper

Acceptable Main Water Shutoff: Basement

Acceptable Water Lines: Copper

Monitor Drain Pipes: Cast iron, PVC, ABS — Cast Iron was popularly used in home prior to 1950's. The life expectancy of cast iron materials is about 50 years. Replacement to at least part of the materials should be anticipated., It is recommended to have an invasive inspection of the sewer line from the home to the street by a certified qualified sewer cleaner removal company.

Acceptable Service Caps: Located in basement

Acceptable Gas Service Lines: Black Iron Pipe

Plumbing (Continued)

Water Heater Location: There were 2 hot water heaters. All comments pertain to both units unless stated otherwise.

Acceptable Water Heater Operation: Functional at time of inspection

Manufacturer: A.O. Smith

Type: Natural gas Capacity: 75 Gal. + for each tank

Approximate Age: New Area Served: Whole building

Acceptable Flue Pipe: There is at least one gas-fired vent stack through the roofline. The stacks appear to be installed two feet higher than the adjacent roof line.

Acceptable PRTV and Drain Tube: Copper

Living Space

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

At limited Apartments. Living Space

NOTE: There was limited access to the apartments.

All comments only pertain to: Basement apartments, apartment #3, #4, #5, #7, #9.

Acceptable Closet: Single small, Limited visibility due to stored items.

Attention Needed Ceiling: Paint —

Damaged portions of ceiling due from water was noted at Apartment #9. The areas should be repaired by a reputable contractor.

Staining noted at front basement apartment ceiling - repairs are recommended.

Living Space (Continued)

Ceiling: (continued)



Acceptable

Walls: Paint, Due to stored items on the I was unable to determine the condition of the portions of the wall that are not visible.,

Living Space (Continued)

Minor Floor: Due to stored items on the I was unable to determine the condition of the portions of the floor that were not visible. Cracking of many of the apartment flooring noted and settling of Apt \$9 entry floor. Repairs are recommended.



Acceptable Hallway & Entry : Vinyl
Attention Needed Windows: Vinyl double hung, Due to stored items a portion of the windows were not accessible.
 Portions of the window slam shut at hallway of APT #4 - repairs are recommended.

Bedroom

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

NOTE:

There was limited access to the apartments.

All comments only pertain to: Basement apartments, apartment #3, #4, #5, #7, #9.

NOTE:

Bedroom (Continued)

There were 2 basement apartments. The front basement apartment bedroom had no windows. There appears to be lack of ventilation - Window or induced mechanical ventilation system should be installed.

Acceptable Closet: Single small, Limited visibility due to stored items.

Acceptable Ceiling: Paint

Acceptable Walls: Paint, Due to stored items on the I was unable to determine the condition of the portions of the wall that are not visible.,

Acceptable Floor: Due to stored items on the I was unable to determine the condition of the portions of the floor that were not visible.

Attention Needed Insulation:

Occupant of Apt #9 claims that the Rear right room gets cold in winter and very hot in summer which may be due to lack of insulation. Due to the lack of access inspector was unable to determine the insulation levels. However, older homes, specifically of the buildings age typically does not have adequate insulation.

Acceptable Doors: Hollow wood

Acceptable Windows: Vinyl double hung, Due to stored items a portion of the windows were not accessible.

Bathroom

In accordance with industry standards of practice, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans.

Our inspection of interior areas includes the visually accessible areas of walls, floors, cabinets and closets, and a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

NOTE: There was limited access to the apartments.

All comments only pertain to: Basement apartments, apartment #3, #4, #5, #7, #9.

Minor, Monitor Ceiling: Paint — Apt #3, 4 and 5

Stains and peeling paint at bathroom ceiling .

, Evidence of past or present water staining. Invasive inspection is recommended to determine the extent of the damage and if there is any active leakage.

Minor, Monitor Walls: Paint and tile — Apt #3 and #4. Bathroom walls had loose and missing tiles.

Repairs are recommended.

