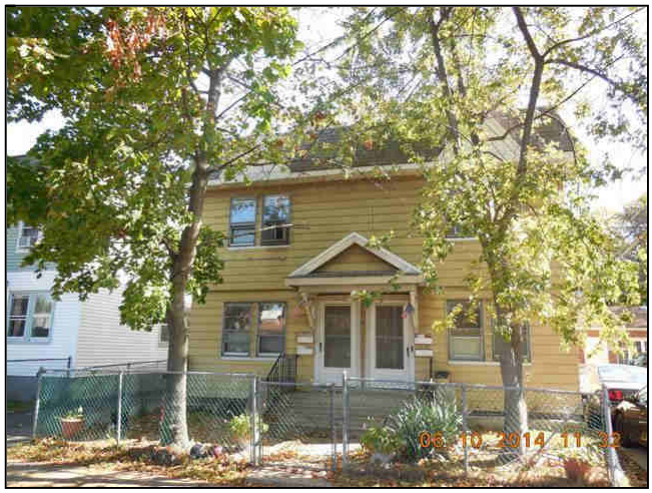
Home Inspection Report

Inspection Date: 4/18/2019

Multi-Family Report

Property Address:
Address
City NJ



All In One Home Inspection LLC

Joseph W Fleming III, PE, ACI - Home Inspector License 24GI00045600
760 West Shore Trail
Sparta, NJ 07871
201-263-0040
www.allinonehomeinspection.com
customerexperience@allinonehomeinspection.com

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Date: 4/18/2019	**Time:**	**Report ID:** Multi-Family Report
Property: Address City NJ	**Customer:** Multi-Family Report	**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:	**Age Of building:**	**Building Faces:**
4 Family	Over 70 Years	Western Direction
Client Is Present:	**Agent is Present:**	**Weather:**
Yes	Yes	Clear
Temperature:	**Rain in last 3 days:**	**Property Occupied:**
Over 70	Yes	Yes
Electric On:	**Gas On:**	**Water On:**
Yes	Yes	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:
Aluminum

Window Types:
Double-Hung

Outlet Style:
3 Prong Regular

Exterior Entry Doors:
Steel

Front Entryway:
Sidewalk
Steps

Side and/or Rear Entryway:
Areaway
Driveway

Driveway:
Asphalt

Parking:
Driveway
Parking Lot

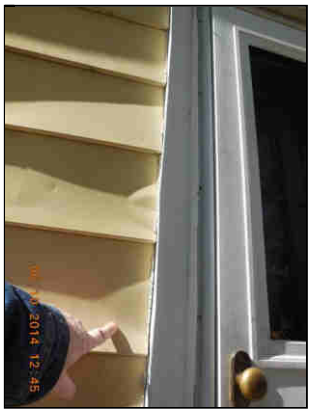
Items

1.0 WALL CLADDING, FLASHING AND TRIM

Repair or Replace

(1) The Aluminum siding is damaged from impacts. I recommend repair by a qualified contractor in order to prevent damage causing insects, vegetation and moisture from entering behind siding.

1.0 Item 1(Picture)

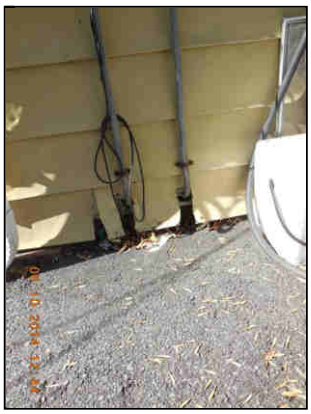


1.0 Item 2(Picture)

(2) Aluminum siding has a loose panel. Panels need to be interlocked, put back in place (repaired) to prevent damage to siding from wind, ingress of moisture or ingress of insects.

1.0 Item 3(Picture)

(3) The hole in siding needs closing off with sealant or liquid foam where compressor lines enter the building to prevent the ingress of moisture, insects and vermin.



1.0 Item 4(Picture)

(4) Gaps between siding and trim should be caulked or sealed to prevent insects, vermin and moisture from entering past siding to interior spaces of home. Repair recommend by a qualified person.

1.0 Item 5(Picture)

1.1 EAVES, SOFFITS AND FASCIAS

Repair or Replace

The eave trim is loose. Refasten trim to prevent ingress of moisture and insects to interior spaces.

1.1 Item 1(Picture)

1.1 Item 2(Picture)

1.2 PLUMBING WATER FAUCETS (hose bibs)

Inspected

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

Repair or Replace

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

1.3 Item 1(Picture)

1.4 EXTERIOR VENTS

Not Present

1.5

WINDOWS (Exterior)

Repair or Replace

(1) Gaps between the siding and window frames/sills present. Caulk and seal cracks and gaps to prevent the ingress of moisture, vermin and insects.

1.5 Item 1(Picture)

1.5 Item 2(Picture)

1.5 Item 3(Picture)

(2) Dirt and debris are piled against the window. Debris can trap moisture against window that may leak into basement. Debris may harbor insects that attack the wood frames or sill joists around windows. I recommend removing debris around the window.

1.5 Item 4(Picture)

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

Inspected

1.7 STEPS, STOOPS AND APPLICABLE RAILINGS

Inspected

1.8 PORCHES AND APPLICABLE RAILINGS

Not Present

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

Inspected

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

Repair or Replace

Water from downspout discharges across driveway. Water on driveway can freeze in the winter causing slip and stumble hazards. Move downspout discharge point or install underground leaders to help prevent ice on driveway walk areas.

1.10 Item 1(Picture)

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

Inspected

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

Repair or Replace

(1) There is a negative slope of the walk in the front that puddles water. I recommend correcting the slope of the walk to drain water away. Repair by a qualified contractor.

1.12 Item 1(Picture)

1.12 Item 2(Picture)

1.12 Item 3(Picture)

(2) Several areas have a neutral or negative grade towards foundation. Rain water in these areas will run along foundation, pocket and/or puddle against foundation resulting in leakage to the basement area. I recommend regrading and improving drainage by a qualified irrigation and landscaping contractor to carry rain water away from siding and foundation.

1.12 Item 4(Picture)

1.13 FENCES (With respect to their effect on the condition of the building)

Inspected

1.14

RETAINING WALLS (With respect to their effect on the condition of the building)
Not Present

1.15 DECKS AND APPLICABLE RAILINGS
Not Present

1.16 PATIO AND APPLICABLE RAILINGS
Not Present

1.17 BALCONIES AND APPLICABLE RAILINGS
Not Present

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:	Roof-Type:	Roof Covering:

Ladder
Walked Roof

Flat

Asphalt Roll Roofing
Roll/Selvage
Rubber Membrane

Roofing Layers:
One or more

Roof Age Estimated:
More than 10 Years

Chimney #1 (exterior):
Brick

Sky Light(s):
None

Roof Ventilation:
Gable vents

Method used to observe attic:
From Entry

Attic Spaces:
Two or more

Attic info:
Attic Hatch, Ladder Access

Insulation:
None
Cellulose

Roof Structure:
2 X 6 Rafters

Ceiling Structure:
2 X 6

Items

2.0 ROOF COVERINGS

Repair or Replace

(1) The roof shingles are chipped, cracked and/or broken in several areas on the roof. I recommend repairs by a qualified roofing contractor to help prevent moisture leakage.

2.0 Item 1(Picture)

2.0 Item 2(Picture)

2.0 Item 3(Picture)

2.0 Item 4(Picture)

2.0 Item 5(Picture)

(2) Open gaps and cracks at seams of roll roofing are prone to the ingress of moisture. Seal and patch gaps to prevent the ingress of damage causing moisture to attic and interior spaces of home.

2.0 Item 6(Picture)

2.1 ROOF FLASHINGS

Repair or Replace

The asphalt patch over the roof flashing is cracked and may be prone to leaking. I recommend repair by a qualified chimney contractor.

2.1 Item 1(Picture)

2.1 Item 2(Picture)

2.1 Item 3(Picture)

2.1 Item 4(Picture)

2.2 ROOF PENETRATIONS

Inspected

2.3 SKYLIGHTS

Not Present

2.4 ROOF DRAINAGE SYSTEMS

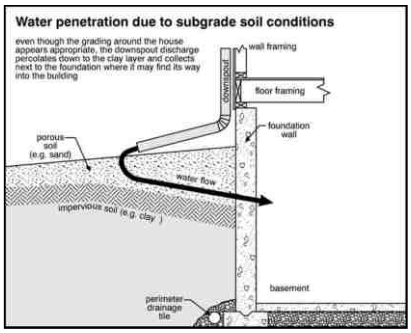
Repair or Replace

(1) Downspouts are crushed and may clog. Gutters may overflow and drain/splash against foundation in rain storms. Puddling water against foundation may leak into basement causing moisture damage. Downspout repair is recommended.

