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Mar 13th, 2024

48 N. Temple, Indianapolis, IN, 46201

Home Inspection Report

PREPARED FOR:

John Doe

INSPECTED BY:

Kyle Pfeifer / Pfeifer Home Inspection



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Summary

Inspection Details

INSPECTOR

Kyle Pfeifer

Pfeifer Home Inspection

Phone 317-340-1734

Email pfeiferhomeinspect@gmail.com

Website <https://www.pfeiferhomeinspect.com>

CLIENT

John Doe

Phone 317-340-1734

Email pfeiferhomeinspect1@gmail.com

PROPERTY

Square feet 1500

Year built 1926

Type multi_family

ADDITIONAL INFO

 Inspection date Mar 13th, 2024

• Others Present Buyer

• Property Occupied 1 Unit is Occupied & 1 Unit is Vacant

• Building Type Duplex

• Weather Sunny

• Temperature 50 °F

• Year Built 1945

• Water Source City

• Sewage/Disposal City

PHI

Definitions

**Acceptable**

Functional with no obvious signs of defect.

**Maintenance**

An item deemed a yearly task by a homeowner.

**Marginal**

An issue needing repairs/replacement but not deemed immediate.

**Defective**

Item needs immediate repair or replacement. It is unable to perform its intended function.

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

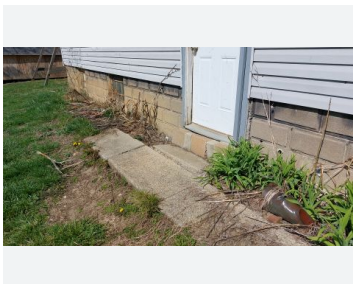
Flagged items will show up in summary view.

1. Lots and Grounds

1.1 GRADING

COMMENTS:

The grading has a negative slope and water is pooling against the foundation in several areas. A qualified contractor will need to evaluate to determine the proper repair.



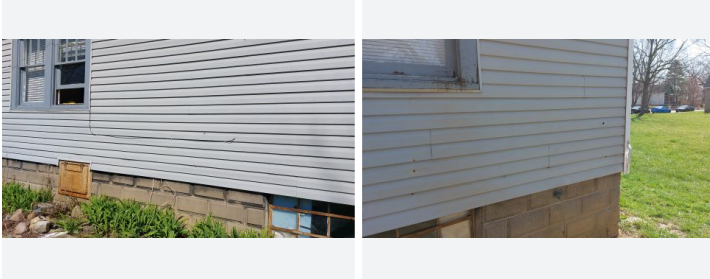
2. Exterior

2.1 EXTERIOR SIDING

COMMENTS:

 Maintenance

A few small cracks/holes were observed in the vinyl siding as we reviewed the exterior of the property. A qualified contractor will need to repair/replace all the damaged siding.

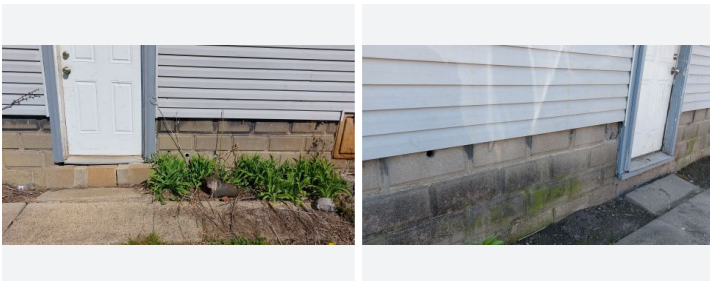


2.2 FOUNDATION

COMMENTS:

 Maintenance

Several small holes were found in the cement block foundation. They appear to be old holes for gas and electrical lines. If desired, the holes could be filled with mortar.

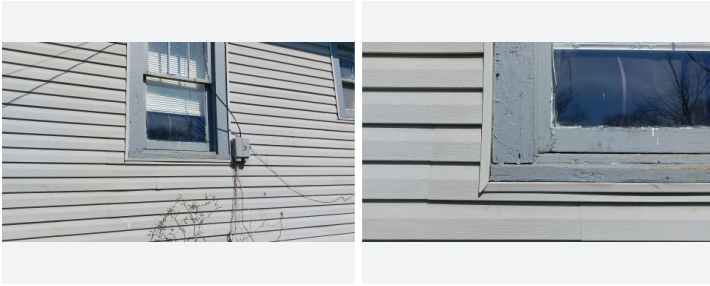


2.3 EXTERIOR TRIM

COMMENTS:

 Maintenance

We recommend painting the exterior trim. We found several small cracks in the trim that will allow water in slowly rotting the boards over time.

