



Inspection Report

Inspection Date: 1/1/2011

MultiFamily Sample

Property Address:

Street Address

City NJ Zip



All In One Home Inspection LLC

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Date: 1/1/2011	Time: 09:00 AM	Report ID: MultiFamily Sample
Property: Street Address City NJ Zip	Customer: MultiFamily Sample	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this building. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this building or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

This building is older than 50 years and the building inspector considers this while inspecting. It is common to have areas that no longer comply with current code. This is not a new building and this building cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult on an older building. Sometimes in older homes there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the building inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The building inspection does not look for possible manufacturer re-calls on components that could be in this building. Always consider hiring the appropriate expert for any repairs or further inspection.

Style of Building:
Multi-Family

Age Of building:
Over 50 Years

Building Faces:
Eastern Direction

Client Is Present:
Yes

Agent is Present:
Yes

Weather:
Cloudy

Temperature:
Over 60

Rain in last 3 days:
Yes

Property Occupied:
Yes

Electric On:
Yes

Gas On:
Yes

Water On:
Yes

1. Exterior

The building inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building.

The building inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected.

The building inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks.

The building inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.



Styles & Materials

Siding Material:
Vinyl

Window Types:
Double-hung
Thermal/Insulated

Outlet Style:
None

Exterior Entry Doors:
Steel

Front Entryway:
Sidewalk
Steps

Side and/or Rear Entryway:
Driveway

Driveway:
Asphalt


Parking:
Parking Lot
Street Parking

Fire Escape Information:
Located on side of building

Inspection Items

1.0 WALL CLADDING, FLASHING AND TRIM

Comments: Repair or Replace

-  Flashing between the siding and roof appears to be missing. Flashings are usually installed to help prevent moisture from leaking past roof and siding. Repair recommended by a qualified contractor.



1.0 Picture 1



1.0 Picture 2

1.1 EAVES, SOFFITS AND FASCIAS

Comments: Repair or Replace

- 🏠 Soffit panels are loose and missing. Repair recommended by a qualified contractor to prevent the ingress of insects and vermin to the interior spaces of the home.



1.1 Picture 1

1.2 PLUMBING WATER FAUCETS (hose bibs)

Comments: Repair or Replace

- 🏠 What appears to be plumbing for an exterior spigot is present. The spigot is missing and the water turned off. Remove protruding piping for safety or repair plumbing to make exterior water supply operable.



1.2 Picture 1

1.3 RECEPTACLES, SWITCHES AND LIGHTS ON EXTERIOR WALLS OF INSPECTED STRUCTURE


Comments: Repair or Replace

- 🏠 Exterior lights do not illuminate. The bulbs may be burned out, the switches broken or the lamp light sockets broken. Replace bulbs and try to operate lamp, otherwise repair recommended by a licensed electrician.



1.3 Picture 1

1.4 EXTERIOR VENTS**Comments:** Inspected**1.5 WINDOWS (Exterior)****Comments:** Repair or Replace

-  (1) The caulk between the window frame and trim is deteriorated. Unless repaired the gap between the frame and trim may let in moisture and insects. Repair recommended to prevent the ingress of moisture and insects.

Window frame trim is damaged or missing on some windows. Window frame trim is in need of repair to help prevent weather damage to windows leading to eventual leakage.




1.5 Picture 1



1.5 Picture 2



1.5 Picture 3

-  (2) Window screens are torn or damaged on a number of windows. Recommend repair or replacement to prevent the ingress of insects and vermin.



1.5 Picture 4



1.5 Picture 5

- 🏠 (3) Propped up AC units are damaging window sills and window trim. Window AC units should be self supporting to help minimize damage to windows and frames.



1.5 Picture 6

1.6 ENTRY DOORS & DOOR BELLS, INTERCOMS AND/OR DOOR BUZZERS

Comments: Repair or Replace

- 🏠 The door sill wood is weathered and paint had flaked off. Further deterioration of paint, wood and trim may occur if not repainted/repaired. Eventual leakage past door and siding will occur if not repaired. I recommend a qualified contractor inspect and repair as needed.



1.6 Picture 1

1.7 STEPS, STOOPS AND APPLICABLE RAILINGS

Comments: Repair or Replace

- 🏠 (1) Step treads are cracked. The cracks will be prone to further damage from thermal expansion/contraction and moisture/ice expansion in winter. Recommend sealing, patching or replacing step treads to prevent further moisture and ice damage to step, brick and mortar.



1.7 Picture 1

- 🏠 (2) Railings loose at front steps. Railings will continue to loosen and damage steps. Loose railings are a tripping and falling hazard. Repair railings for safety and to prevent further damage to steps.



1.7 Picture 2

- 🏠 (3) Mortar or sealant missing from holes where railings pass through step treads. Tread holes may be prone to the collection of dirt and moisture. Moisture in the railing holes may lead to ice damage to treads in winter and/or railing rust at mounting holes. Recommend sealing holes to prevent the accumulation of moisture.



1.7 Picture 3

1.8 PORCHES AND APPLICABLE RAILINGS

Comments: Not Present

1.9 WALKWAYS AND AREAWAYS (With respect to their effect on the condition of the building)

Comments: Inspected

1.10 DRIVEWAYS (With respect to their effect on the condition of the building)

Comments: Repair or Replace

- 🏠 The driveway appears sloped towards the structure causing rain water to drain down the driveway against the foundation. Water puddling or draining against the foundation can cause moisture damage to the foundation and basement areas in the form of leaks and mold build up. Consider re-sloping the driveway away from the foundation. A temporary repair might be to caulk and seal the crack or gap between the driveway and

foundation to prevent moisture ingress.




1.10 Picture 1

1.11 VEGETATION (With respect to their effect on the condition of the building)

Comments: Inspected

1.12 GRADING AND DRAINAGE (With respect to their effect on the condition of the building)

Comments: Inspected

-  Note: The town may have an easement to maintain the drainage pipe that appears to run through the yard. Review the survey and consult with homeowner and town.



1.12 Picture 1

1.13 FIRE ESCAPE

Comments: Inspected

The exterior of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Roofing, Roof Structure, Chimneys, and Attic

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. Also observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control.

The home inspector shall: Describe the type of roof covering materials. Also describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces.

The home inspector shall: Report the methods used to observe the roofing. Also shall: Move insulation when readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches and at exterior doors.

The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors. Also not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.



Styles & Materials

Viewed roof covering from:

- Binoculars
- Edge of Roof
- Ground
- Ladder
- Walked roof

Roofing Layers:

One

Sky Light(s):

None

Attic Spaces:

One

Roof Structure:

2 X 6 Rafters

Roof-Type:

Hip

Roof Age Estimated:

More than 5 Years

Roof Ventilation:

Window

Attic info:

- Door
- Light in attic
- Storage
- Walk up Stairs

Ceiling Structure:

2 X 8

Roof Covering:

Asphalt Shingle

Chimney (exterior):

Brick

Method used to observe attic:

Walked


Attic Insulation:

None

Inspection Items


2.0 ROOF COVERINGS

Comments: Repair or Replace

-  (1) Shingles are missing along the roof ridge. The roof sheathing is exposed. Repair roof to prevent leakage into the home.



2.0 Picture 1

-  (2) Roofing nails are popped up under the shingles of the roof's surface. These nails should be driven back down before they puncture through the overlaying shingle, shortening the life of the shingles and causing leakage. I recommend repair by a qualified roofing contractor.



2.0 Picture 2

2.1 ROOF FLASHINGS

Comments: Inspected

2.2 ROOF PENETRATIONS


Comments: Inspected

2.3 SKYLIGHTS

Comments: Not Present

2.4 ROOF DRAINAGE SYSTEMS

Comments: Repair or Replace

-  (1) The gutter is loose and sagging from the fascia. Rain water is spilling over the lip of the gutter at the sag point. The gutter needs to be tightened against fascia and sealed.

Gutter fasteners have popped out along roof line. Gutters need to be refastened or have present fasteners hammered back in to prevent the gutter from becoming loose and falling.



2.4 Picture 1



2.4 Picture 2

- 🏠 (2) Drainage around downspout and leader appears to puddle against foundation. Puddling against foundation can cause damage to structure and leakage into basement areas. Recommend regrading earth around structure and/or extending leaders to carry rain water further from foundation area.



2.4 Picture 3

2.5 CHIMNEYS (EXTERIOR)

Comments: Repair or Replace

- 🏠 (1) First few courses of brick and mortar are loose and need repair. Chimney will deteriorate at an accelerated pace unless repaired due to moisture ingress and the freeze-thaw cycle of winter. Repair is recommended by a qualified chimney contractor.

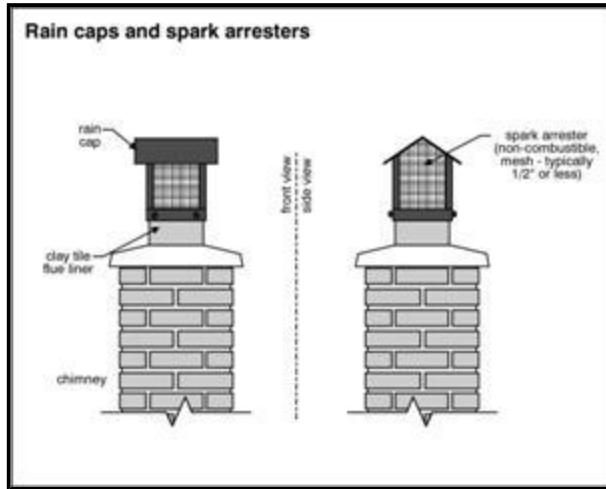


2.5 Picture 1



2.5 Picture 2

- 🏠 (2) Consider installing a flue cap to prevent the ingress of moisture, debris and vermin.



2.5 Picture 3

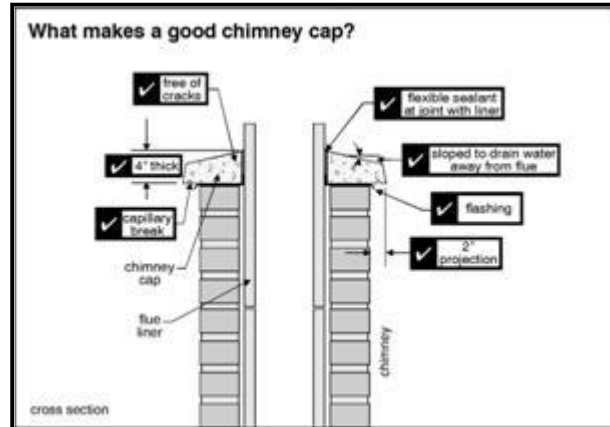


2.5 Picture 4

🏠 (3) The concrete chimney cap is cracked. The cracked chimney cap may let moisture enter the cavity between the chimney wall and flue pipe. Moisture in the chimney can damage bricks, block, mortar and flue pipe. I recommend patching cracks in cap or replacing cement cap to prevent deterioration of chimney.



2.5 Picture 5



2.5 Picture 6

2.6 ROOF VENTILATION (GABLE, SOFFIT, RIDGE & WINDOWS)

Comments: Inspected

2.7 ROOF STRUCTURE (report leak signs or condensation)

Comments: Inspected

2.8 ATTIC ACCESS

Comments: Repair or Replace

🏠 Attic stair railings are loose. The railings need repair for safety by a qualified contractor.

