

Next Day Inspect

Commercial Inspection Report



111 SAMPLE AVE, SAMPLE, DC 00001
Inspection prepared for: SAMPLE SAMPLE
Date of Inspection: 2/27/2025 Time: 9:00 AM
Year Built: 1930 Size (Sqft): 11800
Weather: Morning rain 60 degrees F

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Report Summary

| Safety | | |
|------------------------------|---------------------|--|
| Property & Building Exterior | | |
| Page 15 Item: 4 | Walkways | <ul style="list-style-type: none"> • Deteriorated joists and joist hangers noted on wood walkway. Recommend repair. |
| Page 18 Item: 6 | Lighting and Signs | <ul style="list-style-type: none"> • Loose fixture noted at the front of the building. Recommend repair. |
| Page 22 Item: 9 | Doors | <ul style="list-style-type: none"> • Emergency egress door opened into wall pack light. Recommend review and repair for safety. |
| Electrical | | |
| Page 43 Item: 4 | Main Disconnect | <ul style="list-style-type: none"> • The main disconnect panel's dead front was not attached. Recommend securing for safety. • Federal Pacific main panel noted. Federal Pacific panels were discontinued in the early 1980's due to concerns with breakers malfunctioning. Recommend updating panel for safety. |
| Page 44 Item: 5 | Panels | <ul style="list-style-type: none"> • Panel screws were missing on some panels. Replace screws for safety. |
| Page 46 Item: 7 | Labeling | <ul style="list-style-type: none"> • Several breaker descriptions were vague and some legends were not legible. Recommend contacting a licensed electrician to evaluate and correct the issue. |
| Page 47 Item: 8 | Lighting / Switches | <ul style="list-style-type: none"> • Light fixtures in the basement and in the third floor mechanicals room were loose. Recommend repair by a licensed electrician. • Cover plate was missing on the basement light switch. Recommend replacing for safety. |
| Page 49 Item: 9 | Outlets / GFCI | <ul style="list-style-type: none"> • Loose and missing outlet covers noted in several areas. Recommend replacing covers for safety. • Outlet on the third level did not operate. Recommend review and repair by a licensed electrician. |
| Page 51 Item: 10 | Cables / Wiring | <ul style="list-style-type: none"> • Gutter trough on the basement level did not close. Recommend repair. • Open junction box noted in the third floor mechanicals room. Recommend replacing cover. |
| Page 53 Item: 11 | Smoke Detectors | <ul style="list-style-type: none"> • Smoke detectors were missing on the main level hallway. Recommend installing. |
| HVAC System 3 | | |
| Page 73 Item: 9 | Venting Condition | <ul style="list-style-type: none"> • The vent pipe was not sealed at the chimney penetration. Recommend repair. |

| Fire Safety | | |
|------------------|--------------------|--|
| Page 86 Item: 1 | Fire Alarm System | <ul style="list-style-type: none"> • No fire alarm panel observed. Emergency lighting and heat detectors noted. Recommend further review by a qualified contractor. • Several heat detectors were painted. Recommend replacing. • No alarm pull stations observed at the egress doors in the basement or at the back of the building. Recommend repair. |
| Page 89 Item: 3 | Emergency Lighting | <ul style="list-style-type: none"> • Emergency lights were broken or inoperable. Recommend repair. |
| Page 91 Item: 4 | Exit Signage | <ul style="list-style-type: none"> • Exit and directional signs were missing in several locations. Recommend repair. |
| Page 93 Item: 5 | Exit Doors | <ul style="list-style-type: none"> • Main level exit sign at back of building did not illuminate. Recommend repair. • Basement level back exit sign was hidden by open door to room. Recommend relocating sign. |
| Kitchen | | |
| Page 97 Item: 6 | Outlets & GFCI | <ul style="list-style-type: none"> • Open electrical boxes observed under kitchen sink. Recommend repair. |
| Bathrooms | | |
| Page 107 Item: 9 | GFCI | <ul style="list-style-type: none"> • No GFCI outlet noted on third floor bathroom. Recommend installing to meet current safety standards. |
| Stairs | | |
| Page 122 Item: 1 | Stairs | <ul style="list-style-type: none"> • Loose spindles noted at basement level stairs. Recommend repair. • Hand and guardrail heights did not meet current standard of 34" - 38". |

Repair

| Property & Building Exterior | | |
|------------------------------|-----------------------|--|
| Page 14 Item: 1 | Drainage | <ul style="list-style-type: none"> • Loose drain cover noted. Secure or replace as needed. |
| Page 14 Item: 2 | Landscaping and Walls | <ul style="list-style-type: none"> • Damaged landscaping curb noted. Repair or replace as needed. |
| Page 15 Item: 4 | Walkways | <ul style="list-style-type: none"> • Cracked tiles noted on the front door landing. Recommend repair or replace as needed. • Some joists were not properly supported. Recommend review and repair as needed. |
| Page 17 Item: 5 | Stairs | <ul style="list-style-type: none"> • Surface deterioration noted on stair walls. Recommend repair. • Cracked tiles noted on steps. Repair or replace as needed. • Deteriorated concrete noted on back stairs. Recommend repair. |
| Page 20 Item: 7 | Cables and Outlets | <ul style="list-style-type: none"> • Conduit was loose and disconnected in several areas. Recommend repair. • Corroded conduit noted on the roof. Recommend review and repair as needed. |

| | | |
|------------------|----------------------------|--|
| Page 21 Item: 8 | Cladding | <ul style="list-style-type: none"> Cracked bricks noted at the front of the building. Recommend review and repair as needed by a qualified contractor. Hole noted at the back of the building near the roof. Nesting material observed inside hole. Recommend repair. |
| Page 22 Item: 9 | Doors | <ul style="list-style-type: none"> Front door was missing the handle set. Recommend repair. Minor corrosion noted on the metal exterior doors. Repair and seal as needed. |
| Page 24 Item: 10 | Windows | <ul style="list-style-type: none"> Hole noted in fourth level window. Possible opening for vent. Recommend repair or replace as needed. |
| Roof | | |
| Page 28 Item: 2 | Roofing Condition | <ul style="list-style-type: none"> Corrosion noted on areas of the roof. No holes observed. Recommend further review and repair as needed. The roof penetration of the AC electrical cables and refrigerant lines was sealed with spray foam. Recommend installing line set flashing to better prevent water penetration. Several slate tiles on the front dormer windows were broken or loose. Recommend repair by a qualified contractor. |
| Page 30 Item: 4 | Vents | <ul style="list-style-type: none"> Deteriorated sealant noted on plumbing vents. Recommend repair. Corroded exhaust vents noted. Recommend review and replace as needed. |
| Page 31 Item: 5 | Gutters / Drainage | <ul style="list-style-type: none"> Gutter appeared to sag. Standing water noted in gutter. Recommend repair. |
| Page 32 Item: 6 | Flashing | <ul style="list-style-type: none"> Deteriorated sealant noted at flashing seams and fasteners. Loose fasteners and flashing noted. Recommend repair. |
| Page 34 Item: 7 | Eaves and Rakes | <ul style="list-style-type: none"> Peeling paint and wood deterioration noted on front eaves. Recommend repair. |
| Page 35 Item: 9 | Chimney | <ul style="list-style-type: none"> Open flues noted at the front chimney. Recommend repair by a qualified contractor. Gaps noted around the rain cap flashing. Recommend repair by a qualified contractor. Deteriorated mortar and sealant noted on the chimney crown of the back chimney. Recommend repair. |
| Page 37 Item: 10 | Furnace Flue | <ul style="list-style-type: none"> Furnace flue rain cap did not fit the tile flue. Gaps noted. Recommend review and repair as needed. |
| Foundation | | |
| Page 39 Item: 1 | Perimeter and Walls | <ul style="list-style-type: none"> Efflorescence observed on exterior foundation walls. Moisture indicated when tested on several areas. Recommend further review and repair by a qualified contractor. |
| Electrical | | |
| Page 42 Item: 2 | Service Entrance Equipment | <ul style="list-style-type: none"> Fuse box noted. These are not designed to meet modern electrical loads. Recommend updating. |

| | | |
|------------------|------------------|--|
| Page 49 Item: 9 | Outlets / GFCI | <ul style="list-style-type: none"> • Outlet on fourth floor was obstructed. Recommend replacing by a licensed electrician. • Open ground noted on outlet on the second level. Recommend repair. • Wall outlet observed being used as a floor outlet on the first floor. Recommend repair. |
| Page 51 Item: 10 | Cables / Wiring | <ul style="list-style-type: none"> • Corroded and loose conduit noted at the basement level. Recommend review and repair as needed. |
| Plumbing | | |
| Page 56 Item: 2 | Water Spigots | <ul style="list-style-type: none"> • Water spigot in the basement did not work. Repair or replace as needed. • Utilities sink on the third floor was missing a leg. Repair or replace as needed. |
| Water Heater | | |
| Page 61 Item: 8 | Combustion | <ul style="list-style-type: none"> • Orange flames noted. This is an indication of incomplete combustion. Recommend further review and repair by a licensed plumber. |
| Page 61 Item: 9 | Base | <ul style="list-style-type: none"> • Overflow pan and drain were missing. Recommend installing to prevent damage to finished areas. |
| HVAC System 1 | | |
| Page 62 Item: 2 | Refrigerant Line | <ul style="list-style-type: none"> • Deteriorated insulation noted on the exterior and interior refrigerant lines. Recommend repair. |
| Page 62 Item: 3 | Thermostat | <ul style="list-style-type: none"> • The thermostat was not functional at the time of inspection. Recommend review and repair as needed by a HVAC contractor. |
| HVAC System 2 | | |
| Page 68 Item: 6 | HVAC Filter | <ul style="list-style-type: none"> • Filter door was missing. Recommend installing to prevent debris from entering HVAC unit. |
| HVAC System 3 | | |
| Page 70 Item: 2 | Refrigerant Line | <ul style="list-style-type: none"> • Gaps noted in the refrigerate line insulation at the indoor unit. Recommend repair. |
| Page 70 Item: 3 | Thermostat | <ul style="list-style-type: none"> • Thermostat was not functioning at the time of inspection. Recommend review and repair as needed by a HVAC contractor. |
| Page 71 Item: 5 | HVAC Enclosure | <ul style="list-style-type: none"> • Corrosion noted at the heat exchanger. Recommend service by a HVAC contractor. |
| Page 73 Item: 8 | HVAC Filter | <ul style="list-style-type: none"> • Filter door was missing. Recommend installing to prevent debris from entering HVAC unit. |
| HVAC System 4 | | |
| Page 75 Item: 2 | Refrigerant Line | <ul style="list-style-type: none"> • Deteriorated and missing insulation noted on the roof and at the indoor unit. Recommend repair or replace as needed. |
| Page 77 Item: 6 | HVAC Filter | <ul style="list-style-type: none"> • Filter and door were missing. Recommend installing to prevent debris from entering HVAC unit. |

| HVAC System 5 | | |
|-------------------|--------------------|---|
| Page 79 Item: 2 | Refrigerant Line | <ul style="list-style-type: none"> • Deteriorated and missing insulation noted on the roof and at the indoor unit. Recommend repair or replace as needed. |
| Page 79 Item: 3 | Thermostat | <ul style="list-style-type: none"> • The thermostat did not operate properly at the time of inspection. Possible low battery. Recommend review and repair as needed. |
| Page 81 Item: 6 | HVAC Filter | <ul style="list-style-type: none"> • Filter door was missing. Recommend installing to prevent debris from entering HVAC unit. • Filter was dirty and appeared to be oversized. Recommend replacing. |
| Page 82 Item: 8 | Wiring | <ul style="list-style-type: none"> • Loose electrical box cover noted at indoor unit. Recommend repair. |
| Fire Safety | | |
| Page 86 Item: 1 | Fire Alarm System | <ul style="list-style-type: none"> • Unsecured heat detector observed in the fourth floor mechanicals room. Recommend repair. |
| Page 89 Item: 3 | Emergency Lighting | <ul style="list-style-type: none"> • The exit sign lighting turned off when testing the frog lights on the combination units. Recommend repair. |
| Page 93 Item: 5 | Exit Doors | <ul style="list-style-type: none"> • Front basement level egress door auto-closure was broken. Recommend repair. |
| Kitchen | | |
| Page 96 Item: 4 | Floor | <ul style="list-style-type: none"> • Loose and lifted tiles noted. Efflorescence observed. Area tested dry. Repair or replace tiles as needed. |
| Page 99 Item: 11 | Dishwasher | <ul style="list-style-type: none"> • Dishwasher made irregular noise when started. Old unit noted. Recommend repair or replace as needed. • Dishwasher drain hose was missing the high loop to prevent backflow. Recommend repair. |
| Page 100 Item: 12 | Refrigerator | <ul style="list-style-type: none"> • Refrigerator was warm at the time of inspection. Repair or replace as needed. |
| Bathrooms | | |
| Page 102 Item: 2 | Doors | <ul style="list-style-type: none"> • Fourth floor bathroom door knob was loose. Recommend repair. |
| Page 102 Item: 3 | Ceiling | <ul style="list-style-type: none"> • Stains and holes noted on the main floor bathroom ceiling. Area tested dry. Recommend repair. |
| Page 103 Item: 5 | Walls | <ul style="list-style-type: none"> • Peeling paint noted on the second floor bathroom wall. Area tested dry. Recommend repair. • Peeling wall paper noted on the main level bathroom wall. Recommend repair. |
| Page 104 Item: 7 | Floor | <ul style="list-style-type: none"> • Missing tiles noted on the fourth floor bathroom floor. Sub floor appeared uneven. Recommend review and repair as needed. • Lifted vinyl tiles noted on the third floor bathroom floor. Recommend repair or replace as needed. |
| Page 105 Item: 8 | Electrical | <ul style="list-style-type: none"> • Electric baseboard heaters on the second and third floors did not work. Repair or replace as needed. |