Bathroom (Continued)

Attention Needed Floor: Ceramic / vinyl tile — Apt#4

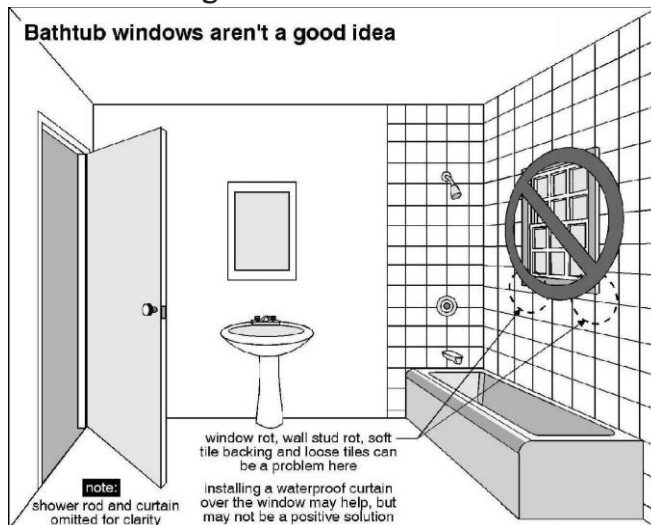
Cracked flooring noted - replace damage portions.



Acceptable
Minor

Doors: Hollow wood

Windows: The window is in a moisture / wet location. Replacement to vinyl window frame and window covering is recommended.



Minor

Sink/Basin:

There was poor water pressure at Apt #7 bathroom basin.

Leakage at knobs of APT #5

Attention Needed Faucets/Traps: Metal and Plastic —

Apt #5.

Deteriorated Line - There is deterioration of the drain pipes under the basin. Although there is currently no leak, expect replacement in the future. When replacing, plastic piping is recommended. Plastic is not as affected by age and deterioration.

Bathroom (Continued)

Attention Needed Tub/Surround: Fiberglass tub and ceramic tile surround —

There was damage to the surface of many of the tubs. It is recommended to "refinish" the bathtub a process of restoring worn, impossible to clean, chipped or dated color bathtubs to look and feel like new



Bathroom (Continued)

Tub/Surround: (continued)



Minor

Shower/Surround:

Leakage at knobs of APT #5 - Repairs are recommended.



Acceptable, Not Inspected Toilets: 3 Gallon Tank —

Basement toilet adjacent to boiler room was not tested.

Attention Needed Ventilation: Window —

Due to the excessive moisture noted it is recommended that an automatic ventilation system be installed.

Bathroom (Continued)

Kitchen

NOTE: There was limited access to the apartments.

All comments only pertain to: Basement apartments, apartment #3, #4, #5, #7, #9.

Attention Needed, Safety Cooking Appliances: The kitchen gas appliances were functional.

Gas shut off for the oven was not visible. For safety, it is recommended that an accessible gas shut off be installed.

Apt # 3 oven was inoperable - glass for door was broken. New oven should be installed.



Minor	Ventilator: Installing a good range hood above your range or cooktop is the best way to prevent exhaust fumes and smoke, grease, moisture and even heat from escaping the kitchen into other areas of your home. There was no ventilation to the exterior - upgrade is recommended.
Air Gap Present? Yes	
Acceptable	Refrigerator:
Acceptable	Sink: Stainless Steel
Minor	Counter Tops: Formica — Cracked and damaged portions of the counter top - repairs are recommended.
Minor	Cabinets: Wood — The cabinets were fastened with inadequate screws / fasteners. A possibility exists that the cabinets can dislodge. Repairs are recommended.
Minor	Ceiling: Paint — Evidence of past or present water staining as noted at basement apartments. Invasive inspection is recommended to determine the extent of the damage and if there is any active leakage.
Acceptable	Walls: Paint

Attention Needed Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Steps/Stoops: Concrete materials.
Loose railings. The railing can not adequately support the weight of an adult.
2. Vegetation: Ivy —
There was ivy crawling up the rear of the building. The ivy will damage the siding and structure and should be removed.

Roof

3. Main Roof Surface Material: Bituminous roof.
Roof at end of useful life. Following conditions were noted:
(A) Alligatoring / checking of the roofing materials. - Alligatoring is the term used to describe a flat roof condition that appears similar to the hide of an alligator. The cracks intensify, allowing moisture to enter the roofing system. The moisture can travel throughout a flat roof, which can cause leaks that are located far away from the actual source of entry. Repairs and further evaluation by a licensed roofer is recommended,

(B) Black stains noted at several portions of the roof covering. The staining is indicative of water damage. Portions of APT #9 ceiling was damaged, per tenant water does seep through after heavy rains. Continuous damage may cause leakage.

Basement

4. Main Basement Insulation: No insulation present. The current condition allows for a cold draft to enter the home. Minor repairs are recommended.
5. Main Basement Ventilation: None —
Lack of proper ventilation may lead to mold growth. Consideration for a mechanical ventilation system is recommended.
6. Main Basement Moisture Location: Excessive water was noted in drain —
Excessive water entry provides a conducive environment for mold growth, wood destroying insects and may affect the foundation support.