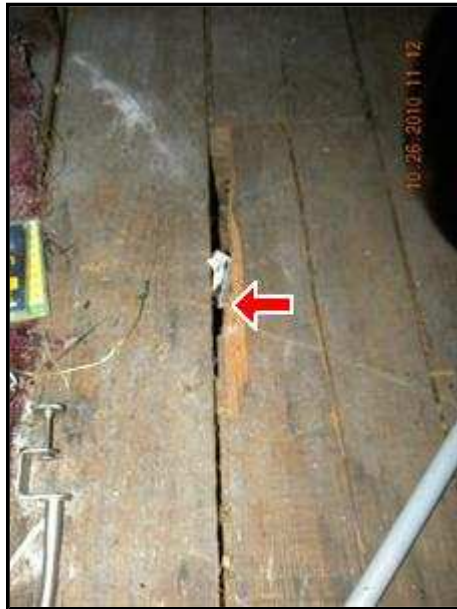


2.8 Picture 1

2.9 ATTIC INSULATION

Comments: Repair or Replace

- Attic and wall insulation is missing between ceiling and wall joists. For best operating efficiency of the heating and cooling systems insulation should cover the ceilings and fill the walls of the living spaces in the home. I recommend the installation of insulation by a qualified contractor.



2.9 Picture 1

2.10 VISIBLE ELECTRIC WIRING IN ATTIC

Comments: Repair or Replace

- Permanently installed extension cords are installed to run power to appliances and accessories around the home. Permanently installed outlets should be located where needed for electrical safety. Evaluation and installation recommended by a qualified electrician.



2.10 Picture 1



2.10 Picture 2



2.10 Picture 3

2.11 BATHROOM EXHAUST VENTS**Comments:** Not Present**2.12 VENTILATION FANS THERMOSTATIC CONTROLS (ATTIC)****Comments:** Not Present

The roof and attic of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Common Areas

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows.

The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



Styles & Materials

Common Area Safety:

- Exit Signs
- Fire Extinguisher
- Lighting
- Smoke Alarms

Floor Covering(s):

- Carpet
- Wood

Cooling Source:

None

Ceiling Materials:

Plaster on Lath

Wall Material:

Plaster on Lath

Interior Doors:

Wood

Heat Source:

None


Inspection Items

3.0 CEILINGS

Comments: Inspected

3.1 WALLS

Comments: Repair or Replace

 Plaster walls are cracked. Walls in need of paint and plaster repairs.



3.1 Picture 1

3.2 FLOORS

Comments: Inspected

3.3 DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

3.4 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Not Present

3.5 CLOSET

Comments: Not Present

3.6 STEPS, STAIRWAYS, BALCONIES AND RAILINGS (INTERIOR)

Comments: Repair or Replace

- 🏠 Personal belongings are blocking stairs in case of emergency. Stairs should be kept clear for safe and easy egress.



3.6 Picture 1

3.7 OUTLETS, LIGHT FIXTURES AND WALL SWITCHES

Comments: Repair or Replace

- 🏠 The light does not illuminate. The bulb may be burned out, the switch broken or the lamp light sockets broken. Replace bulbs and try to operate lamp, otherwise repair recommended by a licensed electrician.



3.7 Picture 1

3.8 PRESENCE OF INSTALLED HEAT SOURCE

Comments: Not Present

3.9 PRESENCE OF INSTALLED COOLING SOURCE

Comments: Not Present

The common area of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4(A). Unit # 4

The building inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of

cabinets; and A representative number of doors and windows. The building inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The building inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main overcurrent device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their overcurrent devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The building inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The building inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The building inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The building inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The building inspector shall observe permanently installed heating systems including: Heating equipment; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. Central air conditioning systems including: Cooling and air handling equipment; Distribution systems including: Fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan-coil units; and The presence of an installed cooling source in each room.

The building inspector shall operate the systems using normal operating controls. The building inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.

The building inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The building inspector shall describe: Energy source; and Heating/Cooling equipment and distribution type.

The building inspector shall report any observed aluminum branch circuit wiring. The building inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system.

The building inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments. The building inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The building inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable. The building inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials. The building inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms. Operate cooling systems when weather conditions or other circumstances may cause equipment damage; Observe non-central air conditioners; or Observe the uniformity or adequacy of cool-air supply to the various rooms. The building inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any overcurrent device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.



Styles & Materials

Area Safety:

Lighting

Dishwasher Brand:

NONE

Kitchen Cabinetry:

Wood

Disposer Brand:

NONE

Interior Wall Material:

Plaster on Lath

Window Types:

Double-hung

Ventilation (Bathroom):

Fan

Gas Shut Off Location:

Basement

Separate Meter for Unit

Water Shut Off Location:

Basement

Entry Doors:

Wood

Range/Oven:

GENERAL ELECTRIC

Countertop:

Laminate

Trash Compactors:

NONE

Interior Floor Covering(s):

Wood

Interior Heat Source:

Steam Radiator

Outlet Style (Bathroom):

GFCI

Water On:

Yes

Water Heater Location:

One Common Hot Water Heater for All Units

Refrigerator:

HOTPOINT

Exhaust/Range hood:

BROAN

Built in Microwave:

NONE

Interior Ceiling Materials:

Plaster on Lath Board

Interior Doors:

Wood

Interior Cooling Source:

Window AC

Laundry Area Location:

Pay Machines

Basement

Water Source:

Public

Water Shared throughout Building

Electrical Service Conductors:

220 volts

Cut off valves are located at each fixture.

Panel Location:

Basement

Panel Breaker Size:

60 Amp

Wiring Methods:

BX
Conduit
Romex

#1 Sub-Panel Capacity:

30 AMP

Heat Type #1:

Steam boiler

Operable Fireplaces:

None

Basement

Panel Manufacturer:

Square D

Panel Type:

Circuit breakers

#1 Sub-Panel Location:

Hallway

#1 Sub-Panel Main Breaker Size:

30 A

Cooling Equipment Type #1:

Window AC

Number of Woodstoves:

None

Aluminum

Panel Capacity:

60 AMP

Branch wire 15 and 20 AMP:

Copper

#1 Sub-Panel Manufacturer:

WADSWORTH

#1 Sub-Panel Type:

Fuses

Types of Fireplaces:

None

Inspection Items

4.0.A DOORS, INTERCOMS & DOORBELLS

Comments: Inspected

4.1.A CEILINGS (KITCHEN)

Comments: Inspected

4.2.A WALLS (KITCHEN)

Comments: Inspected

4.3.A FLOORS (KITCHEN)

Comments: Repair or Replace



Floor tiles are chipped and broken. Repair or replacement recommended.



4.3.A Picture 1



4.3.A Picture 2

4.4.A WINDOWS (KITCHEN)

Comments: Inspected

4.5.A COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS (KITCHEN)

Comments: Inspected

4.6.A PLUMBING SUPPLY AND FIXTURES (KITCHEN)

Comments: Inspected

4.7.A PLUMBING DRAIN, WASTE AND VENT SYSTEMS (KITCHEN)

Comments: Repair or Replace



The sink drain shows signs of past leakage but was not leaking at the time of inspection. The sink drain is in need of repair prior to the reoccurrence of further damage causing moisture leakage.



4.7.A Picture 1

4.8.A OUTLETS, WALL SWITCHES AND LIGHTS (KITCHEN)

Comments: Inspected

4.9.A REFRIGERATOR

Comments: Inspected

4.10.A RANGES/OVENS/COOKTOPS

Comments: Inspected

4.11.A RANGE HOOD / WALL VENT FAN

Comments: Inspected

4.12.A MICROWAVE COOKING EQUIPMENT

Comments: Not Present

4.13.A DISHWASHER

Comments: Not Present

4.14.A FOOD WASTE DISPOSER

Comments: Not Present

4.15.A TRASH COMPACTOR

Comments: Not Present

4.16.A CEILINGS (BEDROOMS, LIVING & DINING AREAS)

Comments: Inspected

4.17.A WALLS (BEDROOMS, LIVING & DINING AREAS)

Comments: Inspected

4.18.A FLOORS (BEDROOMS, LIVING & DINING AREAS)

Comments: Inspected

4.19.A DOORS (BEDROOMS, LIVING & DINING AREAS)

Comments: Inspected

4.20.A WINDOWS (BEDROOMS, LIVING & DINING AREAS)


Comments: Inspected

4.21.A CLOSETS (BEDROOMS, LIVING & DINING AREAS)

Comments: Inspected

4.22.A OUTLETS, WALL SWITCHES AND LIGHTS (BEDROOMS, LIVING & DINING AREAS)

Comments: Repair or Replace

 Only one outlet per room noted in most rooms. Extension cords noted around the perimeter of rooms with few outlets. Rooms should have more outlets installed for convenience and electrical/fire safety. Evaluation and installation recommended by a licensed electrician.

4.23.A PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM (BEDROOMS, LIVING & DINING AREAS)

Comments: Inspected


4.24.A STEPS, STAIRWAYS, BALCONIES AND RAILINGS (INTERIOR)

Comments: Not Present

4.25.A CEILINGS (BATHROOMS)


Comments: Inspected

4.26.A WALLS (BATHROOMS)**Comments:** Inspected**4.27.A FLOORS (BATHROOMS)****Comments:** Repair or Replace

-  (1) The grout where the floor meets the tub is cracked and loose, which can lead to moisture penetration behind floors and walls. Moisture behind flooring and walls can damage wood, soften sheathing and cause mold build-up. Grout should be repaired to prevent the ingress of moisture behind the flooring and walls.




4.27.A Picture 1

-  (2) Cracked tile noted on floors.



4.27.A Picture 2

4.28.A DOORS (BATHROOMS)**Comments:** Inspected**4.29.A WINDOWS (BATHROOMS)****Comments:** Not Present**4.30.A COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS (BATHROOMS)****Comments:** Inspected**4.31.A PLUMBING SUPPLY AND FIXTURES (BATHROOMS)****Comments:** Inspected**4.32.A PLUMBING DRAIN, WASTE AND VENT SYSTEMS (BATHROOMS)****Comments:** Repair or Replace

-  (1) The toilet is loose at floor at the bath. Repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified licensed plumber repair or correct as needed.



4.32.A Picture 1



(2) The tub is draining slowly. The tub drain needs cleaning or repair by a licensed plumber.



4.32.A Picture 2



(3) The sink drain shows signs of past leakage but was not leaking at the time of inspection. The sink drain is in need of repair prior to the reoccurrence of further damage causing moisture leakage.



4.32.A Picture 3

4.33.A OUTLETS, WALL SWITCHES AND LIGHTS (BATHROOMS)

Comments: Inspected

4.34.A VENTILATION (BATHROOM)

Comments: Inspected


4.35.A MAIN FUEL SHUT OFF

Comments: Inspected

4.36.A MAIN WATER SHUT-OFF DEVICE

Comments: Inspected


4.37.A FUNCTIONAL FLOW (water volume test)**Comments:** Inspected**4.38.A HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS****Comments:** Inspected**4.39.A SERVICE CONDUCTORS TO UNIT****Comments:** Inspected**4.40.A MAIN AND SUBPANELS, MAIN OVERCURRENT DEVICE, SERVICE AND GROUNDING EQUIPMENT****Comments:** Repair or Replace

-  A fuse panel is present for protecting house circuits. Although not illegal, fuse boxes are considered outdated and should be replaced with a circuit breaker panel. The fuse boxes appear to have no electrical protection for the home owner from shock hazards when fuses need changing, fuse sockets and wiring connections are all exposed to touching. I recommend changing fuse panels to modern updated circuit breaker panels.




4.40.A Picture 1


4.41.A BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE**Comments:** Inspected**4.42.A OPERATION OF ELECTRIC PANEL MOUNTED GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)****Comments:** Not Present**4.43.A SMOKE DETECTORS****Comments:** Not Inspected

-  To obtain the Certificate of Occupancy the home owner typically insures that working smoke detectors are installed near bedrooms and other area of home as required.

4.44.A CARBON MONOXIDE DETECTORS**Comments:** Not Inspected

-  To obtain the Certificate of Occupancy the home owner typically insures that working carbon monoxide detectors are installed near bedrooms and other area of home as required.