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|-------------------|-----------------|--|
| Page 107 Item: 9 | GFCI | <ul style="list-style-type: none"> • GFCI outlet on the fourth floor operated with light switch. Recommend repair. |
| Page 109 Item: 11 | Toilet | <ul style="list-style-type: none"> • Fourth floor toilet tank did not completely fill. Review and repair as needed. |
| Page 110 Item: 13 | Plumbing | <ul style="list-style-type: none"> • Supply shut off valve was missing on the third floor toilet. Recommend repair. |
| Ceilings | | |
| Page 112 Item: 1 | Ceilings | <ul style="list-style-type: none"> • Several ceiling tiles in the basement were stained. AC refrigerant line noted above tiles. No active leak noted at the time of the inspection. Recommend review refrigerant line for defects and replacing tiles. • Loose ceiling tiles noted in the basement. Secure or replace as needed. • Peeling wallpaper noted on fourth floor. Areas tested dry. Repair or replace wallpaper as needed. • Cracked and peeling drywall tape noted in several areas on third floor. Recommend repair. • Peeling paint and cracks noted in several areas. Recommend repair. |
| Walls | | |
| Page 114 Item: 1 | Interior Walls | <ul style="list-style-type: none"> • Efflorescence noted on interior basement wall. Moisture indicated when tested. Recommend review and repair as needed. • Cracks and peeling paint noted in several areas. Recommend repair. |
| Windows | | |
| Page 116 Item: 1 | Windows | <ul style="list-style-type: none"> • Several windows did not open when tested. Review and repair as needed. |
| Doors | | |
| Page 118 Item: 1 | Interior Doors | <ul style="list-style-type: none"> • Several door knobs were loose. Recommend repair. • Metal doors with weatherstripping dragged across the flooring. Recommend adjust or repair as needed. • One or more doors were misaligned and did not latch. Adjust or repair as needed. |
| Floors | | |
| Page 120 Item: 1 | Interior Floors | <ul style="list-style-type: none"> • Fourth floor sub floor was not level. Recommend review and repair as needed. • Damage noted on the hardwood in several areas. Recommend repair or replace affected areas as needed. |
| Fireplaces | | |
| Page 125 Item: 2 | Dampers | <ul style="list-style-type: none"> • Some dampers did not open when tested. Recommend review and repair by a certified chimney contractor. • Mortar fell out of a main floor chimney flue when the damper was opened. Recommend review and repair by a certified chimney contractor. |

Maintenance

Property & Building Exterior

| | | |
|------------------|--------------------|--|
| Page 14 Item: 1 | Drainage | • Dirt and debris noted at several drains. Clean or repair as needed. |
| Page 18 Item: 6 | Lighting and Signs | • Light at front basement entrance did not work. Replace bulb and check for operation. Repair or replace fixture as needed. |
| Page 22 Item: 9 | Doors | • Wood doors were weathered with deterioration noted. Recommend seal or repair as needed. • Peeling paint noted around basement level door frames. Possible lead paint due to age of building. Recommend paint or seal as needed. |
| Page 24 Item: 10 | Windows | • Peeling paint noted around basement level window frames. Possible lead paint due to age of building. Recommend paint or seal as needed. |

Roof

| | | |
|-----------------|--------------------|--|
| Page 31 Item: 5 | Gutters / Drainage | • Organic debris noted in gutters. Recommend cleaning and continued maintenance to prevent clogged downspouts. |
| Page 34 Item: 8 | Skylight | • Deteriorated sealant noted around the large skylight curb. Seal or repair as needed. |

Electrical

| | | |
|-----------------|---------------------|--|
| Page 47 Item: 8 | Lighting / Switches | • Several lights on all floors did not work or bulbs were missing. Recommend replacing bulbs and checking for operation. Repair or replace fixtures as needed. |
|-----------------|---------------------|--|

HVAC System 1

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|-----------------|-------------|---|
| Page 65 Item: 8 | HVAC Filter | • The filter was dirty. Recommend replacing and inspecting monthly. |
|-----------------|-------------|---|

HVAC System 2

| | | |
|-----------------|----------------|--|
| Page 68 Item: 4 | HVAC Condition | • Last service date was unknown. Recommend servicing by a HVAC contractor. |
| Page 68 Item: 6 | HVAC Filter | • The filter was dirty. Recommend replacing and inspecting monthly. |

HVAC System 3

| | | |
|-----------------|-------------|---|
| Page 73 Item: 8 | HVAC Filter | • The filter was dirty. Recommend replacing and inspecting monthly. |
|-----------------|-------------|---|

HVAC System 4

| | | |
|-----------------|------------------|--|
| Page 76 Item: 4 | HVAC Condition | • Last service date was unknown. Recommend servicing by a HVAC contractor. |
| Page 77 Item: 5 | Condensate Drain | • Condensate drain appeared dirty. Recommend service by a HVAC contractor. |

HVAC System 5

| | | |
|-----------------|----------------|--|
| Page 80 Item: 4 | HVAC Condition | • Last service date was unknown. Recommend servicing by a HVAC contractor. |
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| | | |
|------------------|---------------------|--|
| Page 81 Item: 7 | Registers & Returns | • Several register grills were dirty at the time of the inspection. This affects the air quality in the building. Recommend cleaning. |
| HVAC System 6 | | |
| Page 83 Item: 3 | HVAC Enclosure | • Damaged fins noted. Recommend service by a qualified contractor. |
| Kitchen | | |
| Page 97 Item: 5 | Lights | • Several lights did not work at the time of inspection. Replace bulbs and check for operation. Repair or replace fixtures as needed. |
| Bathrooms | | |
| Page 105 Item: 8 | Electrical | • Bulbs were missing or did not work at several fixtures. Replace bulbs and check for operation. Repair or replace fixtures as needed. |
| Ceilings | | |
| Page 112 Item: 1 | Ceilings | • Stains noted on the fourth floor ceiling. Areas tested dry. Paint or repair as needed. |
| Windows | | |
| Page 116 Item: 1 | Windows | • Peeling paint and deteriorated caulk noted on all windows. Paint or seal as needed. |

Monitor

Roof

| | | |
|-----------------|--------------------|--|
| Page 31 Item: 5 | Gutters / Drainage | • Standing water noted near gutter downspout. Early rain during the day of inspection. Recommend monitor for 48 hours to see if pool evaporates. |
|-----------------|--------------------|--|

HVAC System 1

| | | |
|-----------------|----------------|--|
| Page 63 Item: 4 | HVAC Condition | • The indoor unit was disconnected at the time of inspection. Recommend further review by a HVAC contractor. |
|-----------------|----------------|--|

HVAC System 3

| | | |
|-----------------|----------------|--|
| Page 71 Item: 4 | HVAC Condition | • The unit was not operated at the request of the seller. Recommend review and repair or replace as needed by a HVAC contractor. |
|-----------------|----------------|--|

Bathrooms

| | | |
|-------------------|-------|--|
| Page 108 Item: 10 | Sinks | • Water did not get hot at sinks. Recommend review water heater temperature setting. |
|-------------------|-------|--|

Fireplaces

| | | |
|------------------|---------|---|
| Page 125 Item: 2 | Dampers | • Some flues and dampers were concealed or no longer in use. Recommend review of flues for damage or deterioration by a certified chimney contractor. |
|------------------|---------|---|

Scope

1. Scope

Scope: Commercial inspection of community center.

Attendance

1. Attendance

Attendance: Client present • Architect present

Building Type

1. Building Type

Type: Five level row house style building.

Property & Building Exterior

1. Drainage

| Good | Fair | Poor | N/A | None |
|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- Dirt and debris noted at several drains. Clean or repair as needed.
- Loose drain cover noted. Secure or replace as needed.



Clogged drain



Clogged cover



Loose cover

2. Landscaping and Walls

| Good | Fair | Poor | N/A | None |
|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- Damaged landscaping curb noted. Repair or replace as needed.



Damaged landscaping curb

3. Parking

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Observations:

- Parking appeared adequate and well-marked.



4. Walkways

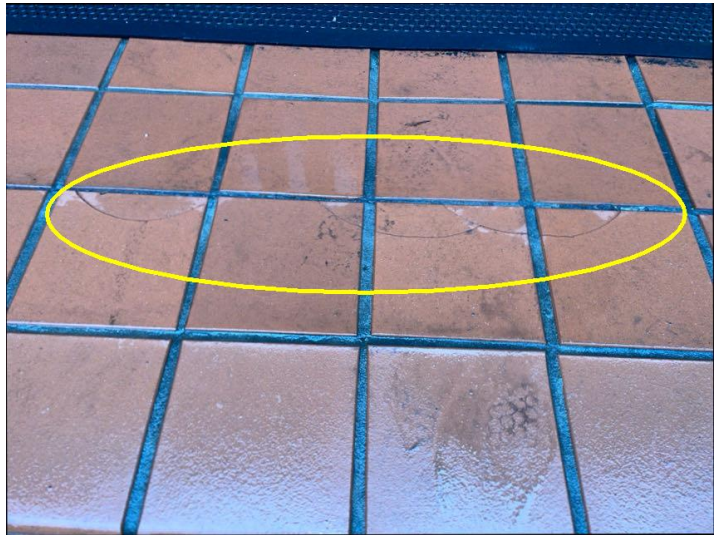
| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | ✓ | | | |

Observations:

- Concrete walkway and tile landing noted at the front of the building.
- Elevated wood walkway at the back of the building noted.
- Cracked tiles noted on the front door landing. Recommend repair or replace as needed.
- Deteriorated joists and joist hangers noted on wood walkway. Recommend repair.
- Some joists were not properly supported. Recommend review and repair as needed.



Front walkway



Cracked tiles



Deck walkway



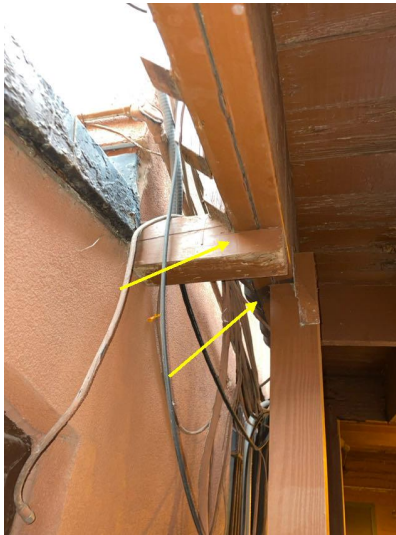
Deteriorated joist



Corroded / failed joist hangers



Not properly attached



Not properly supported

5. Stairs

| Good | Fair | Poor | N/A | None |
|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

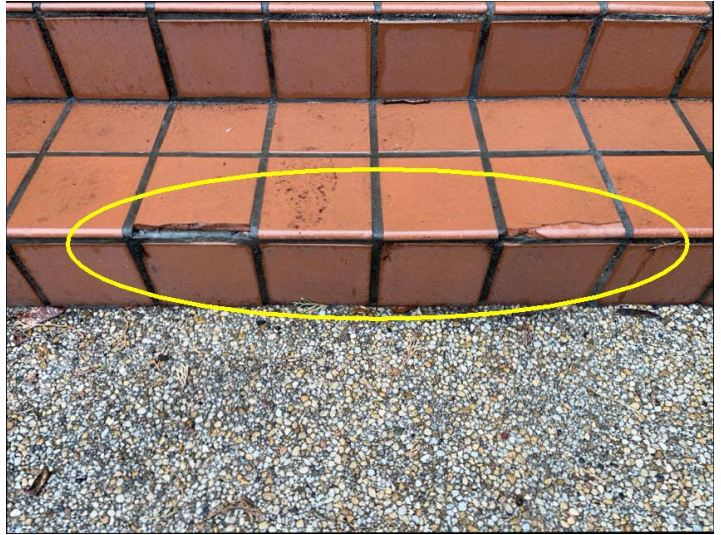
- Surface deterioration noted on stair walls. Recommend repair.
- Cracked tiles noted on steps. Repair or replace as needed.
- Deteriorated concrete noted on back stairs. Recommend repair.



Deteriorated concrete



Deteriorated concrete



Cracked tiles



Deteriorated concrete

6. Lighting and Signs

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | ✓ | | | |

Observations:

- Several lights were sensor operated.
- Loose fixture noted at the front of the building. Recommend repair.
- Light at front basement entrance did not work. Replace bulb and check for operation. Repair or replace fixture as needed.