We recommend:

- a) Repairs to the gutter drainage system. Please refer to roof section for details.
- b) Repair basement drainage system.
- d) Monitor area for water intrusion.
7. Main Basement Basement Stairs/Railings: Metal stairs —
There was no stair railing - Railings provide stability, which is especially important for young children, the elderly, and people with disabilities. A railing should be installed.

Light was entering portions of the staircase which is indicative that area is not well sealed - repairs are recommended.

Attention Needed Summary (Continued)

Structure

8. Foundation: Stone - Masonry walls. Stone with masonry joints were common in homes built before 1950. The foundation walls were missing much mortar in between the stones. Lack of mortar can allow water to enter the structure - causing mold growth and foundation damage that may weaken the integrity of the entire wall and structure. Services of a reputable mason / foundation contractor is recommended.

Electrical

9. Ground: The grounding system at a building provides an easy path for electricity to flow to earth should certain problems occur (a power surge, lightning strike). Without grounding a person may accidentally provide a path to earth through their body, receive a burn or potentially fatal shock., Current standards require 2 ground rods for the electrical incoming service., Ground rod was not located. Further evaluation needed to determine location and condition of ground rod Current standards require 2 ground rods for the electrical incoming service.
10. Smoke Detectors: Smoke detectors are recommended to be installed in each bedroom and adjoining hallway and each living level of the home and basement level. Portions of bedrooms were lacking smoke detectors. Smoke detectors should be installed.
11. Carbon Monoxide Detectors: Current safety standards require carbon monoxide detectors on each floor. NO Carbon monoxide detectors noted. A Carbon monoxide detector should be installed.
12. Each apartment had an electrical panel near entry door. Electric Panel Manufacturer: General Electric, Murray, I-T-E — There was mixed breakers, breakers from various companies other than what's stated on the main panel manufacture. Mixed breakers may not appropriately match the breaker slot, may not conform to manufactures standard and in the event of damage may not be covered by the manufacture.
13. Each apartment had an electrical panel near entry door. Electric Panel GFCI: Ground-Fault Circuit-Interruption (GFCI's) are special outlets and/or circuit breakers that are highly sensitive to any interruption in the normal electrical ground, and trip instantly at the smallest interruption of that ground — GFCI not present at required locations., Predate - This structure predates the requirement for newer construction of Ground Fault interrupter (GFCI).

Living Space

14. At limited Apartments. Living Space Ceiling: Paint — Damaged portions of ceiling due from water was noted at Apartment #9. The areas should be repaired by a reputable contractor. Staining noted at front basement apartment ceiling - repairs are recommended.
15. At limited Apartments. Living Space Windows: Vinyl double hung, Due to stored items a portion of the windows were not accessible. Portions of the window slam shut at hallway of APT #4 - repairs are recommended.

Attention Needed Summary (Continued)

Bedroom

16. Insulation:

Occupant of Apt #9 claims that the Rear right room gets cold in winter and very hot in summer which may be due to lack of insulation. Due to the lack of access inspector was unable to determine the insulation levels. However, older homes, specifically of the buildings age typically does not have adequate insulation.

Bathroom

17. Floor: Ceramic / vinyl tile — Apt#4

Cracked flooring noted - replace damage portions.

18. Faucets/Traps: Metal and Plastic —

Apt #5.

Deteriorated Line - There is deterioration of the drain pipes under the basin. Although there is currently no leak, expect replacement in the future. When replacing, plastic piping is recommended. Plastic is not as affected by age and deterioration.

19. Tub/Surround: Fiberglass tub and ceramic tile surround —

There was damage to the surface of many of the tubs. It is recommended to "refinish" the bathtub a process of restoring worn, impossible to clean, chipped or dated color bathtubs to look and feel like new

20. Ventilation: Window —

Due to the excessive moisture noted it is recommended that an automatic ventilation system be installed.

Kitchen

21. Cooking Appliances: The kitchen gas appliances were functional.

Gas shut off for the oven was not visible. For safety, it is recommended that an accessible gas shut off be installed.

Apt # 3 oven was inoperable - glass for door was broken. New oven should be installed.