4.45.A NORMAL OPERATING CONTROLS**Comments:** Not Present**4.46.A DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, registers, radiators, fan coil units and convectors)****Comments:** Repair or Replace

-  Listening to verbal accounts from some of the tenants, it sounds like the steam distribution system is out of balance. It appears that the vents that allow the flow of steam to the different rooms at different rates have been changed over the course of time with disregard to the sizing of the previous vent. Evaluation and repair recommended by a qualified licensed plumber.

4.47.A SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)**Comments:** Not Present

The dwelling units of this building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4(B). Unit # 3

The building inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of cabinets; and A representative number of doors and windows. The building inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The building inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main overcurrent device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their overcurrent devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The building inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The building inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The building inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The building inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The building inspector shall observe permanently installed heating systems including: Heating equipment; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. Central air conditioning systems including: Cooling and air handling equipment; Distribution systems including: Fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan-coil units; and The presence of an installed cooling source in each room.

The building inspector shall operate the systems using normal operating controls. The building inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.

The building inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The building inspector shall describe: Energy source; and Heating/Cooling equipment and distribution type.

The building inspector shall report any observed aluminum branch circuit wiring. The building inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system.

The building inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments. The building inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The building inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable. The building inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials. The building inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms. Operate cooling systems when weather conditions or other circumstances may cause equipment damage; Observe non-central air conditioners; or Observe the uniformity or adequacy of cool-air supply to the various rooms. The building inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any overcurrent device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.



Styles & Materials**Area Safety:**

Exit Signs
Fire Extinguisher
Lighting
Smoke Alarms

Dishwasher Brand:

NONE

Kitchen Cabinetry:

Wood

Disposer Brand:

NONE

Interior Wall Material:

Plaster on Lath

Window Types:

Double-hung

Ventilation (Bathroom):

Window

Gas Shut Off Location:

Basement
Separate Meter for Unit

Water Shut Off Location:

Basement
Cut off valves are located at each fixture.

Panel Location:

Basement

Panel Breaker Size:

60 Amp

Wiring Methods:

BX
Conduit
Romex

#1 Sub-Panel Capacity:

30 AMP

Heat Type #1:

Steam boiler

Operable Fireplaces:

None

Entry Doors:

Wood

Range/Oven:

OWNED BY TENANT

Countertop:

Laminate

Trash Compactors:

NONE

Interior Floor Covering(s):

Wood

Interior Heat Source:

Steam Radiator

Outlet Style (Bathroom):

GFCI

Water On:

Yes

Water Heater Location:

One Common Hot Water Heater for All Units
Basement

Panel Manufacturer:

Square D

Panel Type:

Circuit breakers

#1 Sub-Panel Location:

Hallway

#1 Sub-Panel Main Breaker Size:

30 A

Cooling Equipment Type #1:

Window AC

Number of Woodstoves:

None

Refrigerator:

OWNED BY TENANT

Exhaust/Range hood:

NONE

Built in Microwave:

NONE

Interior Ceiling Materials:

Plaster on Lath Board

Interior Doors:

Wood

Interior Cooling Source:

None

Laundry Area Location:

Pay Machines
Basement

Water Source:

Public
Water Shared throughout Building

Electrical Service Conductors:

220 volts
Aluminum

Panel Capacity:

60 AMP

Branch wire 15 and 20 AMP:

Copper

#1 Sub-Panel Manufacturer:

WADSWORTH

#1 Sub-Panel Type:

Fuses

Types of Fireplaces:

None

Inspection Items**4.0.B DOORS, INTERCOMS & DOORBELLS**

Comments: Inspected

4.1.B CEILINGS (KITCHEN)

Comments: Inspected

4.2.B WALLS (KITCHEN)

Comments: Inspected

4.3.B FLOORS (KITCHEN)

Comments: Inspected

4.4.B WINDOWS (KITCHEN)

Comments: Inspected

4.5.B COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS (KITCHEN)

Comments: Inspected

4.6.B PLUMBING SUPPLY AND FIXTURES (KITCHEN)

Comments: Inspected

4.7.B PLUMBING DRAIN, WASTE AND VENT SYSTEMS (KITCHEN)

Comments: Inspected

4.8.B OUTLETS, WALL SWITCHES AND LIGHTS (KITCHEN)

Comments: Repair or Replace



Two-prong outlets are present throughout unit. Although not illegal, two-prong outlets are considered

outdated and should be replaced with safer three-prong outlets. Wiring may need to be updated to accommodate three-prong outlets. Consult with a licensed electrician to make replacement and repairs.

4.9.B REFRIGERATOR

Comments: Not Inspected

Not Inspected. The refrigerator is owned by the tenant.

4.10.B RANGES/OVENS/COOKTOPS

Comments: Not Inspected

Not Inspected. The range/oven is owned by the tenant.

4.11.B RANGE HOOD / WALL VENT FAN

Comments: Inspected

4.12.B MICROWAVE COOKING EQUIPMENT

Comments: Not Present

4.13.B DISHWASHER

Comments: Not Present

4.14.B FOOD WASTE DISPOSER

Comments: Not Present

4.15.B TRASH COMPACTOR

Comments: Not Present

4.16.B CEILINGS (BEDROOMS, LIVING & DINING AREAS)

Comments: Inspected

4.17.B WALLS (BEDROOMS, LIVING & DINING AREAS)

Comments: Inspected

4.18.B FLOORS (BEDROOMS, LIVING & DINING AREAS)

Comments: Inspected

4.19.B DOORS (BEDROOMS, LIVING & DINING AREAS)

Comments: Repair or Replace



(1) The doors have strips of wood installed that prevent closing. The doors need repair to close.



4.19.B Picture 1



(2) The door binds in door frame and does not latch closed. Repair recommended by a qualified contractor.



4.19.B Picture 2

4.20.B WINDOWS (BEDROOMS, LIVING & DINING AREAS)**Comments:** Inspected**4.21.B CLOSETS (BEDROOMS, LIVING & DINING AREAS)****Comments:** Inspected**4.22.B OUTLETS, WALL SWITCHES AND LIGHTS (BEDROOMS, LIVING & DINING AREAS)****Comments:** Repair or Replace

Two-prong outlets are present throughout unit. Although not illegal, two-prong outlets are considered outdated and should be replaced with safer three-prong outlets. Wiring may need to be updated to accommodate three-prong outlets. Consult with a licensed electrician to make replacement and repairs.

Only one outlet per room noted in most rooms. Extension cords noted around the perimeter of rooms with few outlets. Rooms should have more outlets installed for convenience and electrical/fire safety. Evaluation and installation recommended by a licensed electrician.



4.22.B Picture 1

4.23.B PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM (BEDROOMS, LIVING & DINING AREAS)**Comments:** Inspected**4.24.B PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM (BEDROOMS, LIVING & DINING AREAS)****Comments:** Not Present**4.25.B STEPS, STAIRWAYS, BALCONIES AND RAILINGS (INTERIOR)****Comments:** Not Present**4.26.B CEILINGS (BATHROOMS)****Comments:** Inspected**4.27.B WALLS (BATHROOMS)****Comments:** Inspected**4.28.B FLOORS (BATHROOMS)****Comments:** Repair or Replace



The caulking where the floor meets the tub is cracked and loose, which can lead to moisture penetration behind floors. Moisture behind floor can damage wood, soften sheathing and cause mold build-up. Caulking should be repaired to prevent the ingress of moisture behind the flooring.



4.28.B Picture 1

4.29.B DOORS (BATHROOMS)

Comments: Inspected

4.30.B WINDOWS (BATHROOMS)

Comments: Inspected

4.31.B COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS (BATHROOMS)

Comments: Inspected

4.32.B PLUMBING SUPPLY AND FIXTURES (BATHROOMS)

Comments: Inspected

4.33.B PLUMBING DRAIN, WASTE AND VENT SYSTEMS (BATHROOMS)

Comments: Inspected

4.34.B OUTLETS, WALL SWITCHES AND LIGHTS (BATHROOMS)

Comments: Inspected

4.35.B VENTILATION (BATHROOM)

Comments: Inspected

4.36.B MAIN FUEL SHUT OFF

Comments: Inspected

4.37.B MAIN WATER SHUT-OFF DEVICE

Comments: Inspected

4.38.B FUNCTIONAL FLOW (water volume test)

Comments: Inspected

4.39.B HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Comments: Inspected

4.40.B SLOP SINK, FAUCET AND DRAIN

Comments: Not Present

4.41.B SERVICE CONDUCTORS TO UNIT

Comments: Inspected

4.42.B MAIN AND SUBPANELS, MAIN OVERCURRENT DEVICE, SERVICE AND GROUNDING EQUIPMENT

Comments: Repair or Replace



A fuse panel is present for protecting house circuits. Although not illegal, fuse boxes are considered outdated and should be replaced with a circuit breaker panel. The fuse boxes appear to have no electrical protection for the home owner from shock hazards when fuses need changing, fuse sockets and wiring connections are all exposed to touching. I recommend changing fuse panels to modern updated circuit breaker panels.



4.42.B Picture 1

4.43.B BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Comments: Inspected

4.44.B OPERATION OF ELECTRIC PANEL MOUNTED GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Not Present

4.45.B SMOKE DETECTORS

Comments: Not Inspected



To obtain the Certificate of Occupancy the home owner typically insures that working smoke detectors are installed near bedrooms and other area of home as required.

4.46.B CARBON MONOXIDE DETECTORS

Comments: Not Inspected

To obtain the Certificate of Occupancy the home owner typically insures that working carbon monoxide detectors are installed near bedrooms and other area of home as required.

4.47.B NORMAL OPERATING CONTROLS

Comments: Inspected

4.48.B DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, registers, radiators, fan coil units and convectors)

Comments: Repair or Replace



Listening to verbal accounts from some of the tenants, it sounds like the steam distribution system is out of balance. Some apartments complain of being too hot in the winter. It appears that the vents that allow the flow of steam to the different radiators throughout the building have been changed over the course of time with disregard to the sizing of the previous vent. Evaluation and repair recommended by a qualified licensed plumber.

4.49.B SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

Comments: Not Present

The dwelling units of this building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4(C). Unit # 2

The building inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of cabinets; and A representative number of doors and windows. The building inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The building inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main overcurrent device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their overcurrent devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The building inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The building inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave

oven. The building inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The building inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The building inspector shall observe permanently installed heating systems including: Heating equipment; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. Central air conditioning systems including: Cooling and air handling equipment; Distribution systems including: Fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan-coil units; and The presence of an installed cooling source in each room.

The building inspector shall operate the systems using normal operating controls. The building inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.

The building inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The building inspector shall describe: Energy source; and Heating/Cooling equipment and distribution type.

The building inspector shall report any observed aluminum branch circuit wiring. The building inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system.

The building inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments. The building inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The building inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable. The building inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials. The building inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms. Operate cooling systems when weather conditions or other circumstances may cause equipment damage; Observe non-central air conditioners; or Observe the uniformity or adequacy of cool-air supply to the various rooms. The building inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any overcurrent device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.





Styles & Materials

Area Safety:

Exit Signs
Fire Extinguisher
Lighting
Smoke Alarms

Dishwasher Brand:

NONE

Kitchen Cabinetry:

Wood

Disposer Brand:

NONE

Interior Wall Material:

Plaster on Lath
Sheetrock

Window Types:

Double-hung

Ventilation (Bathroom):

Window

Entry Doors:

Wood

Range/Oven:

PREMIER

Countertop:

Laminate

Trash Compactors:

NONE

Interior Floor Covering(s):

Wood

Interior Heat Source:

Steam Radiator

Outlet Style (Bathroom):

GFCI

Refrigerator:

GENERAL ELECTRIC

Exhaust/Range hood:

UNKNOWN BRAND

Built in Microwave:

NONE

Interior Ceiling Materials:

Plaster on Lath Board
Sheetrock

Interior Doors:

Wood

Interior Cooling Source:

None

Laundry Area Location:

Pay Machines
Basement

Gas Shut Off Location:

Basement
Separate Meter for Unit

Water On:

Yes

Water Source:

Public
Water Shared throughout Building

Water Shut Off Location:

Basement
Cut off valves are located at each fixture.