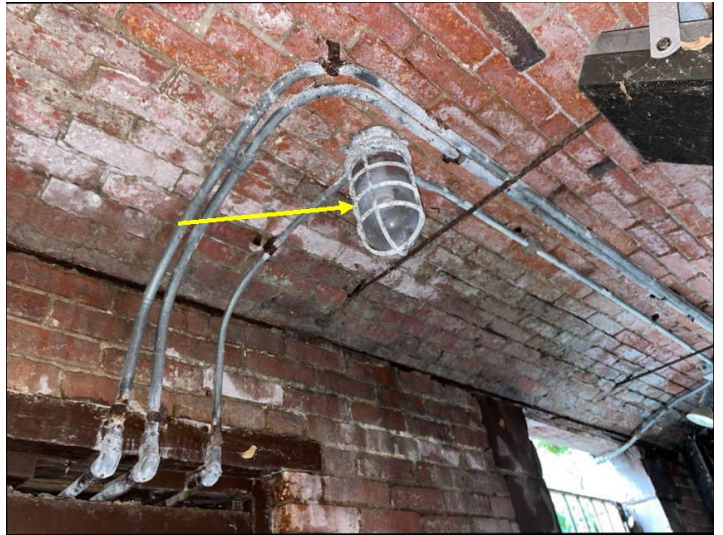
Sensor activated



Sensor activated



Loose fixture



Did not work



7. Cables and Outlets

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | ✓ | | | |

Observations:

- Conduit was loose and disconnected in several areas. Recommend repair.
- Corroded conduit noted on the roof. Recommend review and repair as needed.



Disconnected conduit



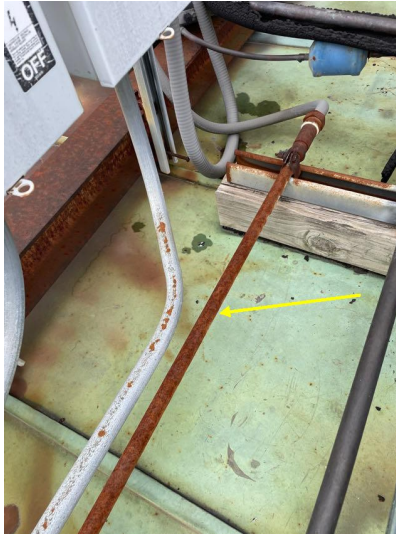
Corroded conduit



Loose conduit



Disconnected conduit



Corroded conduit

8. Cladding

| Good | Fair | Poor | N/A | None |
|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Materials: Brick veneer • Stucco

Observations:

- Cracked bricks noted at the front of the building. Recommend review and repair as needed by a qualified contractor.
- Hole noted at the back of the building near the roof. Nesting material observed inside hole. Recommend repair.



Cracked bricks



Hole

9. Doors

| Good | Fair | Poor | N/A | None |
|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- Security gate and door to closet under front stairs was locked. Unable to inspect.
- Wood doors were weathered with deterioration noted. Recommend seal or repair as needed.
- Front door was missing the handle set. Recommend repair.
- Minor corrosion noted on the metal exterior doors. Repair and seal as needed.
- Emergency egress door opened into wall pack light. Recommend review and repair for safety.
- Peeling paint noted around basement level door frames. Possible lead paint due to age of building. Recommend paint or seal as needed.



Front door



Handle missing



Back door



Lower level security gate



Locked closet door



Front lower level door



Minor corrosion



Back lower level door



Contact with light



Peeling paint



Closet door



Wood deterioration

10. Windows

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | ✓ | | | |

Observations:

- Single pane glass noted on basement windows. No cracks observed. Consider upgrading to energy efficient windows.
- Peeling paint noted around basement level window frames. Possible lead paint due to age of building. Recommend paint or seal as needed.
- Hole noted in fourth level window. Possible opening for vent. Recommend repair or replace as needed.



Older, single pane



Single pane glass



Peeling paint



Deteriorated caulk



Unsealed opening



Deteriorated caulk

11. Fire Safety

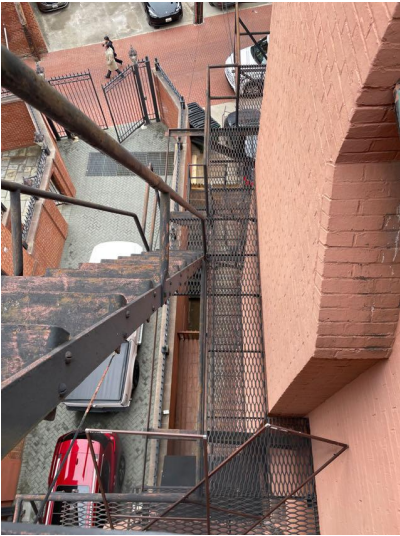
| | | | | |
|------|------|------|-----|------|
| Good | Fair | Poor | N/A | None |
| ✓ | | | | |

Observations:

- Visible portions of the fire escape at the back of the building appeared in good shape.



Fire escape



12. Plumbing

| | | | | |
|------|------|------|-----|------|
| Good | Fair | Poor | N/A | None |
| ✓ | | | | |

Observations:

- Basement level exterior faucet was functional.
- The exterior faucet shut off valve was located on the interior side of the wall.



Exterior faucet



Exterior faucet shut off valve

Roof

1. Access

| | | | | |
|------|------|------|-----|------|
| Good | Fair | Poor | N/A | None |
| ✓ | | | | |

Materials: Exterior ladder
Observations:
• No deficiencies observed.



2. Roofing Condition

| | | | | |
|------|------|------|-----|------|
| Good | Fair | Poor | N/A | None |
| | ✓ | | | |

Materials: Metal standing seam roofing • Slate tiles
Observations:
• Corrosion noted on areas of the roof. No holes observed. Recommend further review and repair as needed.
• The roof penetration of the AC electrical cables and refrigerant lines was sealed with spray foam. Recommend installing line set flashing to better prevent water penetration.
• Several slate tiles on the front dormer windows were broken or loose. Recommend repair by a qualified contractor.





Corrosion



Poor application



Third level roof



Loose tile



Tiles missing



Broken tile

3. Structure

| Good | Fair | Poor | N/A | None |
|--------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Observations:

- Unable to access attic. Unable to inspect roof structure.

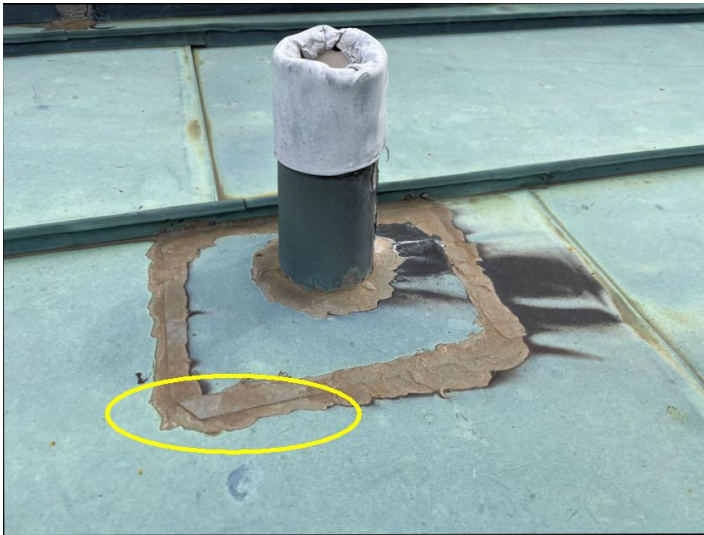
4. Vents

| Good | Fair | Poor | N/A | None |
|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Materials: Metal gutters noted.

Observations:

- There were three exhaust vent penetrations noted on the roof. There was one exhaust fan observed in a fourth floor room at the front of the building, but no other fans observed in the vicinity of the vents.
- **Deteriorated sealant noted on plumbing vents. Recommend repair.**
- **Corroded exhaust vents noted. Recommend review and replace as needed.**



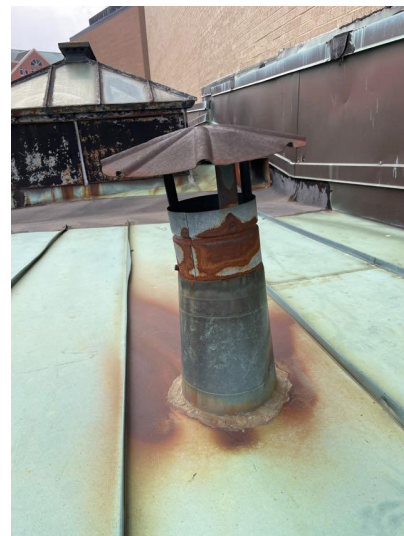
Deteriorated sealant



Deteriorated sealant



Exhaust vents



Exhaust vent

5. Gutters / Drainage

| Good | Fair | Poor | N/A | None |
|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Materials: Metal gutters noted.

Observations:

- The roof appeared to be properly sloped to allow water to flow to the roof drainage system.
- Standing water noted near gutter downspout. Early rain during the day of inspection. Recommend monitor for 48 hours to see if pool evaporates.
- Gutter appeared to sag. Standing water noted in gutter. Recommend repair.
- Organic debris noted in gutters. Recommend cleaning and continued maintenance to prevent clogged downspouts.



Potential ponding



Sagged



Standing water



Debris



6. Flashing

| Good | Fair | Poor | N/A | None |
|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- Deteriorated sealant noted at flashing seams and fasteners. Loose fasteners and flashing noted. Recommend repair.



Deteriorated sealant



Loose / unsealed fasteners



Gap



Loose repair



Loose flashing



Gap



Loose flashing



Loose

7. Eaves and Rakes

| Good | Fair | Poor | N/A | None |
|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- Peeling paint and wood deterioration noted on front eaves. Recommend repair.



Deterioration

8. Skylight

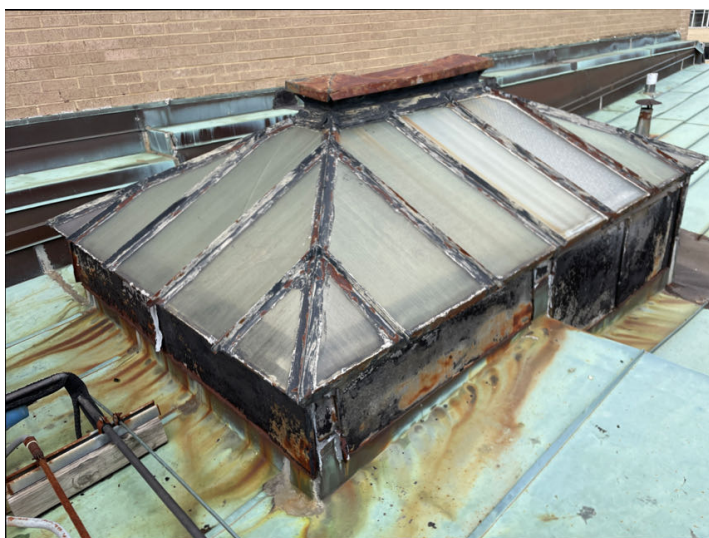
| Good | Fair | Poor | N/A | None |
|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- Minor puddle noted at small skylight. No active leaks noted on the interior.
- Deteriorated sealant noted around the large skylight curb. Seal or repair as needed.



Pooling water



Deteriorated sealant

9. Chimney

| Good | Fair | Poor | N/A | None |
|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- Stucco covered masonry chimneys noted.
- Open flues noted at the front chimney. Recommend repair by a qualified contractor.
- Gaps noted around the rain cap flashing. Recommend repair by a qualified contractor.
- Deteriorated mortar and sealant noted on the chimney crown of the back chimney. Recommend repair.



Front chimney



Open flues



Lifted flashing



Back chimney



Unsealed cover



Deteriorated sealant

10. Furnace Flue

| | | | | |
|------|------|------|-----|------|
| Good | Fair | Poor | N/A | None |
| | ✓ | | | |

Observations:

- Furnace flue rain cap did not fit the tile flue. Gaps noted. Recommend review and repair as needed.



Gap

Attic

1. Access

| | | | | |
|------|------|------|-----|------|
| Good | Fair | Poor | N/A | None |
| | | ✓ | | |

Observations:

- Flooring was installed in front of the access panel. Unable to open hatch.



Limitation

Foundation

1. Perimeter and Walls

| Good | Fair | Poor | N/A | None |
|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- Brick and mortar walls observed.
- Deteriorated plaster noted in electrical closet. No moisture indicated when tested.
- Efflorescence observed on exterior foundation walls. Moisture indicated when tested on several areas. Recommend further review and repair by a qualified contractor.





Efflorescence



Moisture indicated



Stains and efflorescence



Moisture indicated



Deteriorated plaster



Deteriorated plaster



Efflorescence



Moisture indicated



Efflorescence



Moisture indicated

Electrical

1. Service Drop/Lateral

| Good | Fair | Poor | N/A | None |
|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- Underground service lateral noted.
- Unable to access or view exterior portion of cable entrance.

2. Service Entrance Equipment

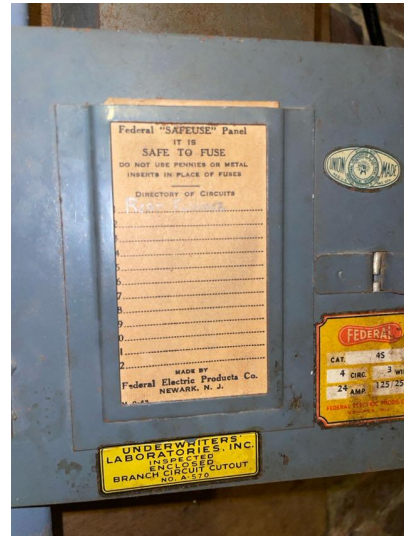
| Good | Fair | Poor | N/A | None |
|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- Fuse box noted. These are not designed to meet modern electrical loads. Recommend updating.