Action Needed Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Structure

1. **WDI** This inspection and inspection service is not to be held liable for any representation as to the evidence of or lack of evidence of any wood destroying insects. This was only a visible inspection of the readily available areas of the basement level, and no areas covered by any materials such as wallboard, insulation, furniture, or stored items were included.
Portions of the joists had excessive wood destroying insect damage.
Services of a reputable licensed exterminator is needed to treat the entire structure for WDI. All damaged wood should be replaced by a reputable contractor.
2. **Joists/Trusses: Wood** —
Many of the joists support have been compromised due to WDI and possible water damage. Additional sister joists should be installed. Consult with reputable licensed structural engineer or licensed framer as to the exact specifications and costs involved.

Bedroom

3. **NOTE:**
There were 2 basement apartments. The front basement apartment bedroom had no windows. There appears to be lack of ventilation - Window or induced mechanical ventilation system should be installed.

Minor Summary

Exterior

1. **Windows: Vinyl double hung** — Hard operation at many of the windows - repairs are recommended., Many of the windows were missing screens.
2. **Exterior Electric Outlets:** There were no apparent exterior outlets., A GFCI outlet, enclosed in proper plastic casing should be installed at the front and rear of the home.

Living Space

3. **At limited Apartments. Living Space Floor:** Due to stored items on the I was unable to determine the condition of the portions of the floor that were not visible. Cracking of many of the apartment flooring noted and settling of Apt \$9 entry floor. Repairs are recommended.

Bathroom

4. **Ceiling: Paint** — Apt #3, 4 and 5
Stains and peeling paint at bathroom ceiling .
, Evidence of past or present water staining. Invasive inspection is recommended to determine the extent of the damage and if there is any active leakage.
5. **Walls: Paint and tile** — Apt #3 and #4. Bathroom walls had loose and missing tiles.
Repairs are recommended.
6. **Windows:** The window is in a moisture / wet location. Replacement to vinyl window frame and window covering is recommended.
7. **Sink/Basin:**
There was poor water pressure at Apt #7 bathroom basin.
Leakage at knobs of APT #5
8. **Shower/Surround:**
Leakage at knobs of APT #5 - Repairs are recommended.

Kitchen

9. **Ventilator:** Installing a good range hood above your range or cooktop is the best way to prevent exhaust fumes and smoke, grease, moisture and even heat from escaping the kitchen into other areas of your home. There was no ventilation to the exterior - upgrade is recommended.
10. **Counter Tops: Formica** — Cracked and damaged portions of the counter top - repairs are recommendeds.
11. **Cabinets: Wood** — The cabinets were fastened with inadequate screws / fasteners. A possibility exists that the cabinets can dislodge. Repairs are recommended.
12. **Ceiling: Paint** — Evidence of past or present water staining as noted at basement apartments. Invasive inspection is recommended to determine the extent of the damage and if there is any active leakage.

Monitor Summary

Exterior

1. Main Exterior Surface Type: Brick Structure — Portions of the front upper bricks were repaired. There was no apparent damage. Areas should be monitored for settlement and repaired as needed.
2. Windows: Vinyl double hung — Hard operation at many of the windows - repairs are recommended., Many of the windows were missing screens.

Roof

3. Skylights: A curb mounted skylight is attached to the roof with a wooden frame. Evidence of past water leakage. Cracked portions of glass.

Basement

4. Main Basement Sump Pump: Submerged —
Life span of sump pumps typically are between 10-15 years., The unit appears to be nearing its life expectancy and replacement should be anticipated.,

Battery powered back up sump pump to protect basement finishes is installed but not tested. Testing is not within the scope of this inspection.

Structure

5. Beams: Steel I-Beam —
There were newer steel I beams installed. Inquire from Building department as to permits and Certificate of Occupancy files for the structure and to attain the structure engineers report of property.

Plumbing

6. Drain Pipes: Cast iron, PVC, ABS — Cast Iron was popularly used in home prior to 1950's. The life expectancy of cast iron materials is about 50 years. Replacement to at least part of the materials should be anticipated., It is recommended to have an invasive inspection of the sewer line from the home to the street by a certified qualified sewer cleaner removal company.

Bathroom

7. Ceiling: Paint — Apt #3, 4 and 5
Stains and peeling paint at bathroom ceiling .
, Evidence of past or present water staining. Invasive inspection is recommended to determine the extent of the damage and if there is any active leakage.
8. Walls: Paint and tile — Apt #3 and #4. Bathroom walls had loose and missing tiles.
Repairs are recommended.

Safety Summary

Kitchen

1. **Cooking Appliances:** The kitchen gas appliances were functional.
Gas shut off for the oven was not visible. For safety, it is recommended that an accessible gas shut off be installed.

Apt # 3 oven was inoperable - glass for door was broken. New oven should be installed.