Water Heater Location:

One Common Hot Water Heater for All Units
Basement

Electrical Service Conductors:

220 volts
Aluminum

Panel Location:

Basement

Panel Manufacturer:

Square D

Panel Capacity:

60 AMP

Panel Breaker Size:

60 Amp

Panel Type:

Circuit breakers

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

BX
Conduit
Romex

#1 Sub-Panel Location:

Hallway

#1 Sub-Panel Manufacturer:

WADSWORTH

#1 Sub-Panel Capacity:

30 AMP

#1 Sub-Panel Main Breaker Size:

30 A

#1 Sub-Panel Type:

Fuses

Heat Type #1:

Steam boiler

Types of Fireplaces:

None

Operable Fireplaces:

None

Number of Woodstoves:

None

Inspection Items

4.0.C DOORS, INTERCOMS & DOORBELLS

Comments: Inspected

4.1.C CEILINGS (KITCHEN)

Comments: Inspected

4.2.C WALLS (KITCHEN)

Comments: Inspected

4.3.C FLOORS (KITCHEN)

Comments: Inspected

4.4.C WINDOWS (KITCHEN)

Comments: Inspected

4.5.C COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS (KITCHEN)

Comments: Inspected

4.6.C PLUMBING SUPPLY AND FIXTURES (KITCHEN)

Comments: Inspected

4.7.C PLUMBING DRAIN, WASTE AND VENT SYSTEMS (KITCHEN)

Comments: Inspected

4.8.C OUTLETS, WALL SWITCHES AND LIGHTS (KITCHEN)

Comments: Inspected

4.9.C REFRIGERATOR

Comments: Inspected

4.10.C RANGES/OVENS/COOKTOPS

Comments: Inspected

4.11.C RANGE HOOD / WALL VENT FAN

Comments: Inspected

4.12.C MICROWAVE COOKING EQUIPMENT

Comments: Not Present

4.13.C DISHWASHER

Comments: Not Present

4.14.C CEILINGS (BEDROOMS, LIVING & DINING AREAS)

Comments: Inspected

4.15.C WALLS (BEDROOMS, LIVING & DINING AREAS)

Comments: Inspected

4.16.C FLOORS (BEDROOMS, LIVING & DINING AREAS)

Comments: Inspected

4.17.C DOORS (BEDROOMS, LIVING & DINING AREAS)

Comments: Inspected

4.18.C WINDOWS (BEDROOMS, LIVING & DINING AREAS)

Comments: Inspected

4.19.C CLOSETS (BEDROOMS, LIVING & DINING AREAS)

Comments: Inspected

4.20.C OUTLETS, WALL SWITCHES AND LIGHTS (BEDROOMS, LIVING & DINING AREAS)

Comments: Repair or Replace



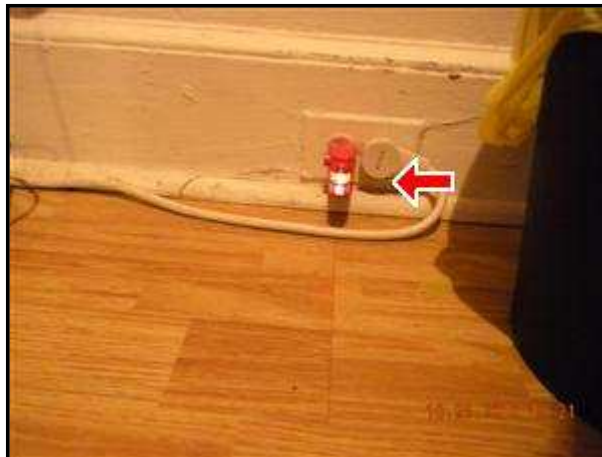
(1) Outlets with three prongs have open grounds, this electrical hazard presents a safety issue to the occupants of the home, repairs are recommended. A qualified licensed electrician should perform repairs that involve wiring.



4.20.C Picture 1



(2) Outlet is reverse polarity. This is considered a safety hazard until repaired. Repair recommended by a licensed electrician.




4.20.C Picture 2



(3) Outlets and/or electrical boxes loose, this is a safety hazard until repaired. Repair recommended by a licensed electrician.



4.20.C Picture 3

-  (4) Only one outlet per room noted in most rooms. Extension cords noted around the perimeter of rooms with few outlets. Rooms should have more outlets installed for convenience and electrical/fire safety. Evaluation and installation recommended by a licensed electrician.

4.21.C PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM (BEDROOMS, LIVING & DINING AREAS)
Comments: Inspected

4.22.C PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM (BEDROOMS, LIVING & DINING AREAS)
Comments: Not Present

4.23.C STEPS, STAIRWAYS, BALCONIES AND RAILINGS (INTERIOR)
Comments: Not Present

4.24.C CEILINGS (BATHROOMS)
Comments: Inspected

4.25.C WALLS (BATHROOMS)
Comments: Inspected

4.26.C FLOORS (BATHROOMS)
Comments: Inspected

4.27.C DOORS (BATHROOMS)
Comments: Inspected

4.28.C WINDOWS (BATHROOMS)
Comments: Inspected

4.29.C COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS (BATHROOMS)
Comments: Inspected

4.30.C PLUMBING SUPPLY AND FIXTURES (BATHROOMS)
Comments: Inspected

4.31.C PLUMBING DRAIN, WASTE AND VENT SYSTEMS (BATHROOMS)
Comments: Inspected

4.32.C OUTLETS, WALL SWITCHES AND LIGHTS (BATHROOMS)
Comments: Inspected

4.33.C VENTILATION (BATHROOM)
Comments: Inspected

4.34.C MAIN FUEL SHUT OFF
Comments: Inspected

4.35.C MAIN WATER SHUT-OFF DEVICE
Comments: Inspected

4.36.C FUNCTIONAL FLOW (water volume test)
Comments: Inspected

4.37.C HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS
Comments: Inspected

4.38.C SERVICE CONDUCTORS TO UNIT

Comments: Inspected

4.39.C MAIN AND SUBPANELS, MAIN OVERCURRENT DEVICE, SERVICE AND GROUNDING EQUIPMENT

Comments: Repair or Replace



(1) Rust is present on the electrical panel. Corrosion is present on the circuit breakers and wire connections. The moisture source is typically leakage from outside at the mast head, service wire entrance at the meter box or the meter box enclosure cover. Repair of the moisture leakage source and clean up of the corrosion in the enclosure is recommended by a licensed electrician.



4.39.C Picture 1



(2) A fuse panel is present for protecting house circuits. Although not illegal, fuse boxes are considered outdated and should be replaced with a circuit breaker panel. The fuse boxes appear to have no electrical protection for the home owner from shock hazards when fuses need changing, fuse sockets and wiring connections are all exposed to touching. I recommend changing fuse panels to modern updated circuit breaker panels.

4.40.C BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Comments: Repair or Replace



Double tapped wires are present at the electrical panel. Double tapped wires will make poor electrical connections which will result in overheated wires. The convention is one wire per screw. Consult with a licensed electrician to evaluate and make repairs.



4.40.C Picture 1

4.41.C OPERATION OF ELECTRIC PANEL MOUNTED GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Not Present

4.42.C SMOKE DETECTORS

Comments: Not Inspected



To obtain the Certificate of Occupancy the home owner typically insures that working smoke detectors are installed near bedrooms and other area of home as required.

4.43.C CARBON MONOXIDE DETECTORS

Comments: Not Inspected



To obtain the Certificate of Occupancy the home owner typically insures that working carbon monoxide detectors are installed near bedrooms and other area of home as required.

4.44.C NORMAL OPERATING CONTROLS

Comments: Not Present

Note: Thermostat for steam system control is located in main apartment.

4.45.C DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, registers, radiators, fan coil units and convectors)

Comments: Repair or Replace



Listening to verbal accounts from some of the tenants, it sounds like the steam distribution system is out of balance. Some apartments complain of being too hot in the winter. It appears that the vents that allow the flow of steam to the different radiators throughout the building have been changed over the course of time with disregard to the sizing of the previous vent. Evaluation and repair recommended by a qualified licensed plumber.

4.46.C SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

Comments: Not Present

The dwelling units of this building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4(D). Unit # 1

The building inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of cabinets; and A representative number of doors and windows. The building inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The building inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main overcurrent device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their overcurrent devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The building inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The building inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The building inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The building inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The building inspector shall observe permanently installed heating systems including: Heating equipment; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. Central air conditioning systems including: Cooling and air handling equipment; Distribution systems including: Fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan-coil units; and The presence of an installed cooling source in each room.

The building inspector shall operate the systems using normal operating controls. The building inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.

The building inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The building inspector shall describe: Energy source; and Heating/Cooling equipment and distribution type.

The building inspector shall report any observed aluminum branch circuit wiring. The building inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system.

The building inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments. The building inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The building inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable. The building inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials. The building inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms. Operate cooling systems when weather conditions or other circumstances may cause equipment damage; Observe non-central air conditioners; or Observe the uniformity or adequacy of cool-air supply to the various rooms. The building inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any overcurrent device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.



Styles & Materials

Area Safety:

Exit Signs
Fire Extinguisher
Lighting
Smoke Alarms

Dishwasher Brand:

NONE

Kitchen Cabinetry:

Wood

Disposer Brand:

NONE

Interior Wall Material:

Plaster on Lath

Window Types:

Double-hung

Ventilation (Bathroom):

Window

Gas Shut Off Location:

Basement

Entry Doors:

Wood

Range/Oven:

GENERAL ELECTRIC

Countertop:

Laminate

Trash Compactors:

NONE

Interior Floor Covering(s):

Laminated T&G

Interior Heat Source:

Steam Radiator

Outlet Style (Bathroom):

GFCI

Water On:

Yes

Refrigerator:

KENMORE

Exhaust/Range hood:

BROAN

Built in Microwave:

NONE

Interior Ceiling Materials:

Plaster on Lath Board

Interior Doors:

Wood

Interior Cooling Source:

Window AC

Laundry Area Location:

Pay Machines
Basement

Water Source:

Public

Separate Meter for Unit

Water Shut Off Location:

Basement
Cut off valves are located at each fixture.

Panel Location:

Basement

Panel Breaker Size:

60 Amp

Wiring Methods:

BX
Conduit
Romex

#1 Sub-Panel Capacity:

30 AMP

Heat Type #1:

Steam boiler

Types of Fireplaces:

None

Water Heater Location:

One Common Hot Water Heater for All Units
Basement

Panel Manufacturer:

Square D

Panel Type:

Circuit breakers

#1 Sub-Panel Location:

Hallway

#1 Sub-Panel Main Breaker Size:

30 A

Cooling Equipment Type #1:

Window AC

Operable Fireplaces:

None

Water Shared throughout Building

Electrical Service Conductors:

220 volts
Aluminum

Panel Capacity:

60 AMP

Branch wire 15 and 20 AMP:

Copper

#1 Sub-Panel Manufacturer:

WADSWORTH

#1 Sub-Panel Type:

Fuses

Ductwork:

None

Number of Woodstoves:

None

Inspection Items

4.0.D DOORS, INTERCOMS & DOORBELLS

Comments: Inspected

4.1.D CEILINGS (KITCHEN)

Comments: Inspected

4.2.D WALLS (KITCHEN)

Comments: Inspected

4.3.D FLOORS (KITCHEN)

Comments: Inspected

4.4.D WINDOWS (KITCHEN)

Comments: Inspected

4.5.D COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS (KITCHEN)

Comments: Inspected

4.6.D PLUMBING SUPPLY AND FIXTURES (KITCHEN)

Comments: Inspected

4.7.D PLUMBING DRAIN, WASTE AND VENT SYSTEMS (KITCHEN)

Comments: Inspected

4.8.D OUTLETS, WALL SWITCHES AND LIGHTS (KITCHEN)

Comments: Inspected

4.9.D REFRIGERATOR

Comments: Inspected

4.10.D RANGES/OVENS/COOKTOPS

Comments: Inspected

4.11.D RANGE HOOD / WALL VENT FAN

Comments: Repair or Replace




The light is missing its protective cover. Cooking activity and cooking splatter may accidentally shatter exposed light bulb. A safety hazard is present until repaired.