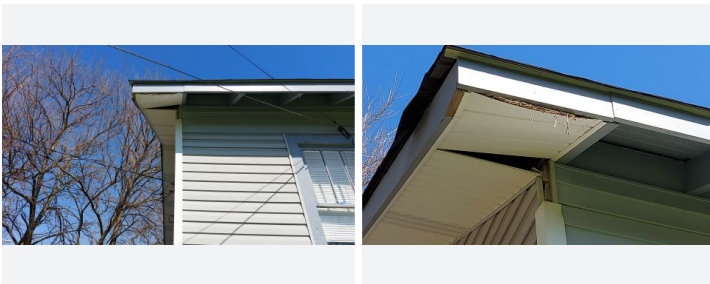


2.4 SOFFITS

COMMENTS:

 Maintenance

A few minor repairs will be needed to the pictured soffit box. The corner of the soffit box will need re-attached if desired.



2.5 HOSE BIBS

COMMENTS:

 Maintenance

One of the hose bibbs on the side yard is missing a handle. A new handle will need to be installed. If a new handle cannot be installed the hose bibb will need to be replaced by a qualified contractor.



3. Roof

3.1 ROOFING MATERIAL

DESCRIPTION: Asphalt shingle

INFORMATION: We believe the roof is between 5-10 years old.

COMMENTS:

Acceptable

After walking the roof, it was obvious the roof was only a few years old. Minor deterioration was noted around the outside of the shingles. No obvious water entry was found anywhere. Water is properly being shed down to the gutters and away from the foundation as expected. All of the roofing/plumbing vents were installed correctly and leak free.



3.2 GUTTERS

COMMENTS:

Marginal

Currently, the home is without a gutter system. A qualified contractor will need to install new gutters.

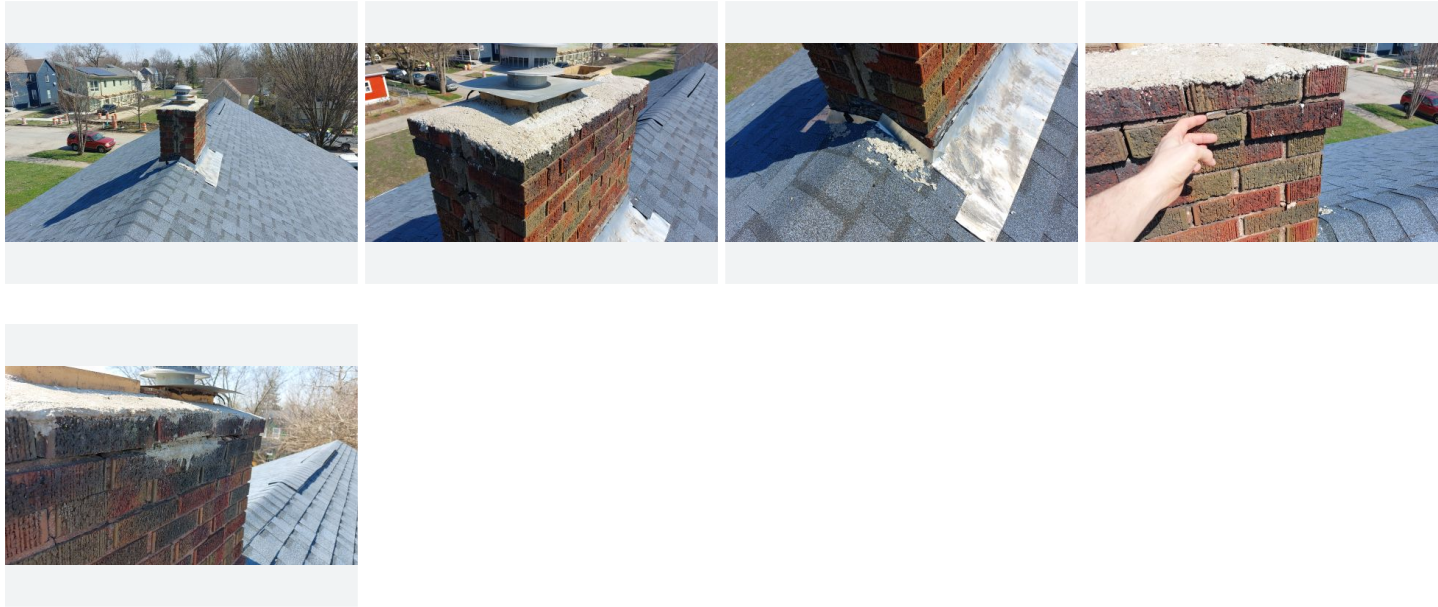


3.3 CHIMNEY

COMMENTS:

Marginal

Overall, the brick chimney is not in bad shape for its age. The chimney is structurally sound and not leaning inward or outward. The mortar between the brick has deteriorated and falling apart in certain areas. No issues were observed with the chimney crown or cap. A qualified contractor will need to review.