2.4 Item 1(Picture)

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

2.4 Item 2(Picture)



2.4 Item 3(Picture)

(3) The gutters are full of debris in areas and needs to be cleaned. Debris in gutters are blocking downspouts, causing gutter overflows and rain splatter onto siding and foundation. Cleaning of gutters is recommended to prevent unwanted water damage to exterior and interior of home. Consider installing gutter guards to help prevent build up of debris in gutters.

2.4 Item 4(Picture)

2.5 CHIMNEYS (EXTERIOR)

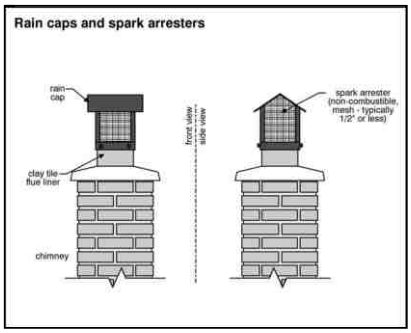
Repair or Replace

(1) An abandoned antenna mast is present attached to the side of the home. The mast is bent and broken. The mast should be removed before it damages roof and chimney.

2.5 Item 1(Picture)

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

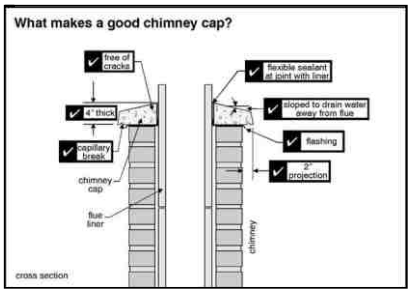
2.5 Item 2(Picture)



2.5 Item 3(Picture)

(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 Item 4(Picture)



2.5 Item 5(Picture)

(4) The chimney flashing is loose and has gaps where moisture may enter and leak into the attic and interior spaces of home. Flashing repair recommended by a qualified roofing contractor or masonry contractor.

2.5 Item 6(Picture)

2.5 Item 7(Picture)

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

Inspected

2.7 ROOF STRUCTURE (report leak signs or condensation)

Repair or Replace

(1) Vermin nests present in attic under gable vents. I recommend cleaning out nests for health and safety. Vents may need repair to help prevent moisture leakage.

2.7 Item 1(Picture)

(2) Cross-bridging is loose and missing in several places. Loose cross-bridging can lead to twisting joints. I recommend a qualified contractor refasten the cross bridging on the roof rafters.

2.7 Item 2(Picture)

2.7 Item 3(Picture)

2.8 ATTIC ACCESS

Inspected

2.9 INSULATION

Repair or Replace

Attic insulation is missing between ceiling joists in the right side attic. For best operating efficiency of the heating and cooling systems insulation should cover the ceilings of the living spaces in the home. I recommend the installation of insulation in attic spaces.

2.9 Item 1(Picture)

2.10 VISIBLE ELECTRIC WIRING IN ATTIC

Inspected

2.11 BATHROOM EXHAUST VENTS

Not Present

2.12 VENTILATION FANS THERMOSTATIC CONTROLS (ATTIC)

Not Present

2.13 HOUSE FAN (ATTIC)

Not Present

2.14 FIREWALL SEPARATION BETWEEN UNITS IN ATTIC

Inspected

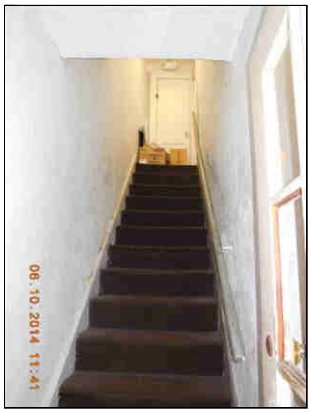
The roof and attic of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection 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:
Lighting

Ceiling Materials:
Plaster on Lath

Wall Material:
Plaster on Lath

Floor Covering(s):
Carpet
Wood

Interior Doors:
Wood

Heat Source:
None

Cooling Source:
None

Items

3.0 CEILINGS

Repair or Replace

Ceiling damaged from moisture penetration. The roof appears to have leaked on the ceiling in various places at one time. The ceilings appeared dry at time of inspection. Repair recommended by a qualified contractor.

3.0 Item 1(Picture)

3.1 WALLS

Inspected

3.2 FLOORS

Inspected

3.3 DOORS (REPRESENTATIVE NUMBER)

Inspected

3.4 WINDOWS (REPRESENTATIVE NUMBER)

Not Present

3.5 CLOSET

Not Present

3.6 STEPS, STAIRWAYS, BALCONIES AND RAILINGS (INTERIOR)

Repair or Replace

The stair railings are loose. The railings should be repaired to prevent falling and tripping hazards.

3.7 OUTLETS, LIGHT FIXTURES AND WALL SWITCHES

Repair or Replace

(1) Cover plate missing from junction box. Exposed wiring present. Replace cover plate for electrical safety.

3.7 Item 1(Picture)

(2) The emergency light was inoperative at time of inspection. Repair recommended for building safety.

3.7 Item 2(Picture)

3.8 PRESENCE OF INSTALLED HEAT SOURCE

Not Present

3.9 PRESENCE OF INSTALLED COOLING SOURCE

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 #2L

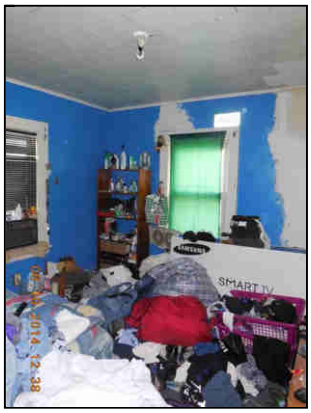
The building inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of cabinets; and A representative number of doors and windows. The building inspector shall observe: Interior water supply and distribution system, including: 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.

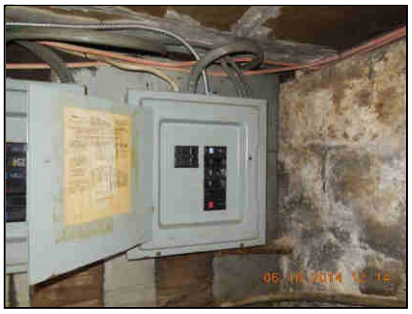
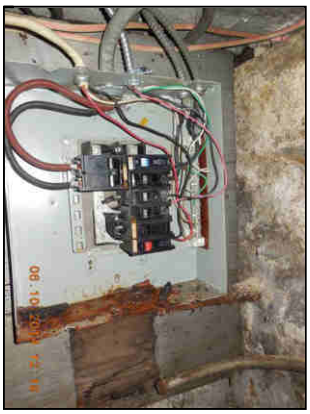
The building inspector shall operate the systems using normal operating controls. The building inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.

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:
Emergency Lighting
Lighting

Entry Doors:
Wood

Interior Ceiling Materials:
Plaster on Lath Board

Interior Wall Material:
Plaster on Lath

Interior Floor Covering(s):
Carpet
Linoleum
Wood

Interior Doors:
Wood

Window Types:
Double-Hung

Interior Heat Source:
Steam Radiator

Interior Cooling Source:
None

Ventilation (Bathroom):
Window

Outlet Style (Bathroom):
None

Gas Shut Off Location:
Separate Meter for Unit
Seperate Cutoff located at each Appliance
Basement

Water Source:
Public

Water Shut Off Location:
Basement

Water Heater Location:

Water Shared throughout Building

Cut off valves are located at each fixture.

One Common Hot Water Heater for All Units
Basement

Electrical Service Conductors:
220 volts
Copper

Panel Location:
Basement

Panel Manufacturer:
Crouse-Hinds

Panel Capacity:
60 AMP

Panel Breaker Size:
60 Amp

Panel Type:
Circuit Breakers

Branch wire 15 and 20 AMP:
Copper

Wiring Methods:
BX
Romex

#1 Sub-Panel Location:
2nd Floor

#1 Sub-Panel Manufacturer:
Unknown

#1 Sub-Panel Capacity:
20 AMP

#1 Sub-Panel Main Breaker Size:
20 A

#1 Sub-Panel Type:
Circuit Breakers

Heat Type #1:
One Common for all Units
Steam Boiler

Items

4.0.A DOORS, INTERCOMS & DOORBELLS

Inspected

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

Repair or Replace

Stains and moisture damage present on the ceilings from moisture leakage past the roof and flashings in the rear of the home. Some repairs to the ceiling area were noted. The ceilings were dry at time of inspection. Repair recommended by a qualified contractor.

4.1.A Item 1(Picture)

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

Repair or Replace

Stains and moisture damage present on the walls from moisture leakage past the roof and flashings in the rear of the home. Some repairs to the ceiling area were noted. The ceilings were dry at time of inspection. Repair recommended by a qualified contractor.

4.2.A Item 1(Picture)

4.3.A FLOORS (BEDROOMS, LIVING & DINING AREAS)
Inspected

4.4.A DOORS (BEDROOMS, LIVING & DINING AREAS)
Inspected

4.5.A WINDOWS (BEDROOMS, LIVING & DINING AREAS)
Inspected

4.6.A CLOSETS (BEDROOMS, LIVING & DINING AREAS)
Inspected

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

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

4.9.A PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM (BEDROOMS, LIVING & DINING AREAS)
Not Present

4.10.A STEPS, STAIRWAYS, BALCONIES AND RAILINGS (INTERIOR)
Not Present

4.11.A CEILINGS (BATHROOMS)
Inspected

4.12.A WALLS (BATHROOMS)
Inspected

4.13.A FLOORS (BATHROOMS)
Inspected

4.14.A DOORS (BATHROOMS)
Inspected

4.15.A WINDOWS (BATHROOMS)
Inspected

4.16.A COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS (BATHROOMS)
Inspected

4.17.A PLUMBING SUPPLY AND FIXTURES (BATHROOMS)
Repair or Replace

The bathtub has a hole near the overflow that will pass moisture with every bath or shower. The tub needs replacement by a qualified contractor.

4.17.A Item 1(Picture)

4.18.A PLUMBING DRAIN, WASTE AND VENT SYSTEMS (BATHROOMS)

Inspected

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

Repair or Replace

There is no outlet found in bath. I recommend a duplex GFCI outlet be installed by a licensed electrician.

4.20.A VENTILATION (BATHROOM)

Inspected

4.21.A MAIN WATER SHUT-OFF DEVICE

Inspected

4.22.A FUNCTIONAL FLOW (water volume test)

Inspected

4.23.A HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Inspected

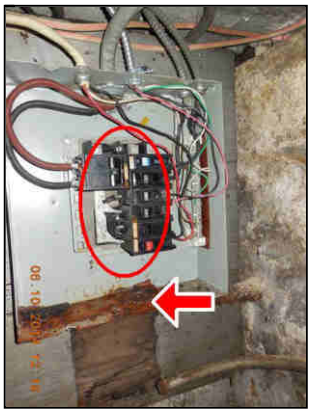
4.24.A SERVICE CONDUCTORS TO UNIT

Inspected

4.25.A MAIN AND SUBPANELS, MAIN OVERCURRENT DEVICE, SERVICE AND GROUNDING EQUIPMENT

Repair or Replace

Rust is present in the bottom of 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.



4.25.A Item 1(Picture)

4.26.A BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Inspected

4.27.A OPERATION OF ELECTRIC PANEL MOUNTED GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

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 #2R

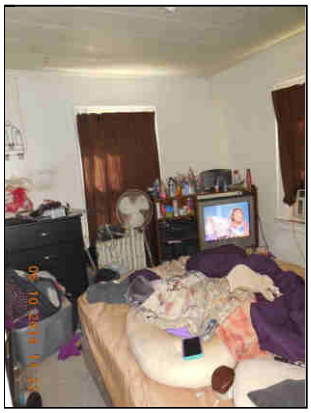
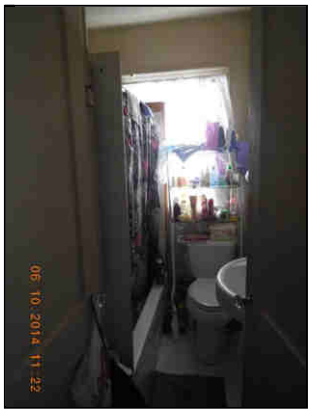
The building inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of cabinets; and A representative number of doors and windows. The building inspector shall observe: Interior water supply and distribution system, including: 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.

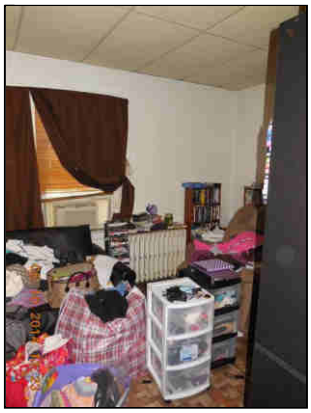
The building inspector shall operate the systems using normal operating controls. The building inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.

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:
Emergency Lighting
Lighting

Entry Doors:
Wood

Refrigerator:
WHIRLPOOL

Dishwasher Brand:
NONE

Range/Oven:
KENMORE

Exhaust/Range hood:
NONE

Kitchen Cabinetry:
Wood

Countertop:
Laminate

Built in Microwave:
NONE

Disposer Brand:
NONE

Trash Compactors:
NONE

Interior Ceiling Materials:
Plaster on Lath Board

Interior Wall Material:
Plaster on Lath

Interior Floor Covering(s):
Carpet
Linoleum
Wood

Interior Doors:
Wood

Window Types:
Double-Hung

Interior Heat Source:
Steam Radiator

Interior Cooling Source:
None

Ventilation (Bathroom):
Window

Outlet Style (Bathroom):
None

Gas Shut Off Location:
Separate Meter for Unit
Seperate Cutoff located at each Appliance
Basement

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
Copper

Panel Location:
Basement

Panel Manufacturer:
Crouse-Hinds

Panel Capacity:
60 AMP

Panel Breaker Size:
60 Amp

Panel Type:
Circuit Breakers

Branch wire 15 and 20 AMP:
Copper

Wiring Methods:
BX
Romex

#1 Sub-Panel Location:
2nd Floor

#1 Sub-Panel Manufacturer:
Unknown

#1 Sub-Panel Capacity:
20 AMP

#1 Sub-Panel Main Breaker Size:
20 A

#1 Sub-Panel Type:
Fuses

Heat Type #1:
One Common for all Units
Steam Boiler

Cooling Equipment Type #1:
None

Items

4.0.B DOORS, INTERCOMS & DOORBELLS
Inspected

4.1.B CEILINGS (KITCHEN)
Inspected

4.2.B WALLS (KITCHEN)
Inspected

4.3.B FLOORS (KITCHEN)
Inspected

4.4.B WINDOWS (KITCHEN)
Inspected

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

4.6.B PLUMBING SUPPLY AND FIXTURES (KITCHEN)
Inspected

4.7.B

PLUMBING DRAIN, WASTE AND VENT SYSTEMS (KITCHEN)
Inspected

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

4.9.B REFRIGERATOR
Inspected

4.10.B RANGES/OVENS/COOKTOPS
Inspected

4.11.B RANGE HOOD / WALL VENT FAN
Not Present

4.12.B MICROWAVE COOKING EQUIPMENT
Not Present

4.13.B DISHWASHER
Not Present

4.14.B FOOD WASTE DISPOSER
Not Present

4.15.B TRASH COMPACTOR
Not Present

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

Stains and moisture damage present on the ceilings from moisture leakage past the roof and flashings in the rear of the home. Some repairs to the ceiling area were noted. The ceilings were dry at time of inspection. Repair recommended by a qualified contractor.

4.16.B Item 1(Picture)

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

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

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

4.20.B WINDOWS (BEDROOMS, LIVING & DINING AREAS)
Inspected

4.21.B CLOSETS (BEDROOMS, LIVING & DINING AREAS)
Inspected

4.22.B

OUTLETS, WALL SWITCHES AND LIGHTS (BEDROOMS, LIVING & DINING AREAS)
Inspected

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

4.24.B PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM (BEDROOMS, LIVING & DINING AREAS)
Not Present

4.25.B STEPS, STAIRWAYS, BALCONIES AND RAILINGS (INTERIOR)
Not Present

4.26.B CEILINGS (BATHROOMS)
Repair or Replace

The ceiling is damaged from exposure to high humidity from the bath and a lack of ventilation. A ceiling exhaust fan should be installed and the ceiling painted with an antibacterial paint.