4.11.D Picture 1

4.12.D MICROWAVE COOKING EQUIPMENT**Comments:** Not Present**4.13.D DISHWASHER****Comments:** Not Present**4.14.D CEILINGS (BEDROOMS, LIVING & DINING AREAS)****Comments:** Inspected**4.15.D WALLS (BEDROOMS, LIVING & DINING AREAS)****Comments:** Repair or Replace

-  The interior walls have peeling paint outside the bathroom area. Further deterioration of paint on walls may occur if not repainted/repaired. I recommend a qualified person or contractor.

Due to the age of home, lead paint may be present on walls and door frames. Take precautions when working around old paint. For further guidance consult with the EPA website for Lead Paint:
<http://www.epa.gov/lead/> .



4.15.D Picture 1

4.16.D FLOORS (BEDROOMS, LIVING & DINING AREAS)**Comments:** Inspected**4.17.D DOORS (BEDROOMS, LIVING & DINING AREAS)****Comments:** Inspected**4.18.D WINDOWS (BEDROOMS, LIVING & DINING AREAS)****Comments:** Inspected**4.19.D CLOSETS (BEDROOMS, LIVING & DINING AREAS)****Comments:** Inspected**4.20.D OUTLETS, WALL SWITCHES AND LIGHTS (BEDROOMS, LIVING & DINING AREAS)****Comments:** Inspected

4.21.D PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM (BEDROOMS, LIVING & DINING AREAS)

Comments: Inspected

4.22.D PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM (BEDROOMS, LIVING & DINING AREAS)

Comments: Not Present

4.23.D STEPS, STAIRWAYS, BALCONIES AND RAILINGS (INTERIOR)

Comments: Not Present

4.24.D CEILINGS (BATHROOMS)

Comments: Inspected

4.25.D WALLS (BATHROOMS)

Comments: Inspected

4.26.D FLOORS (BATHROOMS)

Comments: Inspected

4.27.D DOORS (BATHROOMS)

Comments: Repair or Replace



Doors do not latch closed. Adjustment or repair required for doors to latch closed.



4.27.D Picture 1

4.28.D WINDOWS (BATHROOMS)

Comments: Inspected

4.29.D COUNTERTOPS AND A REPRESENTATIVE NUMBER OF CABINETS (BATHROOMS)

Comments: Repair or Replace



The countertop and cabinet are loose from the wall. The countertop and cabinet should be attached at the wall for safety and to prevent leakage from loosened pipes.



4.29.D Picture 1

4.30.D PLUMBING SUPPLY AND FIXTURES (BATHROOMS)

Comments: Repair or Replace



A sink valve is not working. The valve needs repair for the convenience of hot and cold water at the bathroom sink. Repair recommended by a licensed plumber.



4.30.D Picture 1

4.31.D PLUMBING DRAIN, WASTE AND VENT SYSTEMS (BATHROOMS)**Comments:** Repair or Replace

The tub stopper hardware is not working or missing. Repair or replacement recommended by a qualified contractor.



4.31.D Picture 1

4.32.D OUTLETS, WALL SWITCHES AND LIGHTS (BATHROOMS)**Comments:** Repair or Replace

A bulb on the lamp is not on. Bulb replacement or circuit repair required.



4.32.D Picture 1

4.33.D VENTILATION (BATHROOM)**Comments:** Inspected**4.34.D MAIN FUEL SHUT OFF****Comments:** Inspected

4.35.D MAIN WATER SHUT-OFF DEVICE**Comments:** Inspected**4.36.D FUNCTIONAL FLOW (water volume test)****Comments:** Inspected**4.37.D HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS****Comments:** Inspected

Note: Hot Water Heaters that have reached the age of 12 years and are still in operation are considered to be at the end of their design lives. Not all Hot Water Heaters reach the age of 12 years, many fail as they near this age. Consider replacing older Hot Water Heaters prior to their failure and eventual leakage. Hot Water Heaters left in service beyond 12 years should be monitored for leakage continually until they are replaced.

4.38.D SERVICE CONDUCTORS TO UNIT**Comments:** Inspected**4.39.D MAIN AND SUBPANELS, MAIN OVERCURRENT DEVICE, SERVICE AND GROUNDING EQUIPMENT****Comments:** Repair or Replace

- 🏠 A fuse panel is present for protecting house circuits. Although not illegal, fuse boxes are considered outdated and should be replaced with a circuit breaker panel. The fuse boxes appear to have no electrical protection for the home owner from shock hazards when fuses need changing, fuse sockets and wiring connections are all exposed to touching. I recommend changing fuse panels to modern updated circuit breaker panels.



4.39.D Picture 1

4.40.D BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE**Comments:** Inspected**4.41.D OPERATION OF ELECTRIC PANEL MOUNTED GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)****Comments:** Not Present**4.42.D SMOKE DETECTORS****Comments:** Not Inspected

- 🏠 To obtain the Certificate of Occupancy the home owner typically insures that working smoke detectors are installed near bedrooms and other area of home as required.

4.43.D CARBON MONOXIDE DETECTORS**Comments:** Not Inspected

- 🏠 To obtain the Certificate of Occupancy the home owner typically insures that working carbon monoxide detectors are installed near bedrooms and other area of home as required.

4.44.D NORMAL OPERATING CONTROLS**Comments:** Not Present

Note: Thermostat for steam system control is located in main apartment.

4.45.D DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, registers, radiators, fan coil units and convectors)**Comments:** Repair or Replace

- 🏠 Listening to verbal accounts from some of the tenants, it sounds like the steam distribution system is out of balance. Some apartments complain of being too hot in the winter. It appears that the vents that allow the

flow of steam to the different radiators throughout the building have been changed over the course of time with disregard to the sizing of the previous vent. Evaluation and repair recommended by a qualified licensed plumber.

4.46.D SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

Comments: Not Present

The dwelling units of this building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Laundry Room or Area

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. Also shall observe: walls, ceilings, floors, countertops, a representative number of installed cabinets, a representative number of doors and windows, the interior water supply, the distribution systems including all fixtures and faucets, the drain, the waste and vent systems including all fixtures.

The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device.

The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance.

The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate safety valves or shut-off valves; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials. Also not required to: Inspect the paint, wallpaper, and other finish treatments, the carpeting, the window treatments or recreational facilities.



Styles & Materials

Laundry Room/Area Location:

Basement

Washer Drain:

Wall Mounted Drain

Heat Source:

None

Dyer Vent:

Ridged Metal

Laundry Floor Drain:

Not Present

Cooling Source:

None

Dryer Power:

Natural Gas and 110 VAC

Floor:

Cement

Inspection Items

5.0 WASHER SUPPLY VALVES, HOSES AND DRAIN

Comments: Inspected

5.1 DRYER POWER/FUEL AND VENT PIPING

Comments: Inspected

5.2 WASHER AND DRYER ELECTRICAL OUTLETS

Comments: Inspected

5.3 WALLS

Comments: Not Present

5.4 CEILINGS

Comments: Not Present

5.5 DOORS

Comments: Not Present

5.6 FLOORS

Comments: Not Present

5.7 WINDOWS

Comments: Not Present

5.8 PRESENCE OF INSTALLED HEAT SOURCE

Comments: Not Present

5.9 PRESENCE OF INSTALLED COOLING SOURCE

Comments: Not Present

The laundry room or area in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

The laundry room or area in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Electrical System for Building

The building inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors.

The building inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels.

The building inspector shall report any observed aluminum branch circuit wiring.

The building inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system.

The building inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.



Styles & Materials

Electrical Service Conductors:

Overhead service
Aluminum
220 volts

Main Panel Location:

Basement

Main Electric Panel Manufacturer:

SQUARE D

Main Panel Capacity:

60 AMP

Main Breaker Size:

60 Amp

Main Panel Type:

Circuit breakers

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

BX
Conduit
Romex

House Panel Location:

Basement

Electric On:

Yes

Inspection Items

6.0 SERVICE ENTRANCE CONDUCTORS


Comments: Inspected

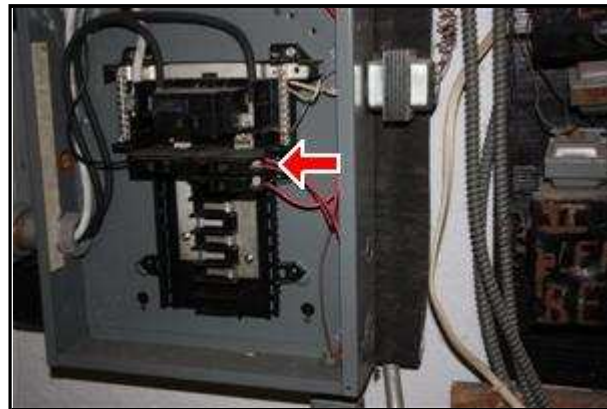
6.1 MAIN AND DISTRIBUTION PANELS, MAIN OVERCURRENT DEVICE, SERVICE AND GROUNDING EQUIPMENT

Comments: Inspected

6.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Comments: Repair or Replace

-  Double tap wiring of breakers is present. Recommended practice is one wire per circuit breaker to prevent the connections and breaker from overheating. Consult with an electrician for evaluation and repair.



6.2 Picture 1

6.3 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Not Present

6.4 SMOKE DETECTORS

Comments: Inspected

6.5 CARBON MONOXIDE DETECTORS

Comments: Inspected

The electrical system of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Plumbing System for Building

The building inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps.

The building inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device.

The building inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance.

The building inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.



Styles & Materials

Gas Shut Off Location: Basement	Water Supply: City	Water Shut Off Location: Basement
Water Filters: None	Plumbing Water Supply (into building): Copper	Plumbing Water Distribution (inside building): Copper
Waste Disposal: City	Plumbing Waste: PVC Cast iron Galvanized	

Inspection Items

7.0 MAIN WATER SHUT-OFF DEVICE (Describe location)

Comments: Inspected

7.1 MAIN & HOUSE FUEL SHUT OFF (Describe Location)

Comments: Inspected

7.2 INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Repair or Replace

Corrosion and signs of leakage present on valves. Valves should be repaired or replaced prior to further uncontrolled leakage.



7.2 Picture 1

7.3 FUNCTIONAL FLOW (water volume test)

Comments: Inspected

7.4 HOUSE HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Comments: Inspected

The hot water is supplied from the hot water heater next door. The hot water pipe passes under the driveway between buildings in an access conduit.

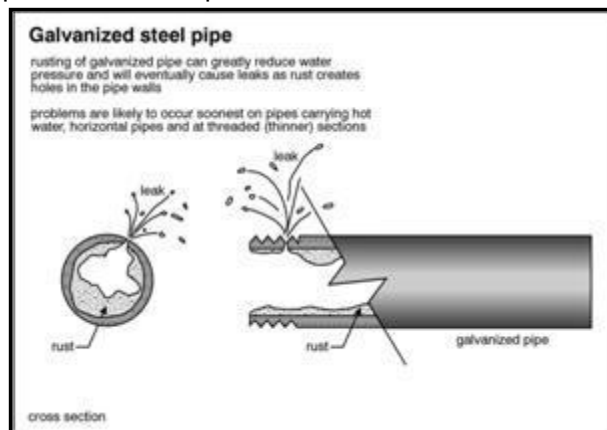


7.4 Picture 1

7.5 INTERIOR, PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Repair or Replace

- 🏠 Several waste drain lines are galvanized pipe. Galvanized pipe is known to clog from rust and corrosion from the inside. Tubs and sinks may eventually drain slow throughout the home. Eventual repair may be required by a qualified licensed plumber.