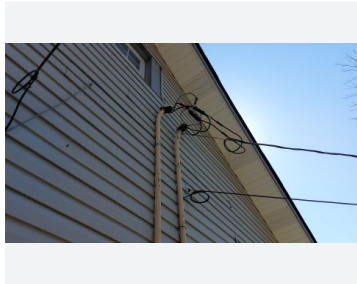
4. Unit 48 - Electrical

4.1 ELECTRICAL SERVICE ENTRANCE

COMMENTS:

Acceptable

The service entrance is in good condition with no major imperfections. We did not observe any signs that water is entering the meter.

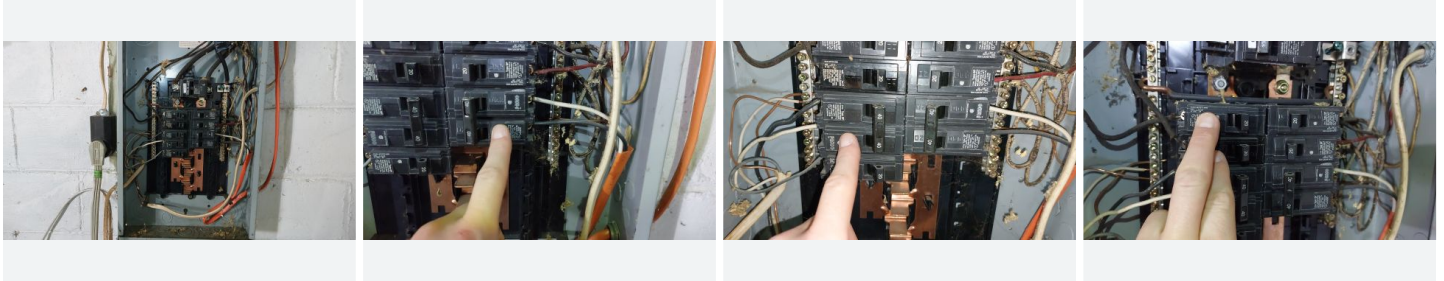


4.2 ELECTRICAL PANEL

COMMENTS:

Defective

We reviewed the pictured electrical panel we found several breakers that are over fused and attached to the wrong wire. No other issues were found. A qualified contractor will need to review the panel.