4.26.B Item 1(Picture)

4.27.B WALLS (BATHROOMS)
Inspected

4.28.B FLOORS (BATHROOMS)
Inspected

4.29.B DOORS (BATHROOMS)
Inspected

4.30.B WINDOWS (BATHROOMS)
Inspected

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

4.32.B PLUMBING SUPPLY AND FIXTURES (BATHROOMS)
Repair or Replace

Sink faucet is dripping. The flow of water will not shut off. Repair valves to prevent unwanted dripping of water and to prevent possible sink overflows from accidental sink clogging.

4.32.B Item 1(Picture)

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

Repair or Replace

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

4.33.B Item 1(Picture)

(2) 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.

4.33.B Item 2(Picture)

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

Repair or Replace

There is no outlet found in bath. I recommend a duplex GFCI outlet be installed by a licensed electrician.

4.35.B VENTILATION (BATHROOM)

Inspected

4.36.B MAIN WATER SHUT-OFF DEVICE

Inspected

4.37.B FUNCTIONAL FLOW (water volume test)

Inspected

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

Inspected

4.39.B SLOP SINK, FAUCET AND DRAIN

Not Present

4.40.B SERVICE CONDUCTORS TO UNIT

Inspected

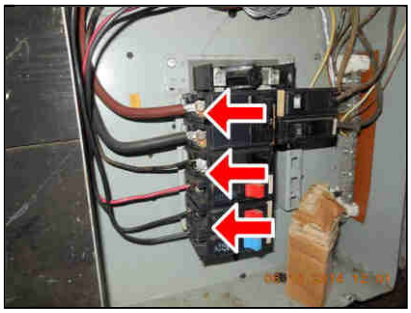
4.41.B MAIN AND SUBPANELS, MAIN OVERCURRENT DEVICE, SERVICE AND GROUNDING EQUIPMENT

Repair or Replace

(1) 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.

4.41.B Item 1(Picture)

(2) Rust is present in the bottom of 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.



4.41.B Item 2(Picture)

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

Inspected

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

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 #1L

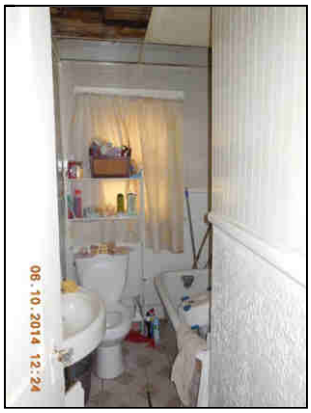
The building inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of cabinets; and A representative number of doors and windows. The building inspector shall observe: Interior water supply and distribution system, including: 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:
Emergency Lighting
Lighting

Entry Doors:
Wood

Refrigerator:
AMANA

Dishwasher Brand:
NONE

Range/Oven:
HOTPOINT

Exhaust/Range hood:
NONE

Kitchen Cabinetry:
Wood

Countertop:
Laminate

Built in Microwave:
NONE

Disposer Brand:
NONE

Trash Compactors:
NONE

Interior Ceiling Materials:
Plaster on Lath Board

Interior Wall Material:
Plaster on Lath

Interior Floor Covering(s):
Carpet
Linoleum
Wood

Interior Doors:
Wood

Window Types:
Double-Hung

Interior Heat Source:
Steam Radiator

Interior Cooling Source:
None

Ventilation (Bathroom):
Window

Outlet Style (Bathroom):
None

Gas Shut Off Location:
Separate Meter for Unit
Seperate Cutoff located at each Appliance
Basement

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
Copper

Panel Location:
Basement

Panel Manufacturer:
Crouse-Hinds

Panel Capacity:
60 AMP

Panel Breaker Size:
60 Amp

Panel Type:
Circuit Breakers

Branch wire 15 and 20 AMP:
Copper

Wiring Methods:
BX
Romex

#1 Sub-Panel Location:
1st Floor

#1 Sub-Panel Manufacturer:
Unknown

#1 Sub-Panel Capacity:
20 AMP

#1 Sub-Panel Main Breaker Size:
20 A

#1 Sub-Panel Type:
Fuses

Heat Type #1:
One Common for all Units
Steam Boiler

Cooling Equipment Type #1:
None

Items

4.0.C DOORS, INTERCOMS & DOORBELLS
Inspected

4.1.C CEILINGS (KITCHEN)
Inspected

4.2.C WALLS (KITCHEN)
Inspected

4.3.C FLOORS (KITCHEN)
Inspected

4.4.C WINDOWS (KITCHEN)
Inspected

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

4.6.C PLUMBING SUPPLY AND FIXTURES (KITCHEN)
Inspected

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

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

4.9.C REFRIGERATOR
Inspected

4.10.C

RANGES/OVENS/COOKTOPS
Inspected

4.11.C RANGE HOOD / WALL VENT FAN
Not Present

4.12.C MICROWAVE COOKING EQUIPMENT
Not Present

4.13.C DISHWASHER
Not Present

4.14.C FOOD WASTE DISPOSER
Not Present

4.15.C TRASH COMPACTOR
Not Present

4.16.C CEILINGS (BEDROOMS, LIVING & DINING AREAS)
Inspected

4.17.C WALLS (BEDROOMS, LIVING & DINING AREAS)
Inspected

4.18.C FLOORS (BEDROOMS, LIVING & DINING AREAS)
Inspected

4.19.C DOORS (BEDROOMS, LIVING & DINING AREAS)
Inspected

4.20.C WINDOWS (BEDROOMS, LIVING & DINING AREAS)
Inspected

4.21.C CLOSETS (BEDROOMS, LIVING & DINING AREAS)
Inspected

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

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

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

4.25.C STEPS, STAIRWAYS, BALCONIES AND RAILINGS (INTERIOR)
Not Present

4.26.C CEILINGS (BATHROOMS)
Repair or Replace

The ceiling is damaged from leakage in the overlying bathroom. The ceilings appeared dry at time of inspection. Ceilings need repair by a qualified contractor.

4.26.C Item 1
(Picture)

4.27.C WALLS (BATHROOMS)

Inspected

4.28.C FLOORS (BATHROOMS)

Repair or Replace

The bathroom subfloors appear soft and rotted near tub, sink cabinet and toilet. The subflooring will probably need replacement to be able to apply new bathroom flooring.

4.28.C Item 1(Picture)

4.29.C DOORS (BATHROOMS)

Inspected

4.30.C WINDOWS (BATHROOMS)

Inspected

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

Inspected

4.32.C PLUMBING SUPPLY AND FIXTURES (BATHROOMS)

Repair or Replace

Sink faucet is dripping. The flow of water will not shut off. Repair valves to prevent unwanted dripping of water and to prevent possible sink overflows from accidental sink clogging.

4.32.C Item 1
(Picture)

4.33.C 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.

4.33.C Item 1
(Picture)

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

Repair or Replace

I recommend having Ground Fault Circuit Interrupter (GFCI) outlets installed by an electrician for electrical safety when working around the home's exterior.

4.34.C Item 1
(Picture)

4.35.C VENTILATION (BATHROOM)

Inspected

4.36.C MAIN FUEL SHUT OFF

Inspected

4.37.C MAIN WATER SHUT-OFF DEVICE

Inspected

4.38.C FUNCTIONAL FLOW (water volume test)

Inspected

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

Inspected

4.40.C SERVICE CONDUCTORS TO UNIT

Inspected

4.41.C 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.

4.41.C Item 1(Picture)

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

Inspected

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

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 #1R

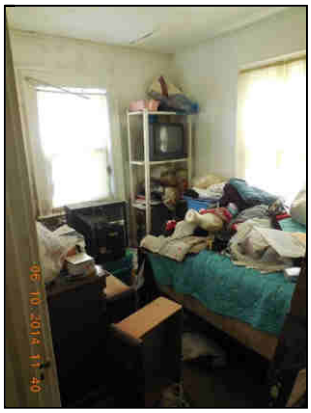
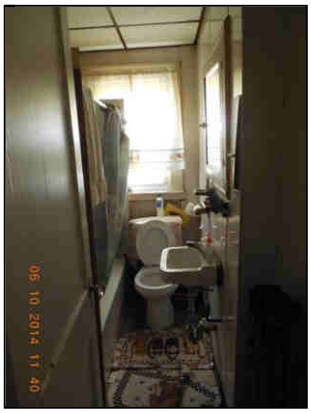
The building inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of cabinets; and A representative number of doors and windows. The building inspector shall observe: Interior water supply and distribution system, including: 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:
Emergency Lighting
Lighting

Entry Doors:
Wood

Refrigerator:
KENMORE

Dishwasher Brand:
NONE

Range/Oven:
UNKNOWN

Exhaust/Range hood:
NONE

Kitchen Cabinetry:
Wood

Countertop:
Laminate

Built in Microwave:
NONE

Disposer Brand:

Trash Compactors:

Interior Ceiling Materials:

NONE

NONE

Plaster on Lath Board

Interior Wall Material:
Plaster on Lath

Interior Floor Covering(s):
Carpet
Linoleum
Wood

Interior Doors:
Wood

Window Types:
Double-Hung

Interior Heat Source:
Steam Radiator

Interior Cooling Source:
None

Ventilation (Bathroom):
Window

Outlet Style (Bathroom):
None

Gas Shut Off Location:
Separate Meter for Unit
Seperate Cutoff located at each Appliance
Basement

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

Panel Location:
Basement

Panel Manufacturer:
Crouse-Hinds

Panel Capacity:
60 AMP

Panel Breaker Size:
60 Amp

Panel Type:
Circuit Breakers

Branch wire 15 and 20 AMP:
Copper

Wiring Methods:
BX
Romex

#1 Sub-Panel Location:
1st Floor

#1 Sub-Panel Manufacturer:
Unknown

#1 Sub-Panel Capacity:
20 AMP

#1 Sub-Panel Main Breaker Size:
20 A

#1 Sub-Panel Type:
Fuses

Heat Type #1:
One Common for all Units
Steam Boiler

Cooling Equipment Type #1:
None

Items

4.0.D DOORS, INTERCOMS & DOORBELLS
Inspected

4.1.D CEILINGS (KITCHEN)
Inspected

4.2.D WALLS (KITCHEN)
Inspected

4.3.D FLOORS (KITCHEN)
Inspected

4.4.D WINDOWS (KITCHEN)
Inspected

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

4.6.D PLUMBING SUPPLY AND FIXTURES (KITCHEN)
Inspected

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

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

4.9.D REFRIGERATOR

Inspected

4.10.D RANGES/OVENS/COOKTOPS

Repair or Replace

The range and oven appears inoperative at time of inspection. The range/oven needs replacement by a qualified contractor.

4.10.D Item 1(Picture)

4.11.D RANGE HOOD / WALL VENT FAN

Not Present

4.12.D MICROWAVE COOKING EQUIPMENT

Not Present

4.13.D DISHWASHER

Not Present

4.14.D FOOD WASTE DISPOSER

Not Present

4.15.D TRASH COMPACTOR

Not Present

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

Repair or Replace

Stains and moisture damage present on the ceilings from moisture leakage past the roof and flashings in the rear of the home. Some repairs to the ceiling area were noted. The ceilings were dry at time of inspection. Repair recommended by a qualified contractor.

4.16.D Item 1(Picture)

4.16.D Item 2(Picture)

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

Repair or Replace

Stains and moisture damage present on the walls from moisture leakage past the roof and flashings in the rear of the home. The walls were dry at time of inspection. Repair recommended by a qualified contractor.

4.17.D Item 1(Picture)


4.17.D Item 2(Picture)


4.17.D Item 3(Picture)

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

Inspected

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

Inspected

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

Repair or Replace

Seals between double pane windows have broken, moisture present obscuring view from windows. Repair of windows is recommended by a qualified window contractor.


4.20.D Item 1 (Picture)


4.20.D Item 2(Picture)

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

Inspected

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

Inspected

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

Repair or Replace

Corrosion around the radiator valve is a sign that the valve is leaking. Repair recommended by a qualified contractor.

4.23.D Item 1(Picture)

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

Not Present

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

Not Present

4.26.D CEILINGS (BATHROOMS)

Inspected

4.27.D WALLS (BATHROOMS)

Inspected

4.28.D FLOORS (BATHROOMS)

Inspected

4.29.D DOORS (BATHROOMS)

Inspected

4.30.D WINDOWS (BATHROOMS)

Inspected

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

Inspected

4.32.D PLUMBING SUPPLY AND FIXTURES (BATHROOMS)

Repair or Replace

(1) The sink basin is loose on the wall. Secure sink basin to the wall to prevent drain leakage and for safety.

4.32.D Item 1(Picture)

(2) The spigot is missing. The bath and shower is unusable until replaced by a plumber.

4.32.D Item 2
(Picture)

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

4.34.D OUTLETS, WALL SWITCHES AND LIGHTS (BATHROOMS)
Inspected

4.35.D VENTILATION (BATHROOM)
Inspected

4.36.D MAIN FUEL SHUT OFF
Inspected

4.37.D MAIN WATER SHUT-OFF DEVICE
Inspected

4.38.D FUNCTIONAL FLOW (water volume test)
Inspected

4.39.D HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS
Inspected

4.40.D SERVICE CONDUCTORS TO UNIT
Inspected

4.41.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.

4.41.D Item 1(Picture)

4.42.D BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Inspected

4.43.D OPERATION OF ELECTRIC PANEL MOUNTED GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

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

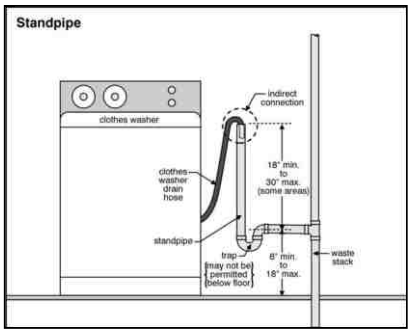
Laundry Room/Area Location: Basement	**Dyer Vent:** Vinyl Flex Hose	**Dryer Power:** 220 VAC
Washer Drain: Other	**Laundry Floor Drain:** Not Present	**Floor:** Cement

Items

5.0 WASHER SUPPLY VALVES, HOSES AND DRAIN

Repair or Replace

Washer drain appears cross connected to the waste drain. Direct drain connections have been known to cause waste back ups into washer. A typical drain connection for a washer is "indirect" or "vented" where the drain spills into a vertical open drain pipe or an open slop sink. Repair recommended for proper orientation and drain operation.



5.0 Item 1(Picture)

5.0 Item 2(Picture)

5.1 SLOP SINK, FAUCET AND DRAIN

Not Present

5.2 DRYER POWER/FUEL AND VENT PIPING

Repair or Replace

(1) Vinyl duct should be replaced with rigid or flexible metal duct. The spiral vinyl duct tends to catch lint more easily and tends to catch fire more easily. Vinyl also becomes brittle with time and may crack which will leak lint, warm humidity and monoxide into the laundry area and home.

(2) The dryer vent line discharges humid warm air to laundry area and interior spaces of home. Warm humid air can lead to mold build up on laundry area surfaces. Repair the vent to discharge to the exterior.

5.2 Item 1(Picture)

5.3 WASHER AND DRYER ELECTRICAL OUTLETS

Inspected

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:
Copper
220 volts

Branch wire 15 and 20 AMP:
Copper

Wiring Methods:
BX
Romex

House Panel Location:
Basement

House Electric Panel Manufacturer:
CROUSE-HINDS

House Panel Capacity:
60 AMP

House Breaker Size:
60 Amp

House Panel Type:
Circuit Breakers

Items

6.0 SERVICE ENTRANCE CONDUCTORS

Inspected

6.1 COMMUNICATION WIRES

Repair or Replace

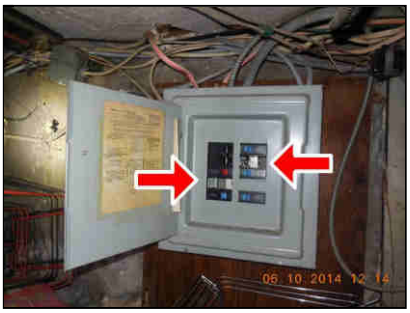
A communication wire has loosened from siding and hangs from roof. Reattach wire to guides and supports to help prevent accidental damage to wires from those maintaining and recreating on lawn.

6.1 Item 1(Picture)

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

Repair or Replace

Circuit breaker "knock-outs" missing where breakers may have been installed. Tools and fingers may come in contact with electrically active circuits though the holes. Breaker blanks, which will cover the circuit breaker holes in the panel, should be installed for electrical safety.



6.2 Item 1(Picture)

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

Inspected

6.4 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Not Present

6.5 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.

6.6 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.

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

Oil Tank Location:
Front Yard

Oil Tank 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

House Water Heater Manufacturer:
GE

House Water Heater Capacity:
40 Gallon (1-2 people)

House Water Heater Age:
12+ Years

House Water Heater Power Source:
Natural Gas

Items

7.0 MAIN WATER SHUT-OFF DEVICE (Describe location)

Inspected

7.1 MAIN & HOUSE FUEL SHUT OFF (Describe Location)

Inspected

7.2 INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Inspected

7.3 FUNCTIONAL FLOW (water volume test)

Inspected

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

Repair or Replace

(1) 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.

(2) The "bonding" wire for the hot to cold water pipes at the hot water is disconnected or missing. If the bond wire is not reattached an electrical shock hazard may become present on all the hot water piping in the home if the hot water piping were to come in contact with active electrical wiring. I recommend the installation of a bond wire by a licensed electrician.

7.4 Item 1(Picture)

(3) The mortar where the flue enters the chimney is cracked and missing. Monoxide may leak into the structure when the hot water heater is operated. Repair and seal mortar around flue and chimney for health and safety.

7.4 Item 2(Picture)

(4) The draft hood on the hot water heater should be fastened to the enclosure to prevent the exhaust flue from coming loose and venting poisonous dangerous carbon monoxide into the interior spaces of the home. Repair recommended by a licensed plumber for safety.

7.4 Item 3(Picture)

(5) The water heater vent pipe is pitched downward which may not allow an effective draft to build to vent the water heater exhaust gas. A buildup of dangerous monoxide gas in the home may result if this installation fails to vent to the chimney. This vent installation is considered a safety hazard until repaired. I recommend that the appliance vent be repaired by a licensed plumber.

7.4 Item 4(Picture)

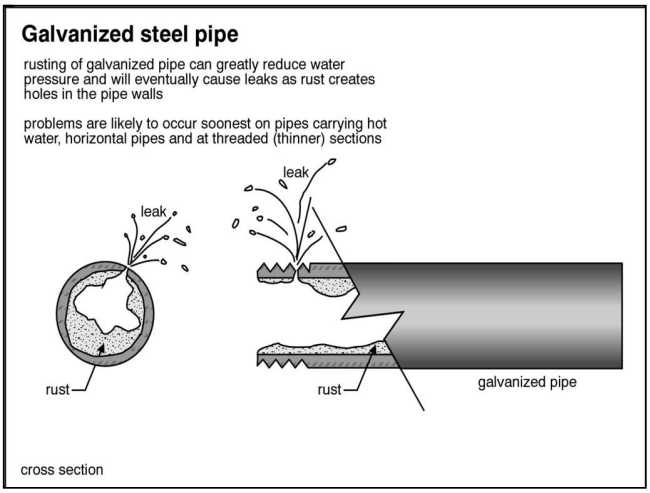
7.5 INTERIOR, PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Repair or Replace

(1) Waste drain pipes have temporary plugs patching corrosion holes. Piping appears to be rusting from the inside out. Recommend evaluation and repair by a licensed plumber.

7.5 Item 1(Picture)

(2) Several waste drain lines are galvanized pipe. Galvanized pipe is know to clog from rust and corrosion from the inside after 30 to 40 years of use. Tubs and sinks were observed to drain slow throughout the home. Evaluation and repair recommended by a qualified licensed plumber.



7.5 Item 2(Picture)

7.5 Item 3(Picture)

7.6 SUMP PUMP

Repair or Replace

Water is present in the sump pit. Water in the sump pit is an indication that the soil around the foundation is moist. I could not tell at time of inspection if this was a high level, low level or normal level of moisture. I recommend the installation of a sump pump to keep moisture from overflowing the sump pit during rainy seasons, especially if the basement is finished.

7.6 Item 1(Picture)

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

Inspected

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

Inspected

7.9 PRESENCE OF OIL TANK (Suspected presence of Exterior or Interior Tank)

Inspected

The oil supply tank is located outside buried in the ground. I recommend performing a tank integrity test to make sure the tank is not leaking. Consider having soil samples taken around the tank to insure that it has not leaked previously. Evaluation recommended by a qualified tank search contractor.

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

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:
UNKNOWN

Heat Type - House:
Steam Boiler

Heating Equipment Energy Source - House:
Oil

Heat Equipment Age - House:
20+ Years

Central Air Manufacturer - House:
NONE

Items

8.0 HEATING EQUIPMENT / AIR HANDLER

Repair or Replace

The boiler is inoperative at time of inspection. The boiler appears to need replacement. Replacement recommended by a qualified contractor.

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

Inspected

8.2 HUMIDIFIER

Not Present

8.3 COOLING EQUIPMENT / AIR HANDLER

Not Present

8.4 NORMAL OPERATING CONTROLS

Not Inspected

8.5 AUTOMATIC SAFETY CONTROLS

Not Inspected

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

Repair or Replace

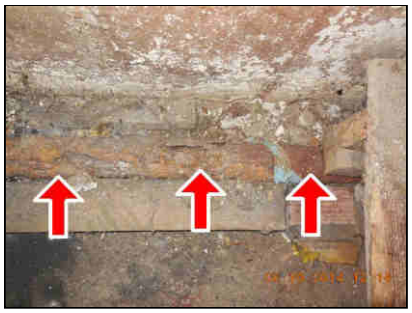
(1) The steam vent at the end of the distribution loop appears to continually hiss and does not close during heating system operation. Recommend replacement of the steam vent.

8.6 Item 1(Picture)

(2) Steam distribution piping in the basement has leaked and rusted through in several areas. Repair recommended by a qualified contractor to help prevent steam loss and equal distribution of heat when the system is operated.

8.6 Item 2(Picture)

8.6 Item 3(Picture)



8.6 Item 4(Picture)

8.7 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

Not Present

8.8 GAS/LP FIRELOGS AND FIREPLACES

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
Masonry Block

Basement/Lower Level Floor:
Concrete

Floor Structure:
2 X 10

Floor System Insulation:
NONE

Wall Structure:
2 X 4 Wood

Basement Ventilation:
Windows

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.)

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 Item 1(Picture)

(2) Mold deposits present on stored items, walls and baseboard surfaces throughout lower basement area. We did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture. I recommend that you consult with a mold remediation contractor to determine the best way to prevent further mold buildup in basement area.

Paneling and stud walls appear mounted directly to foundation walls. Block walls and mortar are porous by nature and will tend to hold a similar moisture content to the earth surrounding the foundation. Moisture captured in foundation wall will evaporate into the interior spaces of basement causing a buildup in humidity. The humidity will be trapped behind the walls which may sometimes lead to damage from rot and the build up of mold. Moisture stains on the walls and a musty moldy smell near the walls would be the first signs of moisture and mold build up.

Leaders that carry rain water away from foundations, grading that slopes away from foundations, french drains, basement dehumidifiers, breathing spaces behind finished basement walls and moisture barriers between concrete slab and flooring can be used to help control humidity and moisture in basement areas.

9.0 Item 2(Picture)

9.0 Item 3(Picture)

9.0 Item 4(Picture)

9.0 Item 5(Picture)

9.0 Item 6(Picture)

(3) Moisture puddles and efflorescence appear concentrated along the foundation where the local grading is pitched towards the foundation and the downspouts/leaders appear to be puddling against foundation. The local earth needs to be regraded to pitch away from the foundation. I recommend installing and/or extending leaders to help carry rain water and snow melt away from foundation. Installation of a french drains and a sump pump would also help with moisture control in the basement area. Regrading and installation of french drains recommended by qualified contractors.

9.0 Item 7(Picture)

9.0 Item 8(Picture)

9.0 Item 9(Picture)

9.0 Item 10(Picture)

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

Not Present

9.2 VENTILATION OF FOUNDATION AREAS (crawlspace or basement)

Inspected

9.3 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

Inspected

9.4 DEHUMIDIFIER IN BASEMENT / GROUND FLOOR

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 FLOORS (Structural, Beams, Joist, etc.)

Inspected

9.6 WALLS Finished and Structural

Inspected

9.7 CEILINGS (structural)

Inspected

9.8 COLUMNS OR PIERS

Not Present

9.9 BASEMENT/CRAWLSPACE FLOOR (Concrete Slab)

Inspected

9.10 BASEMENT DOOR (To Interior of Building)

Inspected

9.11 BASEMENT STAIRS & RAILINGS

Inspected

9.12 BASEMENT WINDOWS

Inspected

9.13 BASEMENT/CRAWLSPACE OUTLETS, SWITCHES, LIGHTING AND WIRING

Repair or Replace

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.