7.5 Picture 1



7.5 Picture 2

7.6 SUMP PUMP

Comments: Repair or Replace

Sump pits are full of debris. Sump pits should be kept free of debris for moisture control.



7.6 Picture 1

7.7 FIRE SPRINKLERS

Comments: Not Present

7.8 FUEL DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Comments: Inspected

The plumbing in the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant building waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Heating / Central Air Conditioning - House

The home inspector shall observe permanently installed heating systems including: Heating equipment; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. Central air conditioning systems including: Cooling and air handling equipment; Distribution systems including: Fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan-coil units; and The presence of an installed cooling source in each room.

The home inspector shall describe: Energy source; and Heating/Cooling equipment and distribution type.

The home inspector shall operate the systems using normal operating controls.

The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.

The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms. Operate cooling systems when weather conditions or other circumstances may cause equipment damage; Observe non-central air conditioners; or Observe the uniformity or adequacy of cool-air supply to the various rooms.



Styles & Materials

Heat System Brand - House:
UTICA

Heat Type - House:
One Common Boiler Heats all Units
Steam boiler

Heating Equipment Energy Source - House:
Gas

Heat Equipment Age - House:
15+ Years

Central Air Manufacturer - House:
NONE

Inspection Items

8.0 HEATING EQUIPMENT / AIR HANDLER

Comments: Inspected

8.1 CHIMNEYS, FLUES AND VENTS (Interior: Heat systems)

Comments: Inspected

8.2 HUMIDIFIER

Comments: Not Present


8.3 COOLING EQUIPMENT / AIR HANDLER

Comments: Repair or Replace

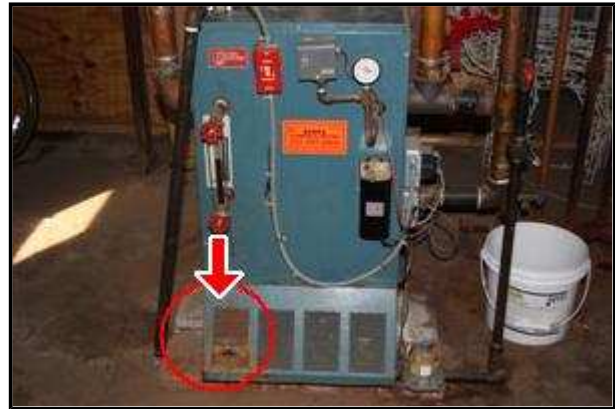
- 🏠 Condensate from window AC units is running down siding and puddling against the foundation. Water running continuously over the siding may find its way past windows and flashing to damage the interior spaces of the home. Water puddling against the foundation may leak into the basement area. Condensate drains on AC units need repair to move drainage away from foundation.




8.3 Picture 1

8.4 NORMAL OPERATING CONTROLS**Comments:** Inspected The thermostat for the whole building is located in apartment #3.

8.4 Picture 1



8.4 Picture 2

8.5 AUTOMATIC SAFETY CONTROLS**Comments:** Inspected**8.6 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, registers, radiators, fan coil units and convectors)****Comments:** Repair or Replace (1) The steam return vents in the basement have failed and are leaking. Vents and steam pipes are heavily corroded. Replace vents to prevent moisture leakage and improve steam system efficiency. Repair recommended by a qualified plumber.



8.6 Picture 1

- 🏠 (2) Steam pipes and fittings are heavily corroded. Repair pipes to prevent further damage causing leakage. Repair recommended by a qualified plumber.



8.6 Picture 2

- 🏠 (3) A steam pipe between buildings is abandoned.



8.6 Picture 3



8.6 Picture 4

- 🏠 (4) Listening to verbal accounts from some of the tenants, it sounds like the steam distribution system is out of balance. Some apartments complain of being too hot in the winter. It appears that the vents that allow the flow of steam to the different radiators throughout the building have been changed over the course of time with disregard to the sizing of the previous vent. Evaluation and repair recommended by a qualified licensed plumber.

8.7 HEATING / COOLING AIR FILTERS (Locations)

Comments: Not Present

8.8 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

Comments: Not Present

8.9 GAS/LP FIRELOGS AND FIREPLACES

Comments: Not Present

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort

to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Structural Components

The building inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof.

The building inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure.

The building inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

The building inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the building inspector or other persons.



Styles & Materials

Foundation:

Basement
Cement
Masonry block

Basement/Lower Level Floor:

Concrete Slab

Floor Structure:

2 X 10
Wood joists
Wood beams

Floor System Insulation:

NONE

Wall Structure:

2 X 4 Wood

Columns or Piers:

Steel Columns

Basement Ventilation:

Windows

Basement Heat Source:

None

Crawlspace Location:

No Crawlspace

Inspection Items

9.0 FOUNDATIONS (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Comments: Repair or Replace

(1) White efflorescence (powder substance) on block wall indicates moisture is in contact with the masonry. This does not necessarily indicate that intrusion will occur. I recommend checking the gutters and the downspout drain lines for proper operation. Also, a water proofing paint could be applied to the interior side of the block if necessary. Efflorescence is found on many homes without water intrusion occurring inside the building. But, it should alert you to the possibility that future steps may be needed.



9.0 Picture 1



9.0 Picture 2



9.0 Picture 3

- 🏠 (2) Moisture stains present on exterior foundation walls up near the siding. Unable to determine the cause of dampness. Possible causes include leak at the kitchen sink, leaking steam radiators and roof or siding leakage. It had rained the night before the inspection. By the time we were done inspecting all three properties the moisture dampness was almost dry.



9.0 Picture 4



9.0 Picture 5

- 🏠 (3) Foundation cracks present. The cracks appear to go through the foundation wall. Cracks can appear from expansion and contraction stress, mortar shrinkage or slight foundational movement. Cracking from movement or shrinkage usually occurs with several years of the home being built. Unable to determine if the cracking has stopped at time of inspection. The cracks should be sealed to prevent the ingress of moisture and Wood

Destroying Insects.



9.0 Picture 6



9.0 Picture 7



9.0 Picture 8



9.0 Picture 9

- 🏠 (4) Parging is cracked and loose on foundation interior at or below local grade. Parging tends to deteriorate quicker due to prolonged exposure to moisture. Repair parging to prevent excessive flaking.



9.0 Picture 10

- 🏠 (5) Loose parging is cracked and loose around foundation exterior. Loose parging tends to deteriorate quicker due to exposure to moisture and thermal expansion. Repair parging to prevent excessive flaking.



9.0 Picture 11

9.1 CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Comments: Not Present

9.2 VENTILATION OF FOUNDATION AREAS (crawlspce or basement)

Comments: Inspected

9.3 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

Comments: Inspected

9.4 DEHUMIDIFIER IN BASEMENT / GROUND FLOOR

Comments: Not Present

The installation of basement humidifiers is recommended to help hold humidity levels to a minimum. Finished areas and stored items can become damaged from prolonged exposure to high levels of humidity. It is important to run a dehumidifier in the basement area to keep the humidity down to a minimum, somewhere below 60% relative humidity is ideal. Set dehumidifiers to run 24/7.

9.5 INSULATION UNDER FLOOR SYSTEM

Comments: Not Present

9.6 FLOORS (Structural, Beams, Joist, etc.)

Comments: Inspected

9.7 WALLS Finished and Structural

Comments: Inspected

9.8 CEILINGS (structural)

Comments: Inspected

9.9 COLUMNS OR PIERS

Comments: Inspected

9.10 BASEMENT FLOOR (Concrete Slab)

Comments: Repair or Replace

- 🏠 Note: The basement had stored items at time of inspection, unable to completely inspect foundations, floors, walls, ceilings, windows and/or outlets.




9.10 Picture 1



9.10 Picture 2


9.11 BASEMENT DOOR (To Interior of Building)**Comments:** Inspected**9.12 BASEMENT STAIRS & RAILINGS****Comments:** Inspected**9.13 BASEMENT WINDOWS****Comments:** Inspected**9.14 BASEMENT OUTLETS, SWITCHES, LIGHTING AND WIRING****Comments:** Repair or Replace

-  Open electrically active connections and wire ends present. Active joints and ends should be terminated in a junction box. An electrical safety hazard is present until repaired.



9.14 Picture 1

9.15 BASEMENT INSTALLED HEAT SOURCE**Comments:** Not Present**9.16 BASEMENT STAIRWELL, DRAIN AND DOOR****Comments:** Not Present**9.17 INSTALLED RADON SYSTEM****Comments:** Not Present**9.18 PRESENCE OF ASBESTOS****Comments:** Repair or Replace

-  Suspected asbestos present on steam piping. Asbestos appears friable (crumbling). Asbestos is a health and safety concern. Recommend consulting with a qualified asbestos removal company for removal. To learn more about asbestos and living with asbestos fiber products in your home I recommend reviewing information at the Environmental Protection Agency's (EPA) web site: <http://www.epa.gov/asbestos/>



9.18 Picture 1

The structure of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

General Summary



All In One Home Inspection LLC

35 1st Ave.

Westwood, NJ 07675

201-263-0040

www.allinonehomeinspection.com

customerexperience@allinonehomeinspection.com

Customer

MultiFamily Sample

Address

Street Address

City NJ Zip

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

Please read the Introduction and Chapter 1 of "How to Operate Your Home". There may be useful tips on what to look for during the pre-closing walk through and what to do the first few days in your new home.

We also advise that the first few weeks in your new home that you monitor the function of your installed system and appliances for proper operation. In particular:

- The first few rain storms observe that the downspouts and leaders are carrying water away from the foundation in a satisfactory way.
- Make sure that pipes, hoses and drains to and from dishwashers, washing machines and refrigerator ice makers are free of leaks when operated.
- During the home inspection the operational check of appliances are cursory in nature to demonstrate basic functionality. Monitor operation of refrigerators, dishwashers, washing machines, dryers, etc. for satisfactory functionality.

Please note the following about possible conditions of the inspected home:

- Health - Lead Paint & other Lead products - Lead may be found in paint, plumbing and water. Please note we do not inspect for the presence of lead. When the presence of Lead is a concern, we recommend consulting with a licensed Lead Inspection Company.
- Health - Asbestos - Many common building materials are known to latently contain asbestos. During the inspection we visually look for the presence of friable (loose) Asbestos. If during the inspection we observe possible presence of asbestos, we suggest positive identification be provided through lab analysis of samples.
- Chimney Flue - Due to the nature of the chimney flue's construction the internal portions of the flue are not readily accessible and as such are not included in this inspection. A separate chimney inspection should be considered when evidence suggests that there may be internal chimney and/or flue damage from moisture, poor flue drafts, chimney fires, mechanical impact, missing flue liner, etc.
- Septic Systems - Homes with septic waste systems should always be inspected and tested by a qualified septic inspection company to check for proper design and operation prior to the home's purchase.

- Oil Tanks - If an older home (Typically 30 to 40 years or more) is heated with gas or other system, it is possible that the home was heated with oil at one time prior to being converted to gas or alternate system. If the presence of an oil tank is suspected and it can not be confirmed that no tank exists then I recommend an underground tank search be conducted by a qualified tank removal contractor. Also, If a tank is present or been removed inquire if the soil was tested for oil tank leakage.
- Swimming Pools (If Present) - We do not perform overall inspections of recreational equipment such as pools. Consider having a complete pool inspection performed by a qualified pool contractor to check: the operation of filters, pumps, heaters, etc.; the quality of the pool's water for health and safety; the liner or concrete basin for leakage; the integrity and safety of ladders, diving boards, underwater lights, etc.; and the inventory of the pool maintenance equipment.