Unlabeled equipment



Federal Pacific fuse box



Fuse box

3. Meter Enclosures

| Good | Fair | Poor | N/A | None |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- Meter enclosures appeared in good condition.

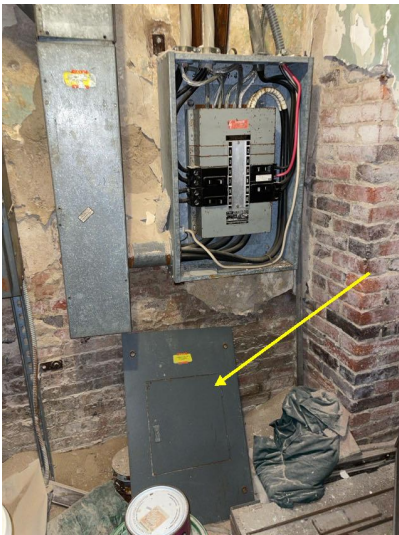


4. Main Disconnect

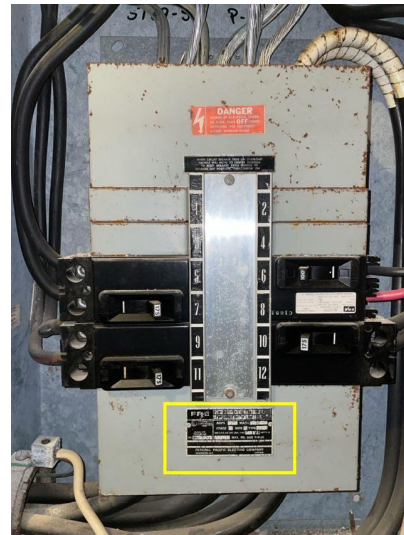
| Good | Fair | Poor | N/A | None |
|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- Unable to determine if electrical service would be sufficient for an elevator service. Recommend consulting with an electrical or elevator contractor.
- The main disconnect panel's dead front was not attached. Recommend securing for safety.
- Federal Pacific main panel noted. Federal Pacific panels were discontinued in the early 1980's due to concerns with breakers malfunctioning. Recommend updating panel for safety.



Detached dead panel



Federal Pacific panel



175 and 100 amp main breakers

5. Panels

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | ✓ | | | |

Observations:

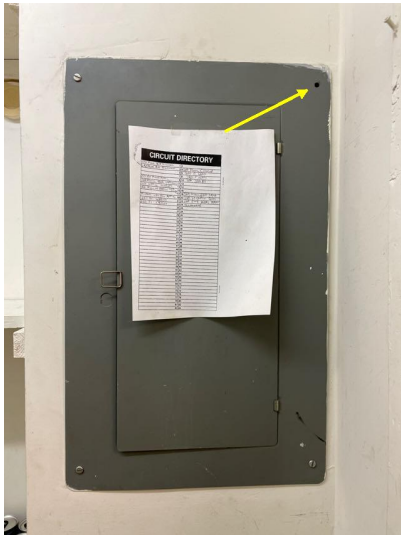
- Sub panels A and B were located in the basement. One sub panel was located on the third floor and one sub panel was located on the fourth floor.
- Panel screws were missing on some panels. Replace screws for safety.



Screws missing



Basement



Screw missing



Fourth floor sub panel

6. Circuit Breakers

| Good | Fair | Poor | N/A | None |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- No breakers were in the off position or tripped at the time of inspection.



7. Labeling

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | ✓ | | | |

Observations:

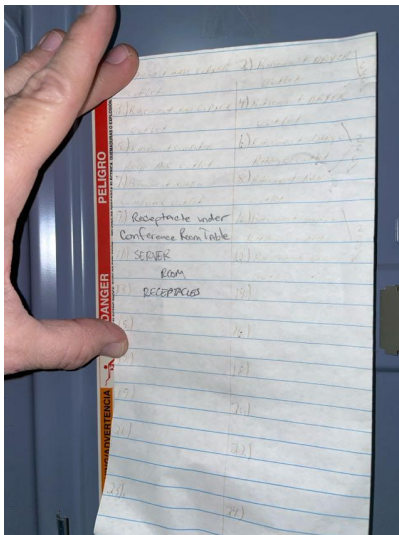
- Several breaker descriptions were vague and some legends were not legible. Recommend contacting a licensed electrician to evaluate and correct the issue.



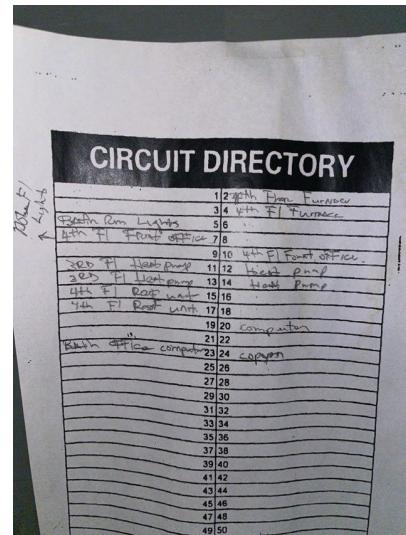
Third floor sub breaker



Unspecific label



Difficult to read





Confusing labels

8. Lighting / Switches

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | ✓ | | | |

Observations:

- Several lights on all floors did not work or bulbs were missing. Recommend replacing bulbs and checking for operation. Repair or replace fixtures as needed.
- Light fixtures in the basement and in the third floor mechanicals room were loose. Recommend repair by a licensed electrician.
- Cover plate was missing on the basement light switch. Recommend replacing for safety.



Did not work



Did not work



Did not work



Did not work



Did not work



Did not work



Bulb missing



Did not work



Loose fixture



Loose fixture



Loose fixture



Cover plate missing

9. Outlets / GFCI

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | ✓ | | | |

Observations:

- Loose and missing outlet covers noted in several areas. Recommend replacing covers for safety.
- Outlet on fourth floor was obstructed. Recommend replacing by a licensed electrician.
- Outlet on the third level did not operate. Recommend review and repair by a licensed electrician.
- Open ground noted on outlet on the second level. Recommend repair.
- Wall outlet observed being used as a floor outlet on the first floor. Recommend repair.



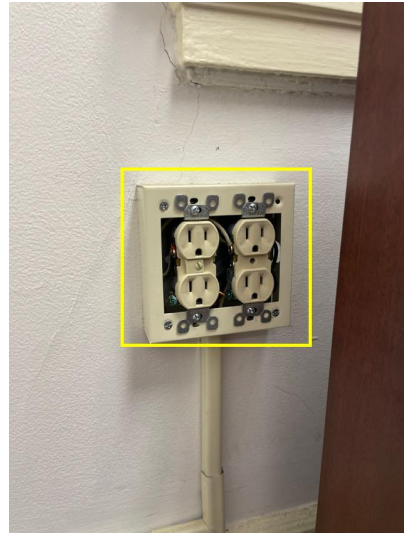
Loose cover



Loose



Cover missing



Cover missing



Obstructed



Did not work



Open ground indicated



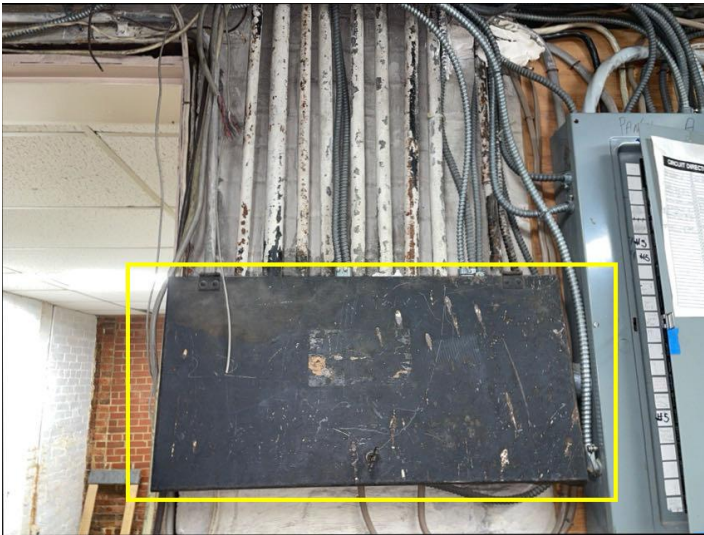
Inappropriate location

10. Cables / Wiring

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | ✓ | | | |

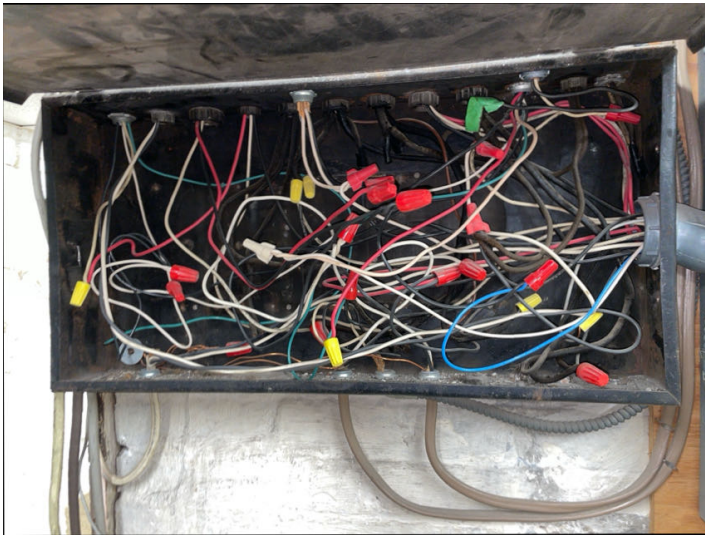
Observations:

- Gutter trough on the basement level did not close. Recommend repair.
- Corroded and loose conduit noted at the basement level. Recommend review and repair as needed.
- Open junction box noted in the third floor mechanicals room. Recommend replacing cover.

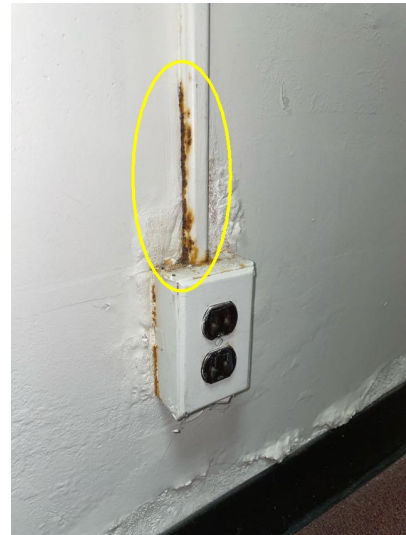


Gutter trough





Splices



Corroded conduit



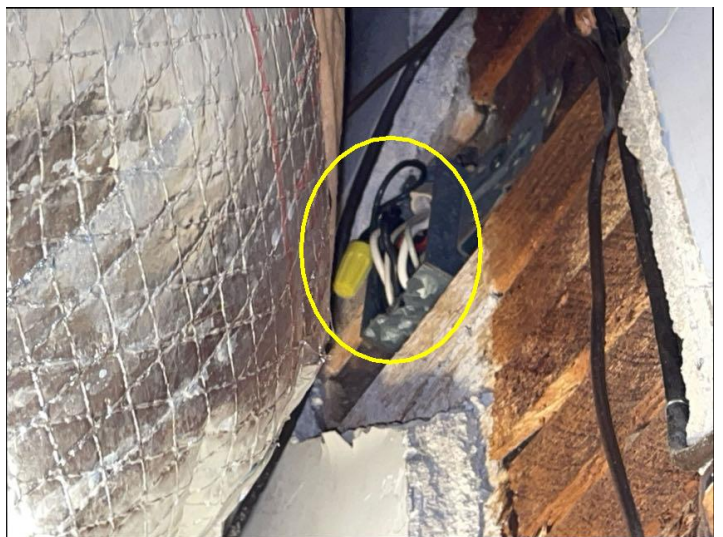
Corroded conduit



Loose



Loose bracket



Open junction box

11. Smoke Detectors

| | | | | |
|------|------|------|-----|------|
| Good | Fair | Poor | N/A | None |
| | ✓ | | | |

Observations:

- Smoke detectors were missing on the main level hallway. Recommend installing.



4th floor



4th floor



Third floor



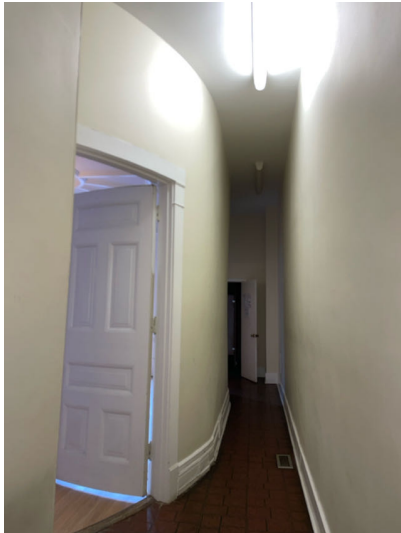
Third floor



2nd floor



2nd floor



Detectors missing - main floor



Basement level



Basement

Gas

1. Valve and Piping Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Location: Front of the structure.

Observations:

- No deficiencies observed.