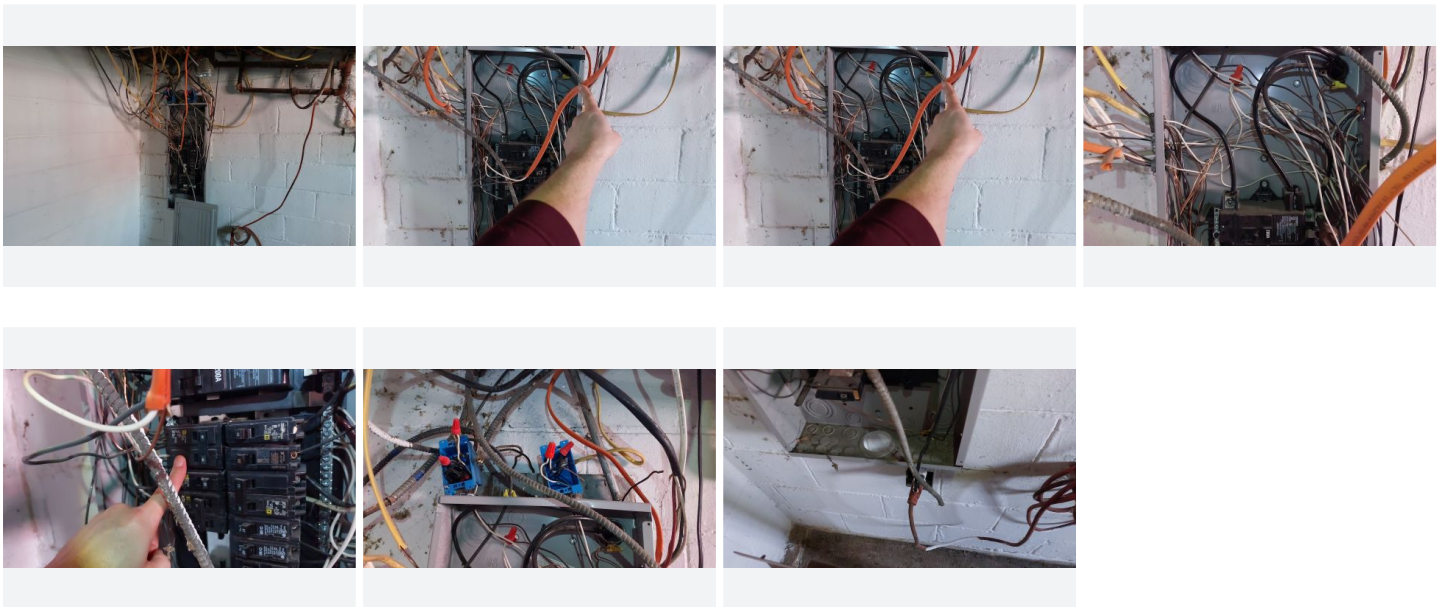
5. Unit 50 - Electrical

5.1 ELECTRICAL PANEL

COMMENTS:

Defective

We reviewed the pictured electrical panel we found several issues needing reviewed by a qualified contractor. A few electrical circuits were not installed correctly. The wiring was not installed through the top or side of the panel. As such the cover for the panel can not be installed. Directly, above the panel we found two junction boxes needing covered and attached. The over fused 40amp breaker needs to be removed. Lastly, all loose/abandoned wiring needs addressed as well.



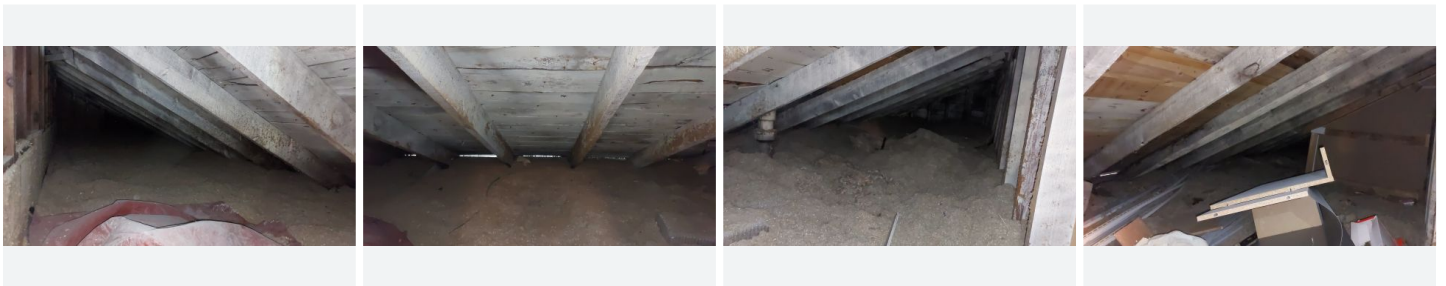
6. Attic

6.1 ROOF FRAMING

COMMENTS:

Acceptable

Overall, the structure in the main attic is in good condition with no major structural imperfections. The home is a 'stick built' house, meaning each 2x6 rafter was individually cut to fit together. No active signs of water entry were found. A satisfactory amount of blown in insulation was found throughout the attic.