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or appear to warrant further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function, efficiency, or safety of the home.

1. Exterior

1.0 WALL CLADDING, FLASHING AND TRIM

Repair or Replace

- 🏠 Flashing between the siding and roof appears to be missing. Flashings are usually installed to help prevent moisture from leaking past roof and siding. Repair recommended by a qualified contractor.

1.1 EAVES, SOFFITS AND FASCIAS

Repair or Replace

- 🏠 Soffit panels are loose and missing. Repair recommended by a qualified contractor to prevent the ingress of insects and vermin to the interior spaces of the home.

1.2 PLUMBING WATER FAUCETS (hose bibs)

Repair or Replace

- 🏠 What appears to be plumbing for an exterior spigot is present. The spigot is missing and the water turned off. Remove protruding piping for safety or repair plumbing to make exterior water supply operable.

1.3 RECEPTACLES, SWITCHES AND LIGHTS ON EXTERIOR WALLS OF INSPECTED STRUCTURE

Repair or Replace

- 🏠 Exterior lights do not illuminate. The bulbs may be burned out, the switches broken or the lamp light sockets broken. Replace bulbs and try to operate lamp, otherwise repair recommended by a licensed electrician.

1.5 WINDOWS (Exterior)

Repair or Replace

- 🏠 (1) The caulk between the window frame and trim is deteriorated. Unless repaired the gap between the frame and trim may let in moisture and insects. Repair recommended to prevent the ingress of moisture and insects.

Window frame trim is damaged or missing on some windows. Window frame trim is in need of repair to help prevent weather damage to windows leading to eventual leakage.

- 🏠 (2) Window screens are torn or damaged on a number of windows. Recommend repair or replacement to prevent the ingress of insects and vermin.

- 🏠 (3) Propped up AC units are damaging window sills and window trim. Window AC units should be self supporting to help minimize damage to windows and frames.

1.6 ENTRY DOORS & DOOR BELLS, INTERCOMS AND/OR DOOR BUZZERS




Repair or Replace

- 🏠 The door sill wood is weathered an paint had flaked off. Further deterioration of paint, wood and trim may occur if not repainted/repared. Eventual leakage past door and siding will occur if not repaired. I recommend a qualified contractor inspect and repair as needed.

1. Exterior


1.7 STEPS, STOOPS AND APPLICABLE RAILINGS

Repair or Replace

-  (1) Step treads are cracked. The cracks will be prone to further damage from thermal expansion/contraction and moisture/ice expansion in winter. Recommend sealing, patching or replacing step treads to prevent further moisture and ice damage to step, brick and mortar.
-  (2) Railings loose at front steps. Railings will continue to loosen and damage steps. Loose railings are a tripping and falling hazard. Repair railings for safety and to prevent further damage to steps.
-  (3) Mortar or sealant missing from holes where railings pass through step treads. Tread holes may be prone to the collection of dirt and moisture. Moisture in the railing holes may lead to ice damage to treads in winter and/or railing rust at mounting holes. Recommend sealing holes to prevent the accumulation of moisture.


1.10 DRIVEWAYS (With respect to their effect on the condition of the building)

Repair or Replace

-  The driveway appears sloped towards the structure causing rain water to drain down the driveway against the foundation. Water puddling or draining against the foundation can cause moisture damage to the foundation and basement areas in the form of leaks and mold build up. Consider re-sloping the driveway away from the foundation. A temporary repair might be to caulk and seal the crack or gap between the driveway and foundation to prevent moisture ingress.

1.12 GRADING AND DRAINAGE (With respect to their effect on the condition of the building)



Inspected

-  Note: The town may have an easement to maintain the drainage pipe that appears to run through the yard. Review the survey and consult with homeowner and town.

2. Roofing, Roof Structure, Chimneys, and Attic


2.0 ROOF COVERINGS

Repair or Replace


-  (1) Shingles are missing along the roof ridge. The roof sheathing is exposed. Repair roof to prevent leakage into the home.
-  (2) Roofing nails are popped up under the shingles of the roof's surface. These nails should be driven back down before they puncture through the overlaying shingle, shortening the life of the shingles and causing leakage. I recommend repair by a qualified roofing contractor.

2.4 ROOF DRAINAGE SYSTEMS

Repair or Replace




-  (1) The gutter is loose and sagging from the fascia. Rain water is spilling over the lip of the gutter at the sag point. The gutter needs to be tightened against fascia and sealed.

Gutter fasteners have popped out along roof line. Gutters need to be refastened or have present fasteners hammered back in to prevent the gutter from becoming loose and falling.

-  (2) Drainage around downspout and leader appears to puddle against foundation. Puddling against foundation can cause damage to structure and leakage into basement areas. Recommend regrading earth around structure and/or extending leaders to carry rain water further from foundation area.

2.5 CHIMNEYS (EXTERIOR)

Repair or Replace


-  (1) First few courses of brick and mortar are loose and need repair. Chimney will deteriorate at an accelerated pace unless repaired due to moisture ingress and the freeze-thaw cycle of winter. Repair is recommended by a qualified chimney contractor.
-  (2) Consider installing a flue cap to prevent the ingress of moisture, debris and vermin.
-  (3) The concrete chimney cap is cracked. The cracked chimney cap may let moisture enter the cavity between the chimney wall and flue pipe. Moisture in the chimney can damage bricks, block, mortar and flue pipe. I recommend patching cracks in cap or replacing cement cap to prevent deterioration of

2. Roofing, Roof Structure, Chimneys, and Attic

chimney.


2.8 ATTIC ACCESS

Repair or Replace

 Attic stair railings are loose. The railings need repair for safety by a qualified contractor.


2.9 ATTIC INSULATION

Repair or Replace

 Attic and wall insulation is missing between ceiling and wall joists. For best operating efficiency of the heating and cooling systems insulation should cover the ceilings and fill the walls of the living spaces in the home. I recommend the installation of insulation by a qualified contractor.

2.10 VISIBLE ELECTRIC WIRING IN ATTIC

Repair or Replace

 Permanently installed extension cords are installed to run power to appliances and accessories around the home. Permanently installed outlets should be located where needed for electrical safety. Evaluation and installation recommended by a qualified electrician.

3. Common Areas


3.1 WALLS

Repair or Replace

 Plaster walls are cracked. Walls in need of paint and plaster repairs.


3.6 STEPS, STAIRWAYS, BALCONIES AND RAILINGS (INTERIOR)

Repair or Replace

 Personal belongings are blocking stairs in case of emergency. Stairs should be kept clear for safe and easy egress.

3.7 OUTLETS, LIGHT FIXTURES AND WALL SWITCHES

Repair or Replace

 The light does not illuminate. The bulb may be burned out, the switch broken or the lamp light sockets broken. Replace bulbs and try to operate lamp, otherwise repair recommended by a licensed electrician.

4(A). Unit # 4


4.3.A FLOORS (KITCHEN)

Repair or Replace

 Floor tiles are chipped and broken. Repair or replacement recommended.


4.7.A PLUMBING DRAIN, WASTE AND VENT SYSTEMS (KITCHEN)

Repair or Replace

 The sink drain shows signs of past leakage but was not leaking at the time of inspection. The sink drain is in need of repair prior to the reoccurrence of further damage causing moisture leakage.


4.22.A OUTLETS, WALL SWITCHES AND LIGHTS (BEDROOMS, LIVING & DINING AREAS)

Repair or Replace

 Only one outlet per room noted in most rooms. Extension cords noted around the perimeter of rooms with few outlets. Rooms should have more outlets installed for convenience and electrical/fire safety. Evaluation and installation recommended by a licensed electrician.


4.27.A FLOORS (BATHROOMS)

Repair or Replace




 (1) The grout where the floor meets the tub is cracked and loose, which can lead to moisture penetration behind floors and walls. Moisture behind flooring and walls can damage wood, soften sheathing and

4(A). Unit # 4


cause mold build-up. Grout should be repaired to prevent the ingress of moisture behind the flooring and walls.

-  (2) Cracked tile noted on floors.


4.32.A PLUMBING DRAIN, WASTE AND VENT SYSTEMS (BATHROOMS)**Repair or Replace**

-  (1) The toilet is loose at floor at the bath. Repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified licensed plumber repair or correct as needed.
-  (2) The tub is draining slowly. The tub drain needs cleaning or repair by a licensed plumber.
-  (3) The sink drain shows signs of past leakage but was not leaking at the time of inspection. The sink drain is in need of repair prior to the reoccurrence of further damage causing moisture leakage.


4.40.A MAIN AND SUBPANELS, MAIN OVERCURRENT DEVICE, SERVICE AND GROUNDING EQUIPMENT**Repair or Replace**

-  A fuse panel is present for protecting house circuits. Although not illegal, fuse boxes are considered outdated and should be replaced with a circuit breaker panel. The fuse boxes appear to have no electrical protection for the home owner from shock hazards when fuses need changing, fuse sockets and wiring connections are all exposed to touching. I recommend changing fuse panels to modern updated circuit breaker panels.


4.43.A SMOKE DETECTORS**Not Inspected**

-  To obtain the Certificate of Occupancy the home owner typically insures that working smoke detectors are installed near bedrooms and other area of home as required.


4.44.A CARBON MONOXIDE DETECTORS**Not Inspected**

-  To obtain the Certificate of Occupancy the home owner typically insures that working carbon monoxide detectors are installed near bedrooms and other area of home as required.



4.46.A DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, registers, radiators, fan coil units and convectors)**Repair or Replace**

-  Listening to verbal accounts from some of the tenants, it sounds like the steam distribution system is out of balance. It appears that the vents that allow the flow of steam to the different rooms at different rates have been changed over the course of time with disregard to the sizing of the previous vent. Evaluation and repair recommended by a qualified licensed plumber.


4(B). Unit # 3**4.8.B OUTLETS, WALL SWITCHES AND LIGHTS (KITCHEN)****Repair or Replace**

-  Two-prong outlets are present throughout unit. Although not illegal, two-prong outlets are considered outdated and should be replaced with safer three-prong outlets. Wiring may need to be updated to accommodate three-prong outlets. Consult with a licensed electrician to make replacement and repairs.

4.19.B DOORS (BEDROOMS, LIVING & DINING AREAS)**Repair or Replace**

-  (1) The doors have strips of wood installed that prevent closing. The doors need repair to close.
-  (2) The door binds in door frame and does not latch closed. Repair recommended by a qualified contractor.

4.22.B OUTLETS, WALL SWITCHES AND LIGHTS (BEDROOMS, LIVING & DINING AREAS)**Repair or Replace**

-  Two-prong outlets are present throughout unit. Although not illegal, two-prong outlets are considered

4(B). Unit # 3

outdated and should be replaced with safer three-prong outlets. Wiring may need to be updated to accommodate three-prong outlets. Consult with a licensed electrician to make replacement and repairs.

Only one outlet per room noted in most rooms. Extension cords noted around the perimeter of rooms with few outlets. Rooms should have more outlets installed for convenience and electrical/fire safety. Evaluation and installation recommended by a licensed electrician.

4.28.B FLOORS (BATHROOMS)**Repair or Replace**

The caulking where the floor meets the tub is cracked and loose, which can lead to moisture penetration behind floors. Moisture behind floor can damage wood, soften sheathing and cause mold build-up. Caulking should be repaired to prevent the ingress of moisture behind the flooring.