Exterior shut off valve



Shut off valve

Plumbing

1. Main Shut Off Valve

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Observations:

- No deficiencies observed in the main water shut off valve.



Main water shut off valve

2. Water Spigots

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | ✓ | | | |

Observations:

- Corrosion noted on the utilities sink drain. No active leak observed.
- Water spigot in the basement did not work. Repair or replace as needed.
- Utilities sink on the third floor was missing a leg. Repair or replace as needed.



Did not work



Leg missing



Corroded

Water Heater

1. Enclosure

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Observations:

- Manufacture date: 2020. Life expectancy around 12 years.
- Tank appeared functional at the time of inspection.



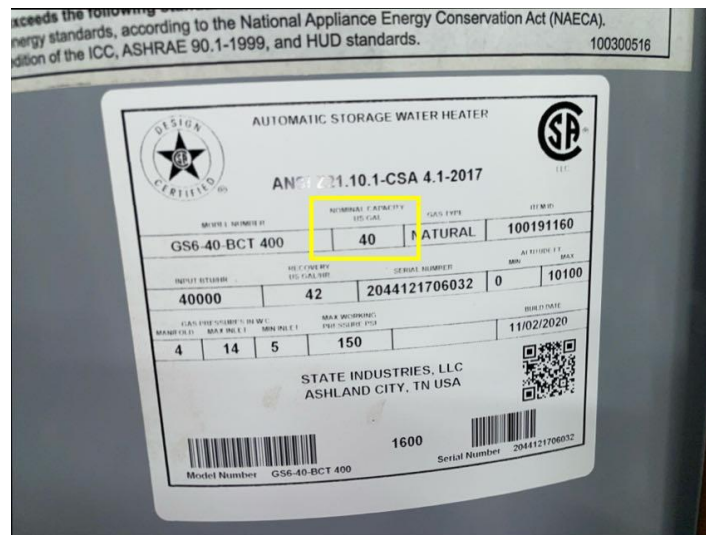
MFD: 2020

2. Capacity

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Observations:

- 40 Gallons



40 Gallons

3. Plumbing

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Observations:

- Copper pipes noted.
- Circulator pump installed.
- Functional. No defects noted at the time of the inspection.



Water shut off valve



Pump

4. TPR Valve

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Observations:

- **TPR valve** was present and appeared functional.



TPR valve

5. TPR Overflow

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Materials: Copper pipe

Observations:

- Overflow discharge pipe appeared functional.



Overflow discharge pipe

6. Gas Plumbing

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Observations:

- Gas valve appeared functional.



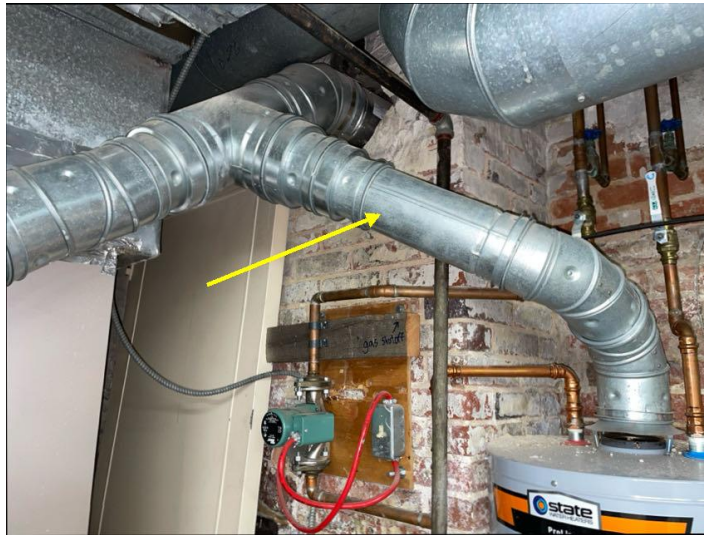
Gas shut off valve

7. Vent

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Observations:

- Double wall metal B vent noted.
- No deficiencies observed.



Exhaust duct

8. Combustion

| Good | Fair | Poor | N/A | None |
|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- Orange flames noted. This is an indication of incomplete combustion. Recommend further review and repair by a licensed plumber.



9. Base

| Good | Fair | Poor | N/A | None |
|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- Overflow pan and drain were missing. Recommend installing to prevent damage to finished areas.

HVAC System 1

1. HVAC Compressor

| Good | Fair | Poor | N/A | None |
|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- The condenser was at the back of the building.
- Date of manufacture was 2010. Life expectancy around 20 years.
- Unit was not operated due to the exterior temperature below 64 degrees F. The indoor unit was also disconnected at the time of inspection.



MFD: 2010

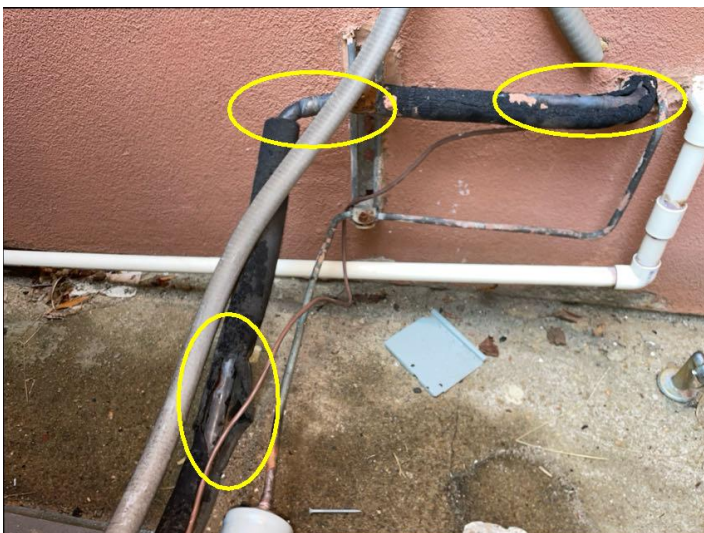


2. Refrigerant Line

| Good | Fair | Poor | N/A | None |
|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- Deteriorated insulation noted on the exterior and interior refrigerant lines. Recommend repair.



Deteriorated insulation



Insulation missing

3. Thermostat

| Good | Fair | Poor | N/A | None |
|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Type: Digital thermostat noted.

Observations:

- The thermostat was not functional at the time of inspection. Recommend review and repair as needed by a HVAC contractor.



Did not work

4. HVAC Condition

| Good | Fair | Poor | N/A | None |
|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Type: Natural gas

Observations:

- Unit was located in the basement.
- Date of manufacture was 2010. Life expectancy around 20 years.
- The indoor unit was disconnected at the time of inspection. Recommend further review by a HVAC contractor.



MFD: 2010





Turned off

5. HVAC Enclosure

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Observations:

- No deficiencies observed.



6. Gas

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Observations:

- Gas shut off valve appeared functional.



Gas shut off valve

7. Condensate Drain

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Observations:

- No deficiencies observed in the condensate drain.



Condensate drain and pump

8. HVAC Filter

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | ✓ | | | |

Observations:

- The filter was dirty. Recommend replacing and inspecting monthly.



Filter location



Dirty filter

9. Venting Condition

| Good | Fair | Poor | N/A | None |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Materials: Double wall metal B vent pipe

Observations:

- Venting appeared in good condition.



Exhaust duct



Vented into chimney

HVAC System 2

1. HVAC Compressor

| Good | Fair | Poor | N/A | None |
|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- The condenser was at the back of the building.
- Date of manufacture was 2009. Life expectancy around 20 years.
- Unit was not operated due to the exterior temperature below 64 degrees F.



MFD: 2009



25 amp breaker maximum

2. Refrigerant Line

| Good | Fair | Poor | N/A | None |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- Appeared functional.

3. Thermostat

| Good | Fair | Poor | N/A | None |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Type: Digital thermostat noted.

Observations:

- Functional at the time of inspection.



4. HVAC Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | ✓ | | | |

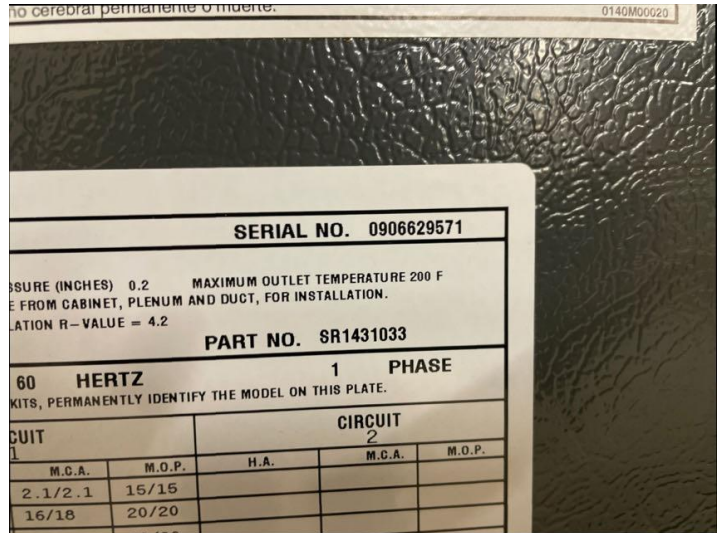
Type: Electric

Observations:

- Unit was located in the basement and served basement level.
- Date of manufacture was 2009. Life expectancy around 20 years.
- Unit operated properly using normal controls.
- Last service date was unknown. Recommend servicing by a HVAC contractor.



MFD: 2009



5. Condensate Drain

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Observations:

- Condensate drain appeared functional.



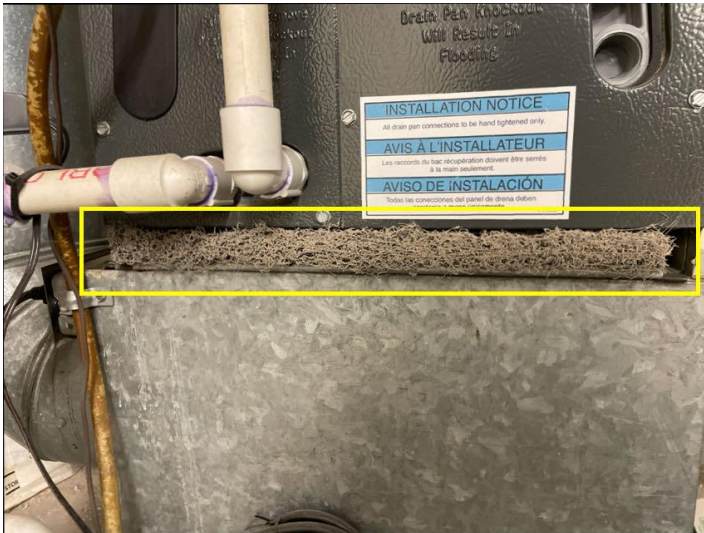
Condensate drain and pump

6. HVAC Filter

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | ✓ | | | |

Observations:

- Filter door was missing. Recommend installing to prevent debris from entering HVAC unit.
- The filter was dirty. Recommend replacing and inspecting monthly.



Door missing



Dirty filter

7. Registers & Returns

| Good | Fair | Poor | N/A | None |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- There was adequate temperature difference between the return and supply air.



Heating mode - return



Heating mode - supply

HVAC System 3

1. HVAC Compressor

| Good | Fair | Poor | N/A | None |
|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- The condenser was at the back of the building.
- Date of manufacture was 2011. Life expectancy around 20 years.
- Unit was not operated due to the exterior temperature below 64 degrees F.



MFD: 2011

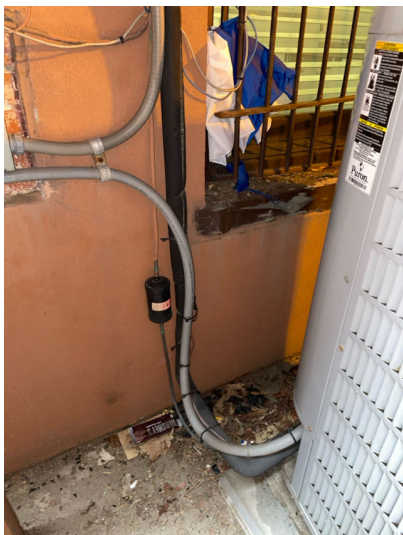


2. Refrigerant Line

| Good | Fair | Poor | N/A | None |
|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- Gaps noted in the refrigerate line insulation at the indoor unit. Recommend repair.



Gap

3. Thermostat

| Good | Fair | Poor | N/A | None |
|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Type: Digital thermostat noted.

Observations:

- Thermostat was not functioning at the time of inspection. Recommend review and repair as needed by a HVAC contractor.



Did not work

4. HVAC Condition

| Good | Fair | Poor | N/A | None |
|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Type: Natural gas

Observations:

- Unit was located in the basement.
- Date of manufacture was 2000. Life expectancy around 20 years.
- The furnace was beyond its life expectancy. Consider replacing.
- The unit was not operated at the request of the seller. Recommend review and repair or replace as needed by a HVAC contractor.