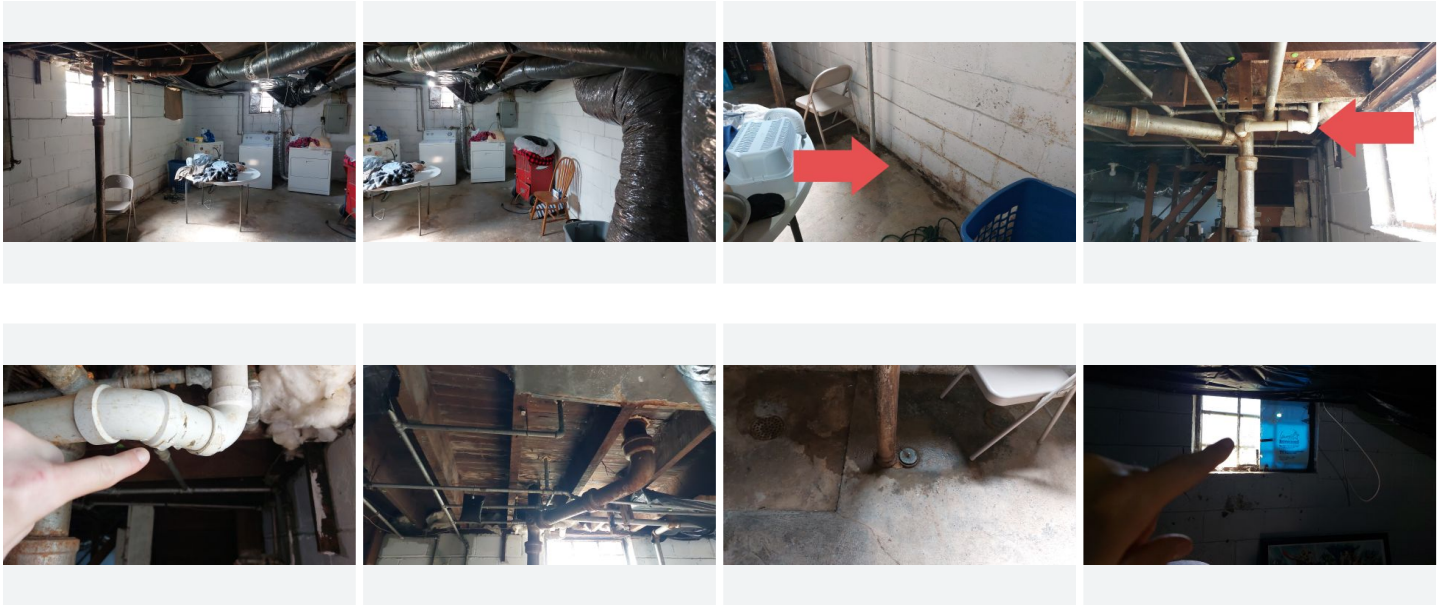
7. Unit 48 - Basement

7.1 WALLS

COMMENTS:

Defective

The space downstairs was relatively dry with a little moisture present. With that said, we still recommend running a dehumidifier to alleviate any moisture issues that will build up. We did observe water entering from the outside and through the foundation walls. The grading and downspouts need to be reviewed to ensure they are draining away from the home. As a result, we observed a white substance that appears to be mold throughout the space. In pictures four and five we found an active leak coming from one of the drainage lines. We could not identify exactly where the leak was coming from. Several of the basement windows are cracked and need addressed. No major issues were observed with the wooden or cement block structure of the home. The main sewer line from the home to the street is cast iron. We recommend having the sewer line scoped to ensure it has not collapsed or has tree roots growing in it. A qualified contractor will need to review all issues.

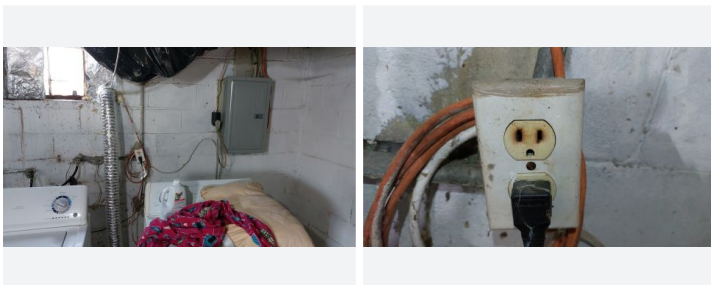


7.2 ELECTRICAL

COMMENTS:



The outlet in pictures one and two has 'shorted out' and needs to be replaced immediately. At one point the circuit 'arced' burning up the outlet and wiring. Further investigation is needed.