9.13 Item 1(Picture)

9.14 BASEMENT INSTALLED HEAT SOURCE

Not Present

9.15 BASEMENT STAIRWELL, DRAIN AND DOOR

Not Present

9.16 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/

9.16 Item 1(Picture)

9.16 Item 2(Picture)

9.16 Item 3(Picture)

9.16 Item 4(Picture)

9.16 Item 5(Picture)

9.16 Item 6(Picture)

9.16 Item 7(Picture)

9.16 Item 8(Picture)

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

760 West Shore Trail
Sparta, NJ 07871
201-263-0040
www.allinonehomeinspection.com
customerexperience@allinonehomeinspection.com

Customer
Multi-Family Report

Address
Address
City NJ

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

(1) The Aluminum siding is damaged from impacts. I recommend repair by a qualified contractor in order to prevent damage causing insects, vegetation and moisture from entering behind siding.
$750 - $1,500

(2) Aluminum siding has a loose panel. Panels need to be interlocked, put back in place (repaired) to prevent damage to siding from wind, ingress of moisture or ingress of insects.
$100 - $250

(3) The hole in siding needs closing off with sealant or liquid foam where compressor lines enter the building to prevent the ingress of moisture, insects and vermin.
<$75

(4) Gaps between siding and trim should be caulked or sealed to prevent insects, vermin and moisture from entering past siding to interior spaces of home. Repair recommend by a qualified person.
$75 - $150

1.1 EAVES, SOFFITS AND FASCIAS

Repair or Replace

The eave trim is loose. Refasten trim to prevent ingress of moisture and insects to interior spaces.
$100 - $250

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

Repair or Replace

Outlet is reverse polarity. This is considered a safety hazard until repaired. Repair recommended by a licensed electrician.
$75 - $150

1.5 WINDOWS (Exterior)

Repair or Replace

(1) Gaps between the siding and window frames/sills present. Caulk and seal cracks and gaps to prevent the ingress of moisture, vermin and insects.
$300 - $600

(2) Dirt and debris are piled against the window. Debris can trap moisture against window that may leak into basement. Debris may harbor insects that attack the wood frames or sill joists around windows. I recommend removing debris around the window.
$100 - $250

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

Repair or Replace

Water from downspout discharges across driveway. Water on driveway can freeze in the winter causing slip and stumble hazards. Move downspout discharge point or install underground leaders to help prevent ice on driveway walk areas.
$200 - $400

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

Repair or Replace

(1) There is a negative slope of the walk in the front that puddles water. I recommend correcting the slope of the walk to drain water away. Repair by a qualified contractor.
$500 - $1,000

(2) Several areas have a neutral or negative grade towards foundation. Rain water in these areas will run along foundation, pocket and/or puddle against foundation resulting in leakage to the basement area. I recommend regrading and improving drainage by a qualified irrigation and landscaping contractor to carry rain water away from siding and foundation.
$1,000 - $2,000

2. Roofing, Roof Structure, Chimneys, and Attic

2.0 ROOF COVERINGS

Repair or Replace

(1) The roof shingles are chipped, cracked and/or broken in several areas on the roof. I recommend repairs by a qualified roofing contractor to help prevent moisture leakage.
$500 - $1,000

(2) Open gaps and cracks at seams of roll roofing are prone to the ingress of moisture. Seal and patch gaps to prevent the ingress of damage causing moisture to attic and interior spaces of home.
$75 - $150

2.1 ROOF FLASHINGS

Repair or Replace

The asphalt patch over the roof flashing is cracked and may be prone to leaking. I recommend repair by a qualified chimney contractor.
$200 - $400

2.4 ROOF DRAINAGE SYSTEMS

Repair or Replace

(1) Downspouts are crushed and may clog. Gutters may overflow and drain/splash against foundation in rain storms. Puddling water against foundation may leak into basement causing moisture damage. Downspout repair is recommended.
$75 - $150

(2) Drainage around downspout and leader appears to puddle against foundation. Puddling against foundation can cause damage to structure and leakage into basement or crawlspace areas. Recommend regrading earth around structure and/or extending leaders to carry rain water further from foundation area.
$300 - $600

(3) The gutters are full of debris in areas and needs to be cleaned. Debris in gutters are blocking downspouts, causing gutter overflows and rain splatter onto siding and foundation. Cleaning of gutters is recommended to prevent unwanted water damage to exterior and interior of home. Consider installing gutter guards to help prevent build up of debris in gutters.
$75 - $150

2.5 CHIMNEYS (EXTERIOR)

Repair or Replace

(1) An abandoned antenna mast is present attached to the side of the home. The mast is bent and broken. The mast should be removed before it damages roof and chimney.
$75 - $150

(2) Consider installing a flue cap to prevent the ingress of moisture, debris and vermin.
$100 - $250

(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.
$100 - $250

(4) The chimney flashing is loose and has gaps where moisture may enter and leak into the attic and interior spaces of home. Flashing repair recommended by a qualified roofing contractor or masonry contractor.
$100 - $250

2.7 ROOF STRUCTURE (report leak signs or condensation)

Repair or Replace

(1) Vermin nests present in attic under gable vents. I recommend cleaning out nests for health and safety. Vents may need repair to help prevent moisture leakage.
$100 - $250

(2) Cross-bridging is loose and missing in several places. Loose cross-bridging can lead to twisting joints. I recommend a qualified contractor refasten the cross bridging on the roof rafters.
$200 - $400

2.9 INSULATION

Repair or Replace

Attic insulation is missing between ceiling joists in the right side attic. For best operating efficiency of the heating and cooling systems insulation should cover the ceilings of the living spaces in the home. I recommend the installation of insulation in attic spaces.
$750 - $1,500

3. Common Areas

3.0 CEILINGS

Repair or Replace

Ceiling damaged from moisture penetration. The roof appears to have leaked on the ceiling in various places at one time. The ceilings appeared dry at time of inspection. Repair recommended by a qualified contractor.
$200 - $400

3.6 STEPS, STAIRWAYS, BALCONIES AND RAILINGS (INTERIOR)

Repair or Replace

The stair railings are loose. The railings should be repaired to prevent falling and tripping hazards.
$100 - $250

3.7 OUTLETS, LIGHT FIXTURES AND WALL SWITCHES

Repair or Replace

(1) Cover plate missing from junction box. Exposed wiring present. Replace cover plate for electrical safety.
$75 - $150

(2) The emergency light was inoperative at time of inspection. Repair recommended for building safety.
$100 - $250

4(A) . Unit #2L

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

Repair or Replace

Stains and moisture damage present on the ceilings from moisture leakage past the roof and flashings in the rear of the home. Some repairs to the ceiling area were noted. The ceilings were dry at time of inspection. Repair recommended by a qualified contractor.
$300 - $600

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

Repair or Replace

Stains and moisture damage present on the walls from moisture leakage past the roof and flashings in the rear of the home. Some repairs to the ceiling area were noted. The ceilings were dry at time of inspection. Repair recommended by a qualified contractor.
$300 - $600

4.17.A PLUMBING SUPPLY AND FIXTURES (BATHROOMS)

Repair or Replace

The bathtub has a hole near the overflow that will pass moisture with every bath or shower. The tub needs replacement by a qualified contractor.
$1,000 - $2,000

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

Repair or Replace

There is no outlet found in bath. I recommend a duplex GFCI outlet be installed by a licensed electrician.
$100 - $250

4.25.A MAIN AND SUBPANELS, MAIN OVERCURRENT DEVICE, SERVICE AND GROUNDING EQUIPMENT

Repair or Replace

Rust is present in the bottom of 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.
$200 - $400

4(B) . Unit #2R

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

Repair or Replace

Stains and moisture damage present on the ceilings from moisture leakage past the roof and flashings in the rear of the home. Some repairs to the ceiling area were noted. The ceilings were dry at time of inspection. Repair recommended by a qualified contractor.
$300 - $600

4.26.B CEILINGS (BATHROOMS)

Repair or Replace

The ceiling is damaged from exposure to high humidity from the bath and a lack of ventilation. A ceiling exhaust fan should be installed and the ceiling painted with an antibacterial paint.
$300 - $600

4.32.B PLUMBING SUPPLY AND FIXTURES (BATHROOMS)

Repair or Replace

Sink faucet is dripping. The flow of water will not shut off. Repair valves to prevent unwanted dripping of water and to prevent possible sink overflows from accidental sink clogging.
$100 - $250

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

Repair or Replace

(1) The tub is draining slowly. The tub drain needs cleaning or repair by a qualified licensed plumber.
$300 - $600

(2) 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.
$100 - $250

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

Repair or Replace

There is no outlet found in bath. I recommend a duplex GFCI outlet be installed by a licensed electrician.
$100 - $250

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

Repair or Replace

(1) 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.
$300 - $600

4(C) . Unit #1L

4.26.C CEILINGS (BATHROOMS)

Repair or Replace

The ceiling is damaged from leakage in the overlying bathroom. The ceilings appeared dry at time of inspection. Ceilings need repair by a qualified contractor.
$750 - $1,500

4.28.C FLOORS (BATHROOMS)

Repair or Replace

The bathroom subfloors appear soft and rotted near tub, sink cabinet and toilet. The subflooring will probably need replacement to be able to apply new bathroom flooring.
$750 - $1,500

4.32.C PLUMBING SUPPLY AND FIXTURES (BATHROOMS)

Repair or Replace

Sink faucet is dripping. The flow of water will not shut off. Repair valves to prevent unwanted dripping of water and to prevent possible sink overflows from accidental sink clogging.
$200 - $400

4.33.C 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.
$100 - $250

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

Repair or Replace

I recommend having Ground Fault Circuit Interrupter (GFCI) outlets installed by an electrician for electrical safety when working around the home's exterior.
$75 - $150

4.41.C 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.
$300 - $600

4(D) . Unit #1R

4.10.D RANGES/OVENS/COOKTOPS

Repair or Replace

The range and oven appears inoperative at time of inspection. The range/oven needs replacement by a qualified contractor.
$500 - $1,000

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

Repair or Replace

Stains and moisture damage present on the ceilings from moisture leakage past the roof and flashings in the rear of the home. Some repairs to the ceiling area were noted. The ceilings were dry at time of inspection. Repair recommended by a qualified contractor.
$300 - $600

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

Repair or Replace

Stains and moisture damage present on the walls from moisture leakage past the roof and flashings in the rear of the home. The walls were dry at time of inspection. Repair recommended by a qualified contractor.
$300 - $600

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

Repair or Replace

Seals between double pane windows have broken, moisture present obscuring view from windows. Repair of windows is recommended by a qualified window contractor.
$300 - $600

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

Repair or Replace

Corrosion around the radiator valve is a sign that the valve is leaking. Repair recommended by a qualified contractor.
$200 - $400

4.32.D PLUMBING SUPPLY AND FIXTURES (BATHROOMS)

Repair or Replace

(1) The sink basin is loose on the wall. Secure sink basin to the wall to prevent drain leakage and for safety.
$300 - $600

(2) The spigot is missing. The bath and shower is unusable until replaced by a plumber.
$100 - $250

4.41.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.
$300 - $600

5. Laundry Room or Area

5.0 WASHER SUPPLY VALVES, HOSES AND DRAIN

Repair or Replace

Washer drain appears cross connected to the waste drain. Direct drain connections have been known to cause waste back ups into washer. A typical drain connection for a washer is "indirect" or "vented" where the drain spills into a vertical open drain pipe or an open slop sink. Repair recommended for proper orientation and drain operation.
$200 - $400

5.2 DRYER POWER/FUEL AND VENT PIPING

Repair or Replace

(1) Vinyl duct should be replaced with rigid or flexible metal duct. The spiral vinyl duct tends to catch lint more easily and tends to catch fire more easily. Vinyl also becomes brittle with time and may crack which will leak lint, warm humidity and monoxide into the laundry area and home.
$75 - $150

(2) The dryer vent line discharges humid warm air to laundry area and interior spaces of home. Warm humid air can lead to mold build up on laundry area surfaces. Repair the vent to discharge to the exterior.
$200 - $400

6. Electrical System for Building

6.1 COMMUNICATION WIRES

Repair or Replace

A communication wire has loosened from siding and hangs from roof. Reattach wire to guides and supports to help prevent accidental damage to wires from those maintaining and recreating on lawn.
$100 - $250

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

Repair or Replace

Circuit breaker "knock-outs" missing where breakers may have been installed. Tools and fingers may come in contact with electrically active circuits though the holes. Breaker blanks, which will cover the circuit breaker holes in the panel, should be installed for electrical safety.
$50 - $100

6.5 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.

6.6 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.

7. Plumbing System for Building

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

Repair or Replace

(1) 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.
$750 - $1,500

(2) The "bonding" wire for the hot to cold water pipes at the hot water is disconnected or missing. If the bond wire is not reattached an electrical shock hazard may become present on all the hot water piping in the home if the hot water piping were to come in contact with active electrical wiring. I recommend the installation of a bond wire by a licensed electrician.
$50 - $100

(3) The mortar where the flue enters the chimney is cracked and missing. Monoxide may leak into the structure when the hot water heater is operated. Repair and seal mortar around flue and chimney for health and safety.
$50 - $100

(4) The draft hood on the hot water heater should be fastened to the enclosure to prevent the exhaust flue from coming loose and venting poisonous dangerous carbon monoxide into the interior spaces of the home. Repair recommended by a licensed plumber for safety.
$100 - $250

(5) The water heater vent pipe is pitched downward which may not allow an effective draft to build to vent the water heater exhaust gas. A buildup of dangerous monoxide gas in the home may result if this installation fails to vent to the chimney. This vent installation is considered a safety hazard until repaired. I recommend that the appliance vent be repaired by a licensed plumber.
$200 - $400

7.5 INTERIOR, PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Repair or Replace

(1) Waste drain pipes have temporary plugs patching corrosion holes. Piping appears to be rusting from the inside out. Recommend evaluation and repair by a licensed plumber.
$500 - $1,000

(2) Several waste drain lines are galvanized pipe. Galvanized pipe is know to clog from rust and corrosion from the inside after 30 to 40 years of use. Tubs and sinks were observed to drain slow throughout the home. Evaluation and repair recommended by a qualified licensed plumber.
$750 - $1,500

7.6 SUMP PUMP

Repair or Replace

Water is present in the sump pit. Water in the sump pit is an indication that the soil around the foundation is moist. I could not tell at time of inspection if this was a high level, low level or normal level of moisture. I recommend the installation of a sump pump to keep moisture from overflowing the sump pit during rainy seasons, especially if the basement is finished.
$300 - $600

7.9 PRESENCE OF OIL TANK (Suspected presence of Exterior or Interior Tank)

Inspected

The oil supply tank is located outside buried in the ground. I recommend performing a tank integrity test to make sure the tank is not leaking. Consider having soil samples taken around the tank to insure that it has not leaked previously. Evaluation recommended by a qualified tank search contractor.
$300 - $600

8. Heating / Central Air Conditioning

8.0 HEATING EQUIPMENT / AIR HANDLER

Repair or Replace

The boiler is inoperative at time of inspection. The boiler appears to need replacement. Replacement recommended by a qualified contractor.
$5,000 - $10,000

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 vent at the end of the distribution loop appears to continually hiss and does not close during heating system operation. Recommend replacement of the steam vent.
$75 - $150

(2) Steam distribution piping in the basement has leaked and rusted through in several areas. Repair recommended by a qualified contractor to help prevent steam loss and equal distribution of heat when the system is operated.
$750 - $1,500

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) Mold deposits present on stored items, walls and baseboard surfaces throughout lower basement area. We did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture. I recommend that you consult with a mold remediation contractor to determine the best way to prevent further mold buildup in basement area.

Paneling and stud walls appear mounted directly to foundation walls. Block walls and mortar are porous by nature and will tend to hold a similar moisture content to the earth surrounding the foundation. Moisture captured in foundation wall will evaporate into the interior spaces of basement causing a buildup in humidity. The humidity will be trapped behind the walls which may sometimes lead to damage from rot and the build up of mold. Moisture stains on the walls and a musty moldy smell near the walls would be the first signs of moisture and mold build up.

Leaders that carry rain water away from foundations, grading that slopes away from foundations, french drains, basement dehumidifiers, breathing spaces behind finished basement walls and moisture barriers between concrete slab and flooring can be used to help control humidity and moisture in basement areas.

$2,000 - $4,000

(3) Moisture puddles and efflorescence appear concentrated along the foundation where the local grading is pitched towards the foundation and the downspouts/leaders appear to be puddling against foundation. The local earth needs to be regraded to pitch away from the foundation. I recommend installing and/or extending leaders to help carry rain water and snow melt away from foundation. Installation of a french drains and a sump pump would also help with moisture control in the basement area. Regrading and installation of french drains recommended by qualified contractors.
$3,000 - $6,000

9.4 DEHUMIDIFIER IN BASEMENT / GROUND FLOOR

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.
$300 - $600

9.13 BASEMENT/CRAWLSPACE OUTLETS, SWITCHES, LIGHTING AND WIRING

Repair or Replace

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.
$100 - $250

9.16 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/
$2,000 - $4,000

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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