MFD: 2000

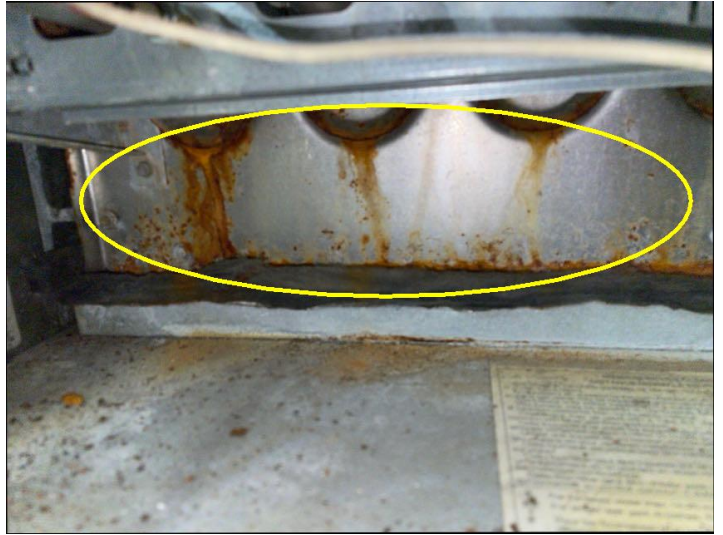
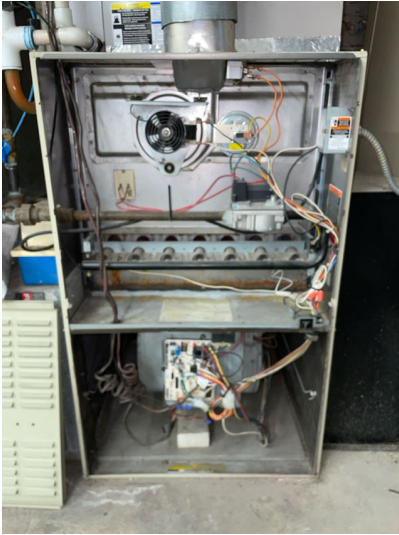


5. HVAC Enclosure

| Good | Fair | Poor | N/A | None |
|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- Corrosion noted at the heat exchanger. Recommend service by a HVAC contractor.



Corrosion

6. Gas

| Good | Fair | Poor | N/A | None |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- Gas shut off valve appeared functional.



Gas shut off valve

7. Condensate Drain

| Good | Fair | Poor | N/A | None |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- Condensate drain appeared functional.



Condensate drain and pump

8. HVAC Filter

| Good | Fair | Poor | N/A | None |
|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- Filter door was missing. Recommend installing to prevent debris from entering HVAC unit.
- The filter was dirty. Recommend replacing and inspecting monthly.



Door missing



Dirty filter

9. Venting Condition

| Good | Fair | Poor | N/A | None |
|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Materials: Double wall metal B vent pipe

Observations:

- The vent pipe was not sealed at the chimney penetration. Recommend repair.



Exhaust duct



Not sealed

HVAC System 4

1. HVAC Compressor

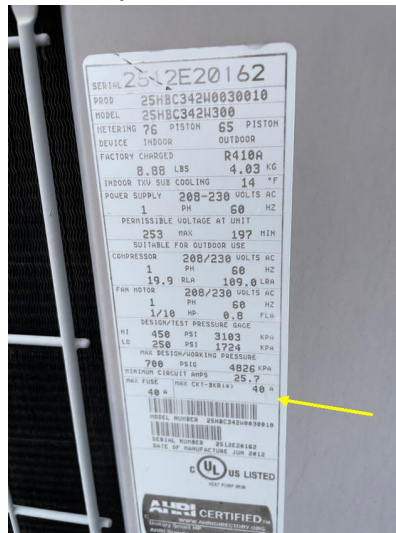
| Good | Fair | Poor | N/A | None |
|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- The condenser was located on the roof.
- Date of manufacture was 2012. Life expectancy around 20 years.
- Unit was not operated due to the exterior temperature below 64 degrees F.



MFD: 2012



40 amp breaker



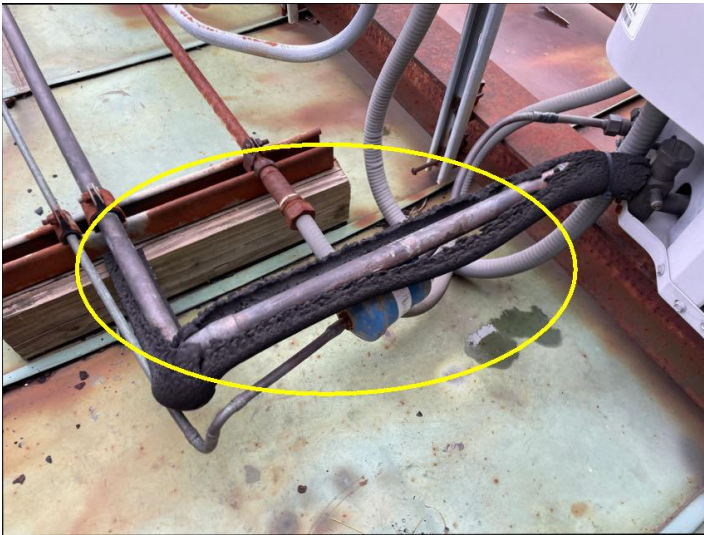
40 amp breaker

2. Refrigerant Line

| Good | Fair | Poor | N/A | None |
|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- Deteriorated and missing insulation noted on the roof and at the indoor unit. Recommend repair or replace as needed.



Deteriorated insulation



Insulation missing

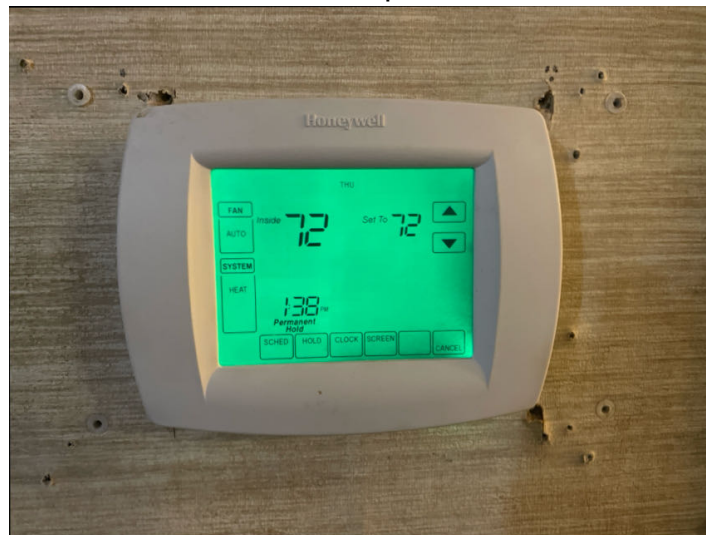
3. Thermostat

| Good | Fair | Poor | N/A | None |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Type: Digital thermostat noted.

Observations:

- Functional at the time of inspection.



4. HVAC Condition

| Good | Fair | Poor | N/A | None |
|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Type: Electric

Observations:

- Unit was located on the third floor.
- Date of manufacture was 2012. Life expectancy around 20 years.
- Furnace operated properly using normal controls.
- Last service date was unknown. Recommend servicing by a HVAC contractor.



MFD: 2012

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | ✓ | | | |

- Condensate drain appeared dirty. Recommend service by a HVAC contractor.



Dirty drain

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | ✓ | | |

- Filter and door were missing. Recommend installing to prevent debris from entering HVAC unit.



Cover and filter missing

7. Registers & Returns

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Observations:

- There was adequate temperature difference between the return and supply air.



Heating mode - return



Heating mode - supply

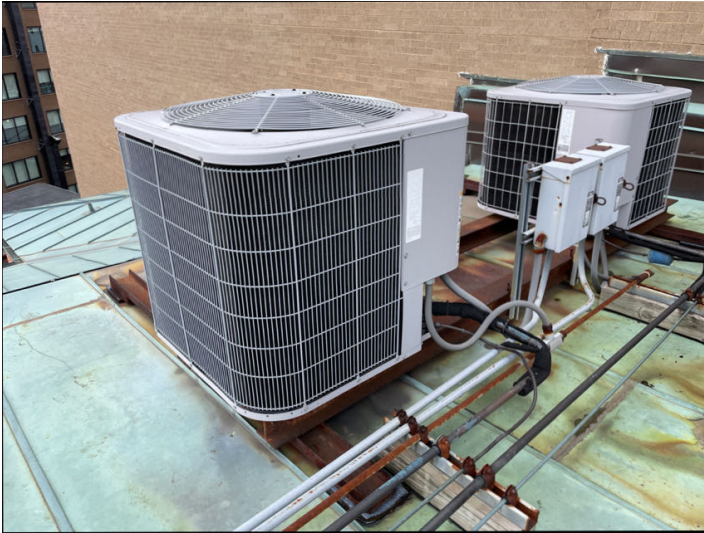
HVAC System 5

1. HVAC Compressor

| Good | Fair | Poor | N/A | None |
|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- The condenser was located on the roof.
- Date of manufacture was 2013. Life expectancy around 20 years.
- The data plate on the exterior unit was weathered and not entirely legible at the time of the inspection.



MFD: 2013



Barely legible

2. Refrigerant Line

| Good | Fair | Poor | N/A | None |
|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- Deteriorated and missing insulation noted on the roof and at the indoor unit. Recommend repair or replace as needed.



Deteriorated insulation



Insulation missing

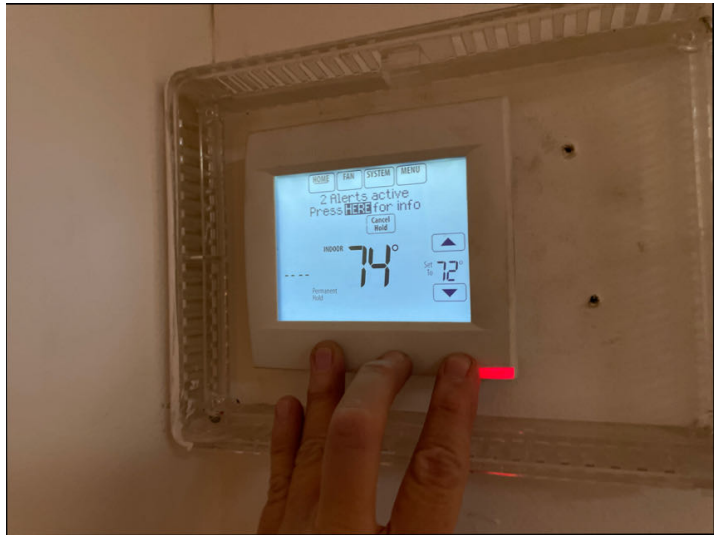
3. Thermostat

| Good | Fair | Poor | N/A | None |
|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Type: Digital thermostat noted.

Observations:

- The thermostat did not operate properly at the time of inspection. Possible low battery. Recommend review and repair as needed.



Did not stay on

4. HVAC Condition

| Good | Fair | Poor | N/A | None |
|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

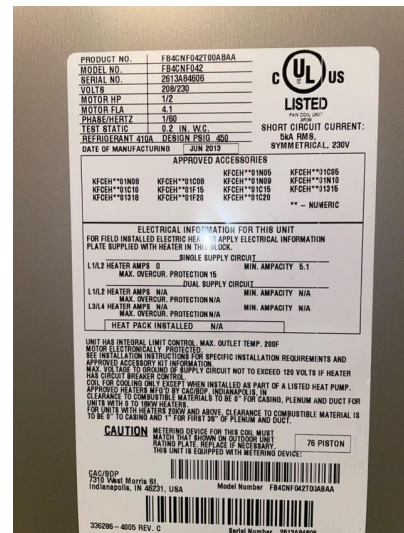
Type: Electric

Observations:

- Unit was located on the fourth floor.
- Date of manufacture was 2013. Life expectancy around 20 years.
- Unable to operate unit due to inoperable thermostat.
- Last service date was unknown. Recommend servicing by a HVAC contractor.



MFD: 2013



5. Condensate Drain

| Good | Fair | Poor | N/A | None |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- No deficiencies observed in the condensate drain plumbing.



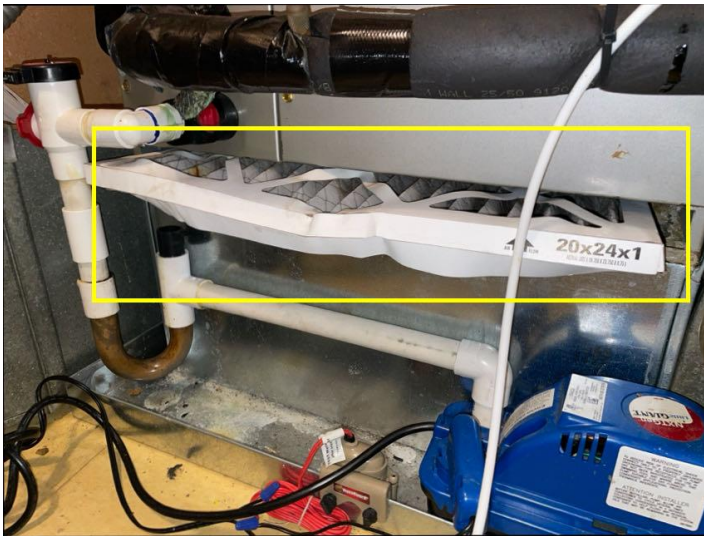
Condensate drain and pump

6. HVAC Filter

| Good | Fair | Poor | N/A | None |
|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- Filter door was missing. Recommend installing to prevent debris from entering HVAC unit.
- Filter was dirty and appeared to be oversized. Recommend replacing.