8. Unit 50 - Basement

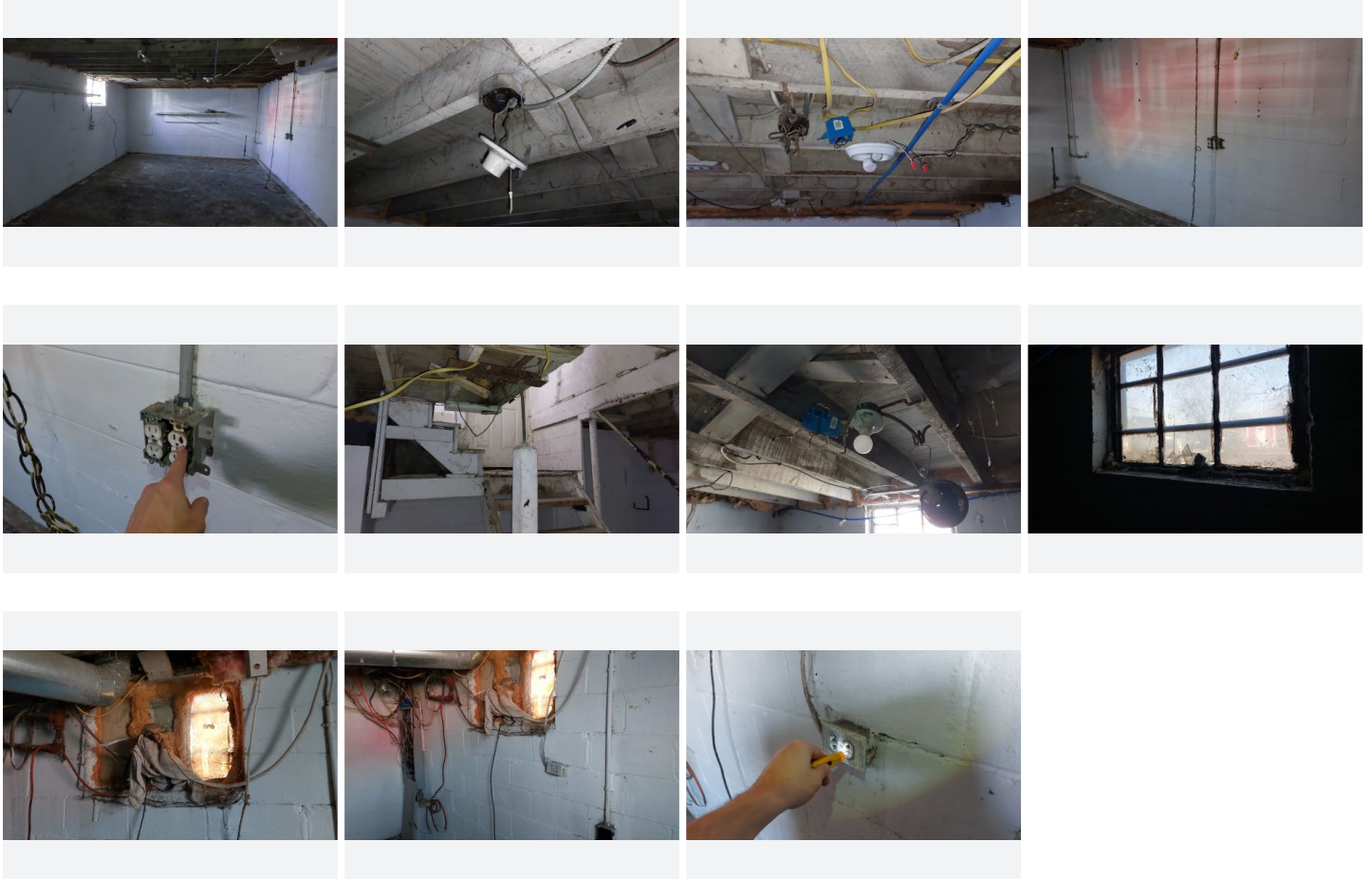
8.1 WALLS

COMMENTS:



The space downstairs was relatively dry with a little moisture present. With that said, we still recommend running a dehumidifier to alleviate any moisture issues that will build up. We did observe water entering from the outside and through the foundation walls. The grading and downspouts need to be reviewed to ensure they are draining

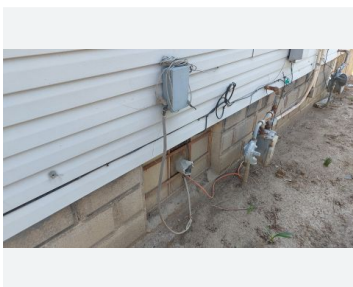
away from the home. All of the electrical wiring and junction boxes need reviewed for multiple reasons. In photos four and five we found an arced outlet needing replaced. Several of the basement windows are cracked and will need replaced. In photo six an adjustable flooring jack was used to support several flooring joists by the stairs. We recommend removing the jack and supporting this area in a different way. All open or abandoned plumbing lines need addressed. A qualified contractor will need to review all issues.



9. Air Conditioning

9.1 A/C SYSTEM OPERATION

MEDIA:



COMMENTS:

Defective

Currently, no A/C unit is installed on the exterior of the home. It appears the way the refrigerant lines were cut the previous unit was stolen by someone. A qualified contractor will need to install a new unit with a cage to prevent theft.

10. Unit 48 - Heating System

10.1 HEATING SYSTEM OPERATION

DESCRIPTION: Functional

INFORMATION: Manufactured in 2005.

COMMENTS:

Marginal

The furnace was tested and in working order during our inspection. With that said, the unit is from 2005 and almost at the end of a typical life cycle. We recommend budgeting for a new unit.



11. Unit 50 - Heating System

11.1 HEATING SYSTEM OPERATION

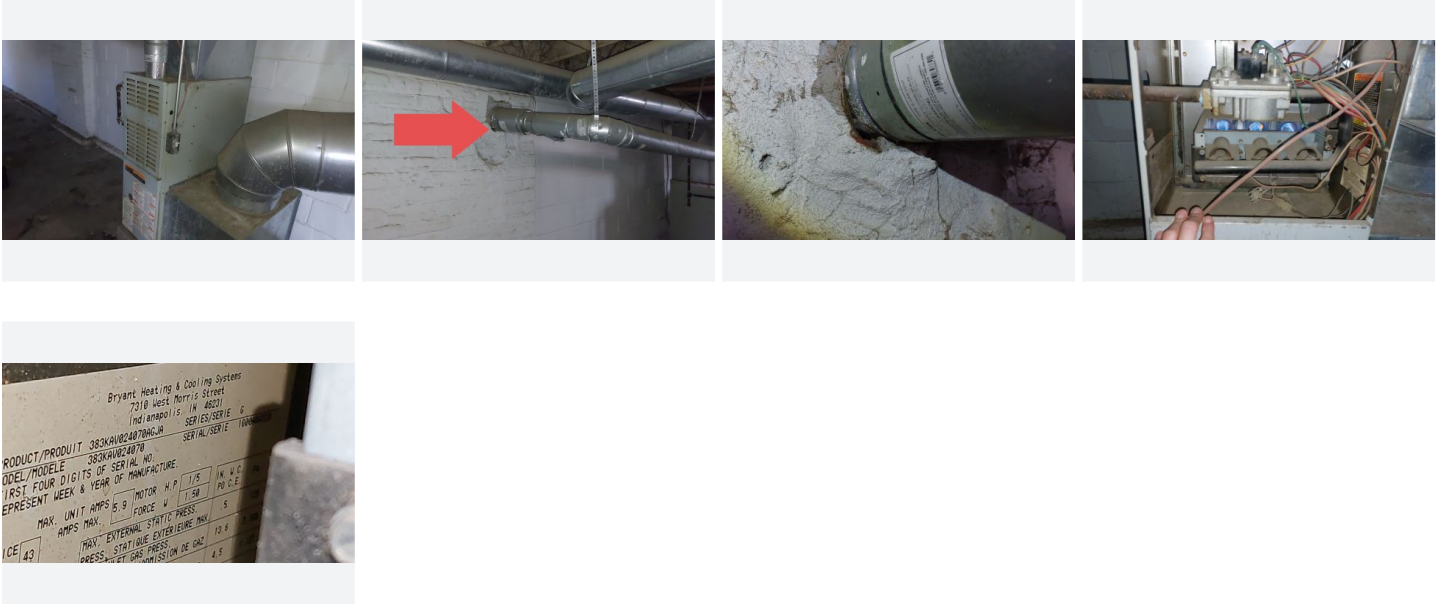
DESCRIPTION: Functional

INFORMATION: Manufactured in 2000.

COMMENTS:

Defective

The furnace was tested and in working order during our inspection. With that said, the unit is from 2000 and almost at the end of a typical life cycle. In pictures two and three we found an opening around the exhaust line where it enters the chimney. This opening will need to be closed.



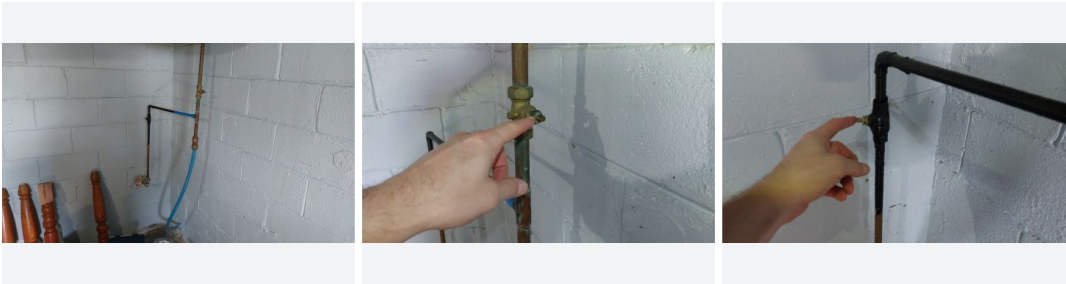
12. Unit 48 - Plumbing

12.1 MAIN WATER SHUTOFF

COMMENTS:

Marginal

Two of the pictured shut off valves will need to have new handles installed as they are currently missing.

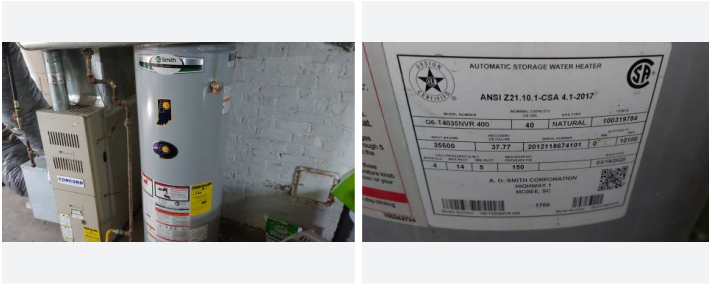


12.2 WATER HEATER OPERATION

COMMENTS:

Acceptable

This particular hot water heater was functioning properly during our inspection. Hot water was getting delivered to the appropriate places as expected. We recommend draining ten gallons from the tank to clean it out and wash any built up sediment out.