4.42.B MAIN AND SUBPANELS, MAIN OVERCURRENT DEVICE, SERVICE AND GROUNDING EQUIPMENT**Repair or Replace**

A fuse panel is present for protecting house circuits. Although not illegal, fuse boxes are considered outdated and should be replaced with a circuit breaker panel. The fuse boxes appear to have no electrical protection for the home owner from shock hazards when fuses need changing, fuse sockets and wiring connections are all exposed to touching. I recommend changing fuse panels to modern updated circuit breaker panels.

4.45.B SMOKE DETECTORS**Not Inspected**

To obtain the Certificate of Occupancy the home owner typically insures that working smoke detectors are installed near bedrooms and other area of home as required.

4.48.B DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, registers, radiators, fan coil units and convectors)**Repair or Replace**

Listening to verbal accounts from some of the tenants, it sounds like the steam distribution system is out of balance. Some apartments complain of being too hot in the winter. It appears that the vents that allow the flow of steam to the different radiators throughout the building have been changed over the course of time with disregard to the sizing of the previous vent. Evaluation and repair recommended by a qualified licensed plumber.

4(C). Unit # 2**4.20.C OUTLETS, WALL SWITCHES AND LIGHTS (BEDROOMS, LIVING & DINING AREAS)****Repair or Replace**

(1) Outlets with three prongs have open grounds, this electrical hazard presents a safety issue to the occupants of the home, repairs are recommended. A qualified licensed electrician should perform repairs that involve wiring.



(2) Outlet is reverse polarity. This is considered a safety hazard until repaired. Repair recommended by a licensed electrician.



(3) Outlets and/or electrical boxes loose, this is a safety hazard until repaired. Repair recommended by a licensed electrician.




(4) Only one outlet per room noted in most rooms. Extension cords noted around the perimeter of rooms with few outlets. Rooms should have more outlets installed for convenience and electrical/fire safety. Evaluation and installation recommended by a licensed electrician.

4.39.C MAIN AND SUBPANELS, MAIN OVERCURRENT DEVICE, SERVICE AND GROUNDING EQUIPMENT**Repair or Replace**


(1) Rust is present on the electrical panel. Corrosion is present on the circuit breakers and wire connections. The moisture source is typically leakage from outside at the mast head, service wire entrance at the meter box or the meter box enclosure cover. Repair of the moisture leakage source and

4(C). Unit # 2


clean up of the corrosion in the enclosure is recommended by a licensed electrician.

-  (2) A fuse panel is present for protecting house circuits. Although not illegal, fuse boxes are considered outdated and should be replaced with a circuit breaker panel. The fuse boxes appear to have no electrical protection for the home owner from shock hazards when fuses need changing, fuse sockets and wiring connections are all exposed to touching. I recommend changing fuse panels to modern updated circuit breaker panels.


4.40.C BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE**Repair or Replace**

-  Double tapped wires are present at the electrical panel. Double tapped wires will make poor electrical connections which will result in overheated wires. The convention is one wire per screw. Consult with a licensed electrician to evaluate and make repairs.


4.42.C SMOKE DETECTORS**Not Inspected**

-  To obtain the Certificate of Occupancy the home owner typically insures that working smoke detectors are installed near bedrooms and other area of home as required.


4.43.C CARBON MONOXIDE DETECTORS**Not Inspected**

-  To obtain the Certificate of Occupancy the home owner typically insures that working carbon monoxide detectors are installed near bedrooms and other area of home as required.


4.45.C DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, registers, radiators, fan coil units and convectors)**Repair or Replace**

-  Listening to verbal accounts from some of the tenants, it sounds like the steam distribution system is out of balance. Some apartments complain of being too hot in the winter. It appears that the vents that allow the flow of steam to the different radiators throughout the building have been changed over the course of time with disregard to the sizing of the previous vent. Evaluation and repair recommended by a qualified licensed plumber.

4(D). Unit # 1**4.11.D RANGE HOOD / WALL VENT FAN****Repair or Replace**

-  The light is missing its protective cover. Cooking activity and cooking splatter may accidentally shatter exposed light bulb. A safety hazard is present until repaired.

4.15.D WALLS (BEDROOMS, LIVING & DINING AREAS)**Repair or Replace**

-  The interior walls have peeling paint outside the bathroom area. Further deterioration of paint on walls may occur if not repainted/repaired. I recommend a qualified person or contractor.


Due to the age of home, lead paint may be present on walls and door frames. Take precautions when working around old paint. For further guidance consult with the EPA website for Lead Paint:

<http://www.epa.gov/lead/> .

4.27.D DOORS (BATHROOMS)**Repair or Replace**

-  Doors do not latch closed. Adjustment or repair required for doors to latch closed.

4.29.D COUNTERTOPS AND A REPRESENTATIVE NUMBER OF CABINETS (BATHROOMS)**Repair or Replace**

-  The countertop and cabinet are loose from the wall. The countertop and cabinet should be attached at the wall for safety and to prevent leakage from loosened pipes.

4(D). Unit # 1**4.30.D PLUMBING SUPPLY AND FIXTURES (BATHROOMS)****Repair or Replace**

A sink valve is not working. The valve needs repair for the convenience of hot and cold water at the bathroom sink. Repair recommended by a licensed plumber.

4.31.D PLUMBING DRAIN, WASTE AND VENT SYSTEMS (BATHROOMS)**Repair or Replace**

The tub stopper hardware is not working or missing. Repair or replacement recommended by a qualified contractor.

4.32.D OUTLETS, WALL SWITCHES AND LIGHTS (BATHROOMS)**Repair or Replace**

A bulb on the lamp is not on. Bulb replacement or circuit repair required.

4.39.D MAIN AND SUBPANELS, MAIN OVERCURRENT DEVICE, SERVICE AND GROUNDING EQUIPMENT**Repair or Replace**

A fuse panel is present for protecting house circuits. Although not illegal, fuse boxes are considered outdated and should be replaced with a circuit breaker panel. The fuse boxes appear to have no electrical protection for the home owner from shock hazards when fuses need changing, fuse sockets and wiring connections are all exposed to touching. I recommend changing fuse panels to modern updated circuit breaker panels.

4.42.D SMOKE DETECTORS**Not Inspected**

To obtain the Certificate of Occupancy the home owner typically insures that working smoke detectors are installed near bedrooms and other area of home as required.

4.43.D CARBON MONOXIDE DETECTORS**Not Inspected**

To obtain the Certificate of Occupancy the home owner typically insures that working carbon monoxide detectors are installed near bedrooms and other area of home as required.

4.45.D DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, registers, radiators, fan coil units and convectors)**Repair or Replace**

Listening to verbal accounts from some of the tenants, it sounds like the steam distribution system is out of balance. Some apartments complain of being too hot in the winter. It appears that the vents that allow the flow of steam to the different radiators throughout the building have been changed over the course of time with disregard to the sizing of the previous vent. Evaluation and repair recommended by a qualified licensed plumber.

6. Electrical System for Building**6.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE****Repair or Replace**

Double tap wiring of breakers is present. Recommended practice is one wire per circuit breaker to prevent the connections and breaker from overheating. Consult with an electrician for evaluation and repair.

7. Plumbing System for Building**7.5 INTERIOR, PLUMBING DRAIN, WASTE AND VENT SYSTEMS****Repair or Replace**


Several waste drain lines are galvanized pipe. Galvanized pipe is known to clog from rust and corrosion

7. Plumbing System for Building

from the inside. Tubs and sinks may eventually drain slow throughout the home. Eventual repair may be required by a qualified licensed plumber.

7.6 SUMP PUMP


Repair or Replace

-  Sump pits are full of debris. Sump pits should be kept free of debris for moisture control.

8. Heating / Central Air Conditioning - House


8.3 COOLING EQUIPMENT / AIR HANDLER

Repair or Replace

-  Condensate from window AC units is running down siding and puddling against the foundation. Water running continuously over the siding may find its way past windows and flashing to damage the interior spaces of the home. Water puddling against the foundation may leak into the basement area. Condensate drains on AC units need repair to move drainage away from foundation.





8.4 NORMAL OPERATING CONTROLS

Inspected

-  The thermostat for the whole building is located in apartment #3.

8.6 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, registers, radiators, fan coil units and convectors)





Repair or Replace

-  (1) The steam return vents in the basement have failed and are leaking. Vents and steam pipes are heavily corroded. Replace vents to prevent moisture leakage and improve steam system efficiency. Repair recommended by a qualified plumber.
-  (2) Steam pipes and fittings are heavily corroded. Repair pipes to prevent further damage causing leakage. Repair recommended by a qualified plumber.
-  (3) A steam pipe between buildings is abandoned.
-  (4) Listening to verbal accounts from some of the tenants, it sounds like the steam distribution system is out of balance. Some apartments complain of being too hot in the winter. It appears that the vents that allow the flow of steam to the different radiators throughout the building have been changed over the course of time with disregard to the sizing of the previous vent. Evaluation and repair recommended by a qualified licensed plumber.

9. Structural Components

9.0 FOUNDATIONS (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Repair or Replace

-  (2) Moisture stains present on exterior foundation walls up near the siding. Unable to determine the cause of dampness. Possible causes include leak at the kitchen sink, leaking steam radiators and roof or siding leakage. It had rained the night before the inspection. By the time we were done inspecting all three properties the moisture dampness was almost dry.
-  (3) Foundation cracks present. The cracks appear to go through the foundation wall. Cracks can appear from expansion and contraction stress, mortar shrinkage or slight foundational movement. Cracking from movement or shrinkage usually occurs with several years of the home being built. Unable to determine if the cracking has stopped at time of inspection. The cracks should be sealed to prevent the ingress of moisture and Wood Destroying Insects.
-  (4) Parging is cracked and loose on foundation interior at or below local grade. Parging tends to deteriorate quicker due to prolonged exposure to moisture. Repair parging to prevent excessive flaking.
-  (5) Loose parging is cracked and loose around foundation exterior. Loose parging tends to deteriorate quicker due to exposure to moisture and thermal expansion. Repair parging to prevent excessive flaking.

9.10 BASEMENT FLOOR (Concrete Slab)

9. Structural Components

Repair or Replace



Note: The basement had stored items at time of inspection, unable to completely inspect foundations, floors, walls, ceilings, windows and/or outlets.

9.14 BASEMENT OUTLETS, SWITCHES, LIGHTING AND WIRING

Repair or Replace



Open electrically active connections and wire ends present. Active joints and ends should be terminated in a junction box. An electrical safety hazard is present until repaired.

9.18 PRESENCE OF ASBESTOS

Repair or Replace



Suspected asbestos present on steam piping. Asbestos appears friable (crumbling). Asbestos is a health and safety concern. Recommend consulting with a qualified asbestos removal company for removal. To learn more about asbestos and living with asbestos fiber products in your home I recommend reviewing information at the Environmental Protection Agency's (EPA) web site: <http://www.epa.gov/asbestos/>

Home inspectors are not required to report on the following:

- Life expectancy of any component or system;
- The causes of the need for a repair;
- The methods, materials, and costs of corrections (If provided, cost of correction estimates from All In One Home Inspection LLC are for informational purposes only and should not be used in place of actual quotations from qualified contractors in evaluating the impact of repairs for the home.);
- The suitability of the property for any specialized use;
- Compliance or non-compliance with codes, ordinances, historical organizations, statutes, regulatory requirements or restrictions;
- The market value of the property or its marketability;
- The advisability or inadvisability of purchase of the property;
- Any component or system that was not observed;
- The presence or absence of pests such as wood damaging organisms, rodents, or insects;
- Cosmetic items, underground items, or items not permanently installed.

Home inspectors are not required to:

- Offer warranties or guarantees of any kind;
- Calculate the strength, adequacy, or efficiency of any system or component;
- Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons;
- Operate any system or component that is shut down or otherwise inoperable;
- Operate any system or component that does not respond to normal operating controls;
- Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility;
- Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air;
- Determine the effectiveness of any system installed to control or remove suspected hazardous substances;
- Predict future condition, including but not limited to failure of components.

Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.



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