Door missing



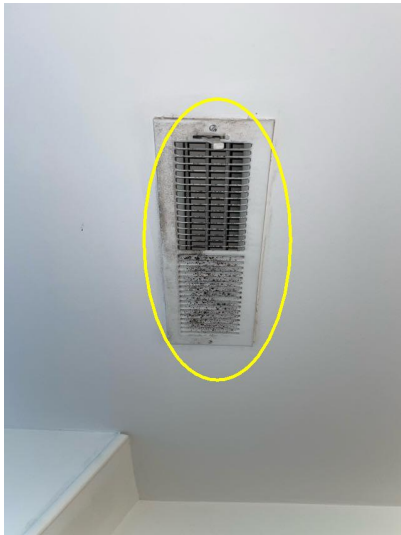
Dirty filter

7. Registers & Returns

| Good | Fair | Poor | N/A | None |
|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- **Note:** There were several areas of mold-like stains observed on the ceiling and walls on the fourth floor. Consider having duct work cleaned and mold samples taken.
- Several register grills were dirty at the time of the inspection. This affects the air quality in the building. Recommend cleaning.



Mold-like stains



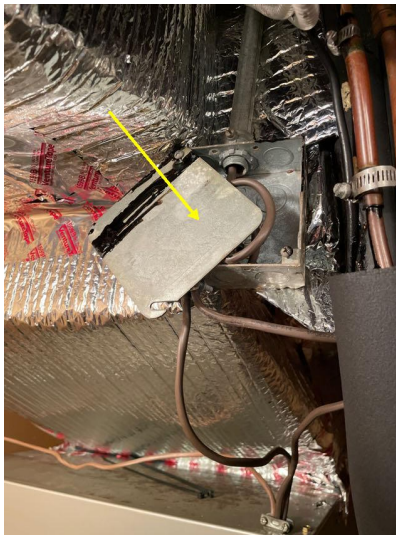
Mold-like stains

8. Wiring

| Good | Fair | Poor | N/A | None |
|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- Loose electrical box cover noted at indoor unit. Recommend repair.



Loose cover plate

HVAC System 6

1. Thermostat

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Type: Digital thermostat noted.

Observations:

- Functional at the time of inspection.



2. HVAC Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | ✓ | | | |

Observations:

- Portable AC unit noted in server closet.
- Unit required water for cooling. Not operated due to empty container.



Portable AC unit

3. HVAC Enclosure

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | ✓ | | | |

Observations:

- Damaged fins noted. Recommend service by a qualified contractor.



4. Condensate Drain

| | | | | |
|------|------|------|-----|------|
| Good | Fair | Poor | N/A | None |
| ✓ | | | | |

Observations:

- Condensate drain pump noted. No deficiencies observed.



Condensate drain pump

5. Duct Work

| | | | | |
|------|------|------|-----|------|
| Good | Fair | Poor | N/A | None |
| ✓ | | | | |

Observations:

- Duct work appeared functional.



Intake vent



Air intake duct

Fire Safety

1. Fire Alarm System

| Good | Fair | Poor | N/A | None |
|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- No fire alarm panel observed. Emergency lighting and heat detectors noted. Recommend further review by a qualified contractor.
- Unsecured heat detector observed in the fourth floor mechanicals room. Recommend repair.
- Several heat detectors were painted. Recommend replacing.
- No alarm pull stations observed at the egress doors in the basement or at the back of the building. Recommend repair.



Unsecured heat detector



Painted sensor



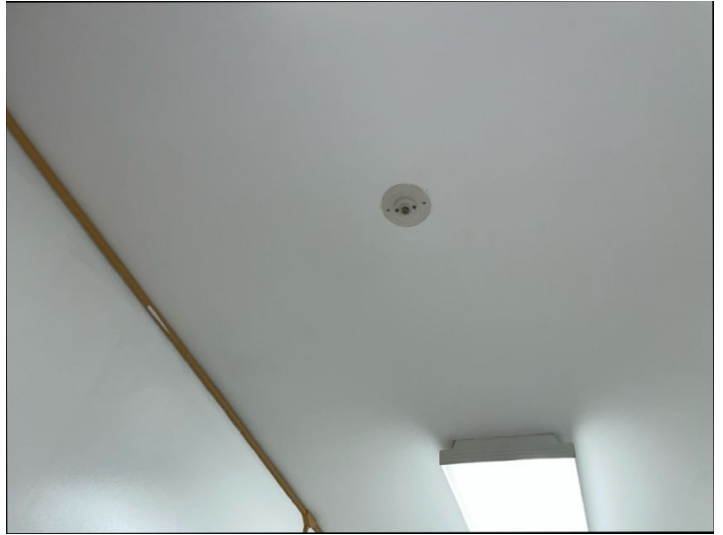
Painted over



Heat detector



Heat sensor - 2nd floor



Heat sensor - 2nd floor



Heat sensor - main level



Front pull down station

2. Fire Extinguisher

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Observations:

- Portable fire extinguishers were readily available and within 75' travel distance.



Basement



Misplaced - 4th floor



3rd floor



Third level



2nd floor



Main level

3. Emergency Lighting

| Good | Fair | Poor | N/A | None |
|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- Emergency lights were broken or inoperable. Recommend repair.
- The exit sign lighting turned off when testing the frog lights on the combination units. Recommend repair.



Did not work



Did not work



Did not work



Did not work



Did not work



Did not work



Turned sign off



Did not work



Did not work

4. Exit Signage

| Good | Fair | Poor | N/A | None |
|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- Each door exiting into a hallway that leads to the primary building exits must be clearly noticeable and marked with an illuminated sign that reads "Exit."
- Exit and directional signs were missing in several locations. Recommend repair.



Sign missing - basement



Signage missing



Signage missing



Sign missing



Signs missing - 4th floor



Signage missing



Signage missing



Sign missing



Sign missing



Signs missing



Sign missing



Sign missing



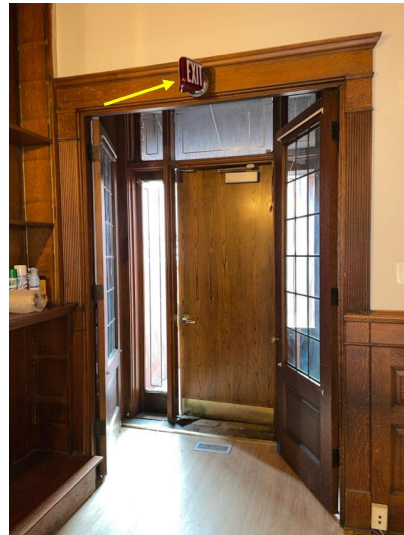
Sign missing

5. Exit Doors

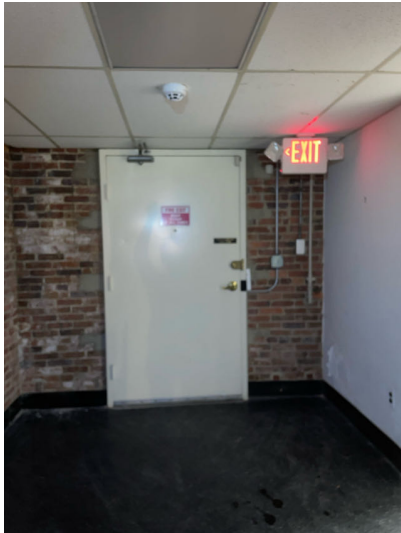
| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | ✓ | | | |

Observations:

- At least 2 exit doors to exterior observed.
- Main level exit sign at back of building did not illuminate. Recommend repair.
- Basement level back exit sign was hidden by open door to room. Recommend relocating sign.
- Front basement level egress door auto-closure was broken. Recommend repair.



Did not illuminate



Front basement egress



Broken auto-closure device



Poor location

6. Exit Stairwells

| | | | | |
|------|------|------|-----|------|
| Good | Fair | Poor | N/A | None |
| ✓ | | | | |

Observations:

- Exit signs were illuminated and directed to main egress.



Kitchen

1. Kitchen

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | ✓ | | | |

Observations:

- Acceptable condition. Some repairs recommended.
- Appliances were old and did not function.



2. Ceiling

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Observations:

- Plaster ceiling noted.
- No deficiencies observed.

3. Walls

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Observations:

- Plaster walls noted.
- Brick and mortar foundation walls noted.
- No deficiencies observed.

4. Floor

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | ✓ | | | |

Materials: Vinyl tile squares**Observations:**

- Loose and lifted tiles noted. Efflorescence observed. Area tested dry. Repair or replace tiles as needed.



Efflorescence / loose tiles



Tested dry

5. Lights

| Good | Fair | Poor | N/A | None |
|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- Several lights did not work at the time of inspection. Replace bulbs and check for operation. Repair or replace fixtures as needed.



Did not work

6. Outlets & GFCI

| Good | Fair | Poor | N/A | None |
|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- **GFCI** outlets were installed and operational.
- Open electrical boxes observed under kitchen sink. Recommend repair.



GFCI protected



GFCI protected



Loose / missing cover plates

7. Sink & Disposal

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Observations:

- Kitchen sink was operational with no major defects noted.
- Garbage disposal functioned properly.



8. Plumbing

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Observations:

- Supply and drain lines appeared functional.



9. Cabinets

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Observations:

- Cabinets were functional.

10. Counters

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Observations:

- Plastic laminated countertop noted.
- Appeared functional.

11. Dishwasher

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | ✓ | | |

Observations:

- Dishwasher made irregular noise when started. Old unit noted. Recommend repair or replace as needed.
- Dishwasher drain hose was missing the high loop to prevent backflow. Recommend repair.



Did not work



Drain hose

12. Refrigerator

| Good | Fair | Poor | N/A | None |
|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- Refrigerator was warm at the time of inspection. Repair or replace as needed.



Not cold

Bathrooms

1. Bathroom Condition

| | | | | |
|------|------|------|-----|------|
| Good | Fair | Poor | N/A | None |
| | ✓ | | | |

Observations:

- Acceptable. Some repairs required.



Basement



Main floor



2nd floor



Third floor



Fourth floor

2. Doors

| | | | | |
|------|------|------|-----|------|
| Good | Fair | Poor | N/A | None |
| | ✓ | | | |

Observations:

- Fourth floor bathroom door knob was loose. Recommend repair.



Loose

3. Ceiling

| | | | | |
|------|------|------|-----|------|
| Good | Fair | Poor | N/A | None |
| | ✓ | | | |

Materials: Ceramic tile • Vinyl tiles

Observations:

- Mold-like stains noted on fourth floor bathroom ceiling. Area tested dry.
- Stains and holes noted on the main floor bathroom ceiling. Area tested dry. Recommend repair.



Mold-like stains



Tested dry



Holes and stains



Tested dry

4. Exhaust Fan

| Good | Fair | Poor | N/A | None |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- Exhaust fans were present and functional.

5. Walls

| Good | Fair | Poor | N/A | None |
|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Materials: Drywall • Plaster

Observations:

- Peeling paint noted on the second floor bathroom wall. Area tested dry. Recommend repair.
- Peeling wall paper noted on the main level bathroom wall. Recommend repair.



Peeling paint



Tested dry



Peeling wallpaper

6. Mirrors

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Observations:

- No deficiencies observed.

7. Floor

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | ✓ | | | |

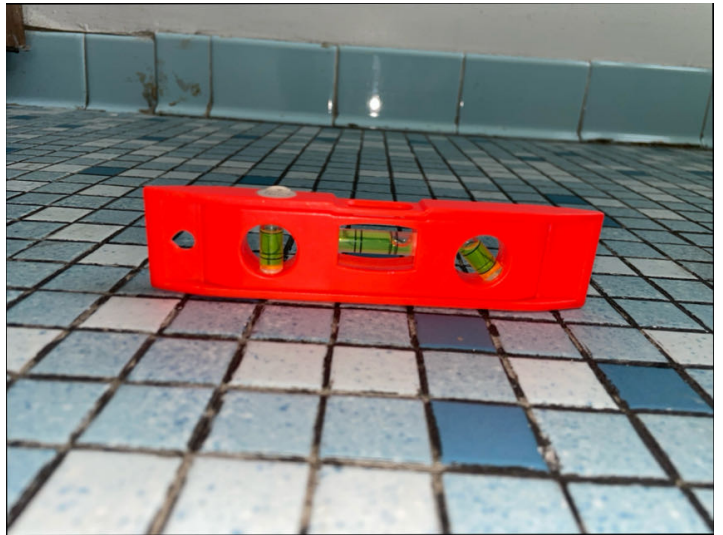
Materials: Ceramic tile • Vinyl tiles

Observations:

- Missing tiles noted on the fourth floor bathroom floor. Sub floor appeared uneven. Recommend review and repair as needed.
- Lifted vinyl tiles noted on the third floor bathroom floor. Recommend repair or replace as needed.



Tiles missing



Not level



Cracked / uneven

8. Electrical

| Good | Fair | Poor | N/A | None |
|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- Bulbs were missing or did not work at several fixtures. Replace bulbs and check for operation. Repair or replace fixtures as needed.
- Electric baseboard heaters on the second and third floors did not work. Repair or replace as needed.



Did not work



Bulb did not work



Bulbs missing



Baseboard heater - third floor



Did not work



Baseboard heater - second floor



Did not work

9. GFCI

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | ✓ | | | |

Observations:

- GFCI outlet on the fourth floor operated with light switch. Recommend repair.
- No GFCI outlet noted on third floor bathroom. Recommend installing to meet current safety standards.