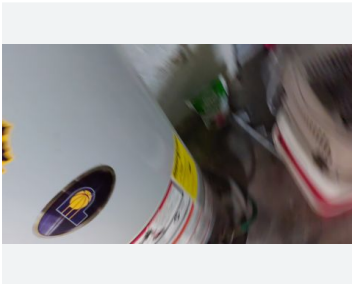
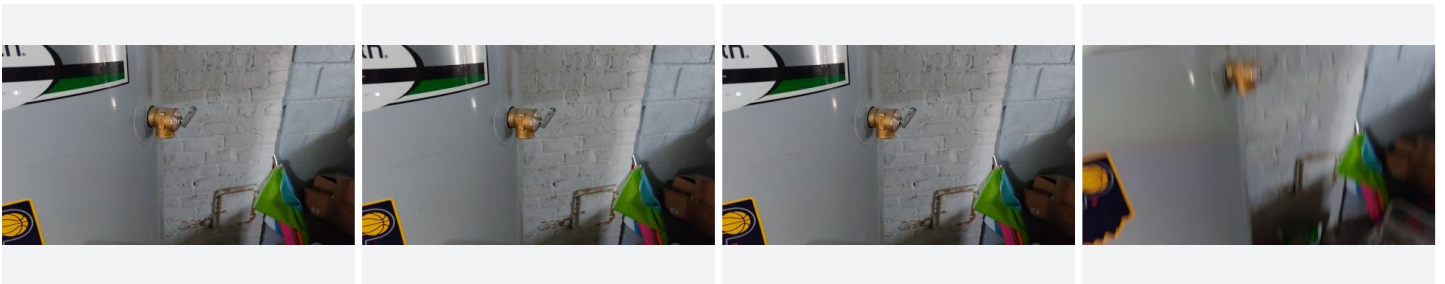


12.3 TPRV AND DRAIN TUBE

COMMENTS:

Maintenance

Per code, all hot water heaters are required to have a copper/CPVC drainage line piped between 6-24 inches of the floor. Here the pipe is missing. A qualified contractor will need to add an extension to the hot water heater.



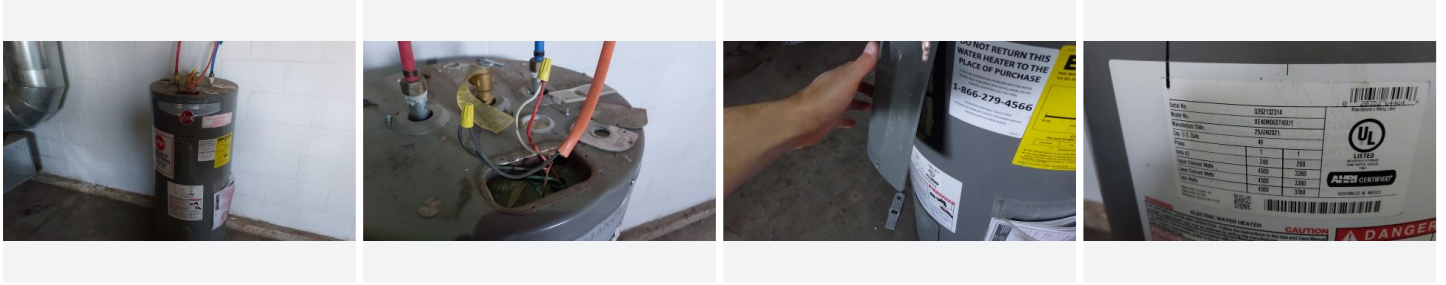
13. Unit 50 -Plumbing

13.1 WATER HEATER OPERATION

COMMENTS:

Maintenance

This particular hot water heater was functioning properly during our inspection. The wiring powering the unit needs to be enclosed as expected. Additionally, one of the covers for the heating element needs addressed as well.

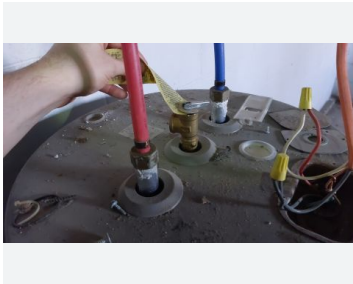


13.2 TPRV AND DRAIN TUBE

COMMENTS:

Maintenance

Per code, all hot water heaters are required to have a copper/CPVC drainage line piped between 6-24 inches of the floor. Here the pipe is missing. A qualified contractor will need to add an extension to the hot water heater.