Light off - no power



Light on - tripped when tested



Not GFCI protected



Second floor



Main floor

10. Sinks

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | ✓ | | | |

Observations:

- Water was shut off at basement sink.
- Sink on the main floor bathroom was cracked. No leak observed.
- Water did not get hot at sinks. Recommend review water heater temperature setting.



Water off



Cracked sink - main level



Did not get hot



Did not get hot

11. Toilet

| Good | Fair | Poor | N/A | None |
|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- Lower level toilet tank was empty. Unable to operate.
- Fourth floor toilet tank did not completely fill. Review and repair as needed.



Empty tank



Low level

12. Urinal Stall

| Good | Fair | Poor | N/A | None |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- All urinal stalls were functional.

13. Plumbing

| Good | Fair | Poor | N/A | None |
|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

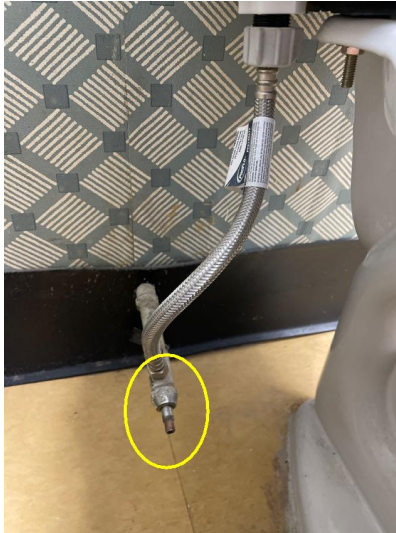
- Corrosion noted on galvanized pipes. No active leaks observed.
- Supply shut off valve was missing on the third floor toilet. Recommend repair.



Corrosion



Corroded



Handle missing

Ceilings

1. Ceilings

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | ✓ | | | |

Materials: Acoustic grid and tile (Drop ceiling) • Plaster • Drywall

Observations:

- Several ceiling tiles in the basement were stained. AC refrigerant line noted above tiles. No active leak noted at the time of the inspection. Recommend review refrigerant line for defects and replacing tiles.
- Loose ceiling tiles noted in the basement. Secure or replace as needed.
- Peeling wallpaper noted on fourth floor. Areas tested dry. Repair or replace wallpaper as needed.
- Stains noted on the fourth floor ceiling. Areas tested dry. Paint or repair as needed.
- Cracked and peeling drywall tape noted in several areas on third floor. Recommend repair.
- Peeling paint and cracks noted in several areas. Recommend repair.



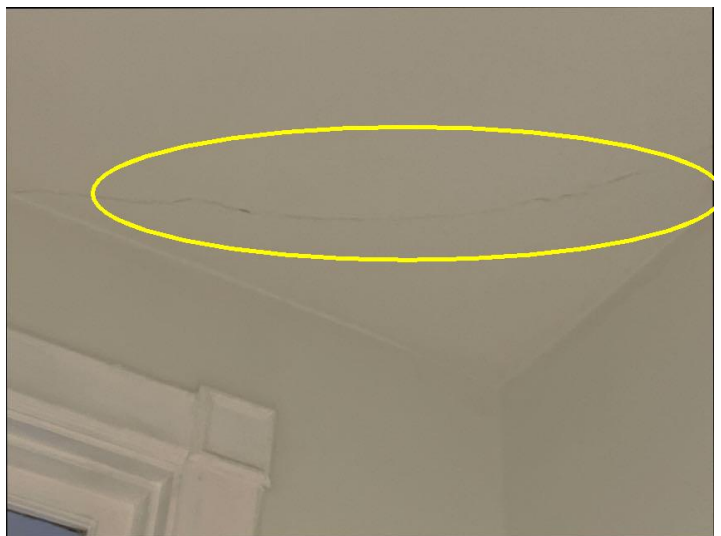
Stained tiles



Loose tile



Peeling paint



Crack - 3rd floor



Peeling wall paper - fourth level



Tested dry



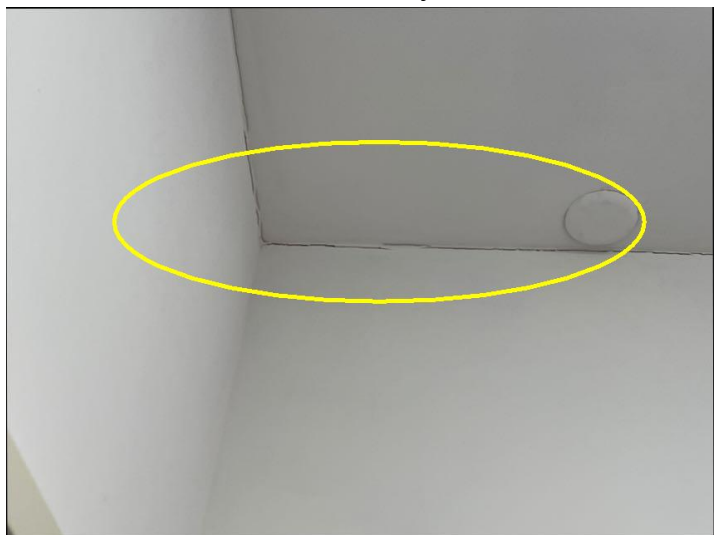
Stains - fourth floor



Tested dry



Peeling drywall tape



Cracked drywall tape

Walls

1. Interior Walls

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | ✓ | | | |

Materials: Plaster • Drywall

Observations:

- Mold-like stains noted on the fourth floor walls. Areas tested dry.
- Efflorescence noted on interior basement wall. Moisture indicated when tested. Recommend review and repair as needed.
- Cracks and peeling paint noted in several areas. Recommend repair.



Efflorescence



Moisture indicated



Efflorescence



Moisture indicated



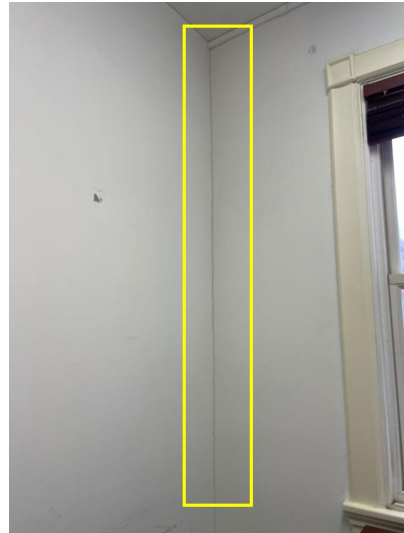
Mold-like stains



Tested dry



Cracked and peeling



Cracked drywall tape

Windows

1. Windows

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | ✓ | | | |

Materials: Wood frame, double hung, double pane and single pane windows observed. • Skylights noted.

Observations:

- Large skylight on fourth floor was covered. Unable to inspect.
- Mold-like stains noted around small skylights. Areas tested dry.
- Plexiglass observed on the interior of the curved windows. Unable to operate.
- Peeling paint and deteriorated caulk noted on all windows. Paint or seal as needed.
- Several windows did not open when tested. Review and repair as needed.



Covered skylight



Shade installed



Mold-like stains



Tested dry



Gaps



Peeling paint



Unable to open



Unable to open



Plexiglass-like cover



Plexiglass-like cover

Doors

1. Interior Doors

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | ✓ | | | |

Observations:

- Door was not accessible due to furniture placement. Unable to access closet or room.
- Several door knobs were loose. Recommend repair.
- Metal doors with weatherstripping dragged across the flooring. Recommend adjust or repair as needed.
- One or more doors were misaligned and did not latch. Adjust or repair as needed.



Loose



Loose



Dragged



Dragged



Did not latch



Inaccessible

Floors

1. Interior Floors

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | ✓ | | | |

Materials: Carpet • Hardwood • Vinyl tiles

Observations:

- Fourth floor sub floor was not level. Recommend review and repair as needed.
- Damage noted on the hardwood in several areas. Recommend repair or replace affected areas as needed.



Sagged



Minor damage



Water stains



Deteriorated wood



Tested dry

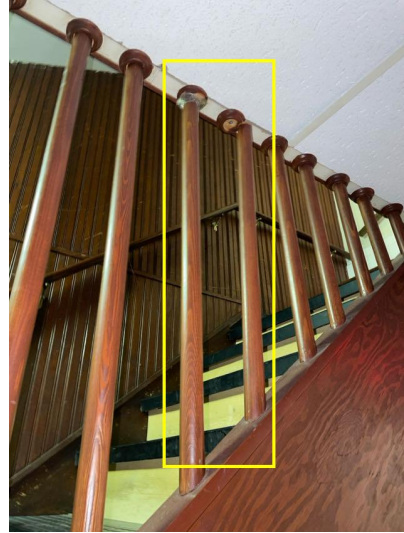
Stairs

1. Stairs

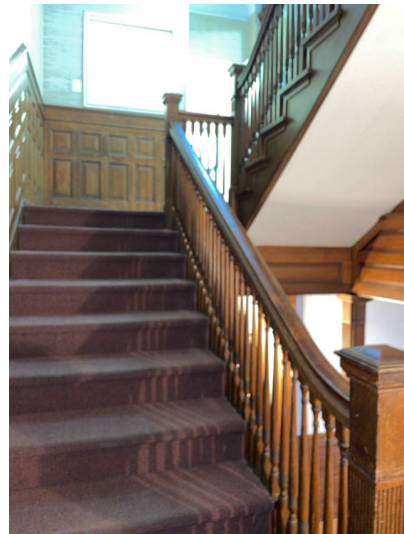
| Good | Fair | Poor | N/A | None |
|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- Loose spindles noted at basement level stairs. Recommend repair.
- Hand and guardrail heights did not meet current standard of 34" - 38".



Loose spindles





31" high

Fireplaces

1. Fireplace Condition

| | | | | |
|------|------|------|-----|------|
| Good | Fair | Poor | N/A | None |
| | ✓ | | | |

Location: Main floor • Second floor
Observations:
• Some repairs needed.



Main floor



Gas insert - main floor



Main level



2nd floor



2nd floor



2nd floor



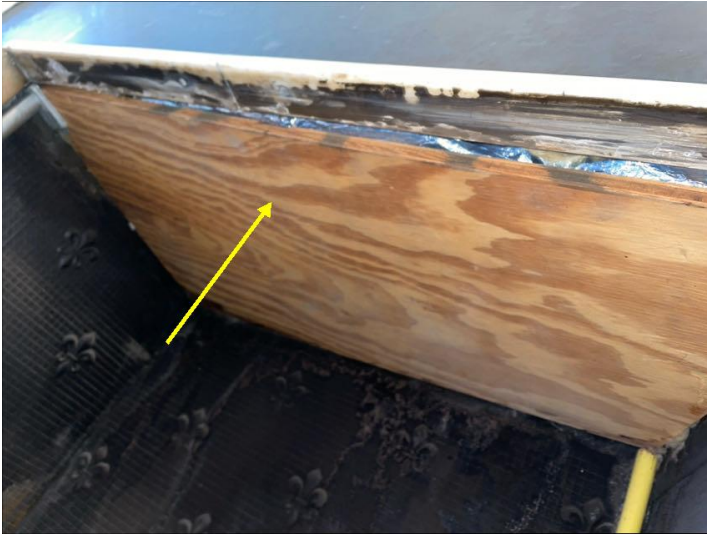
2nd floor

2. Dampers

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | ✓ | | | |

Observations:

- Some flues and dampers were concealed or no longer in use. Recommend review of flues for damage or deterioration by a certified chimney contractor.
- Some dampers did not open when tested. Recommend review and repair by a certified chimney contractor.
- Mortar fell out of a main floor chimney flue when the damper was opened. Recommend review and repair by a certified chimney contractor.



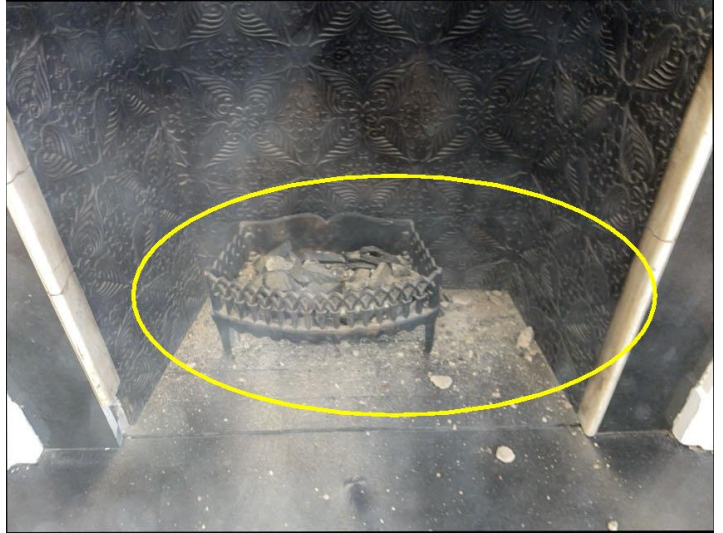
Blocked



Unable to operate - 2nd floor



Unable to open - 2nd floor



Mortar debris

3. Hearth Extensions

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Observations:

- Hearth extensions appeared functional.

Glossary

| Term | Definition |
|-----------|--|
| GFCI | A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system. |
| TPR Valve | The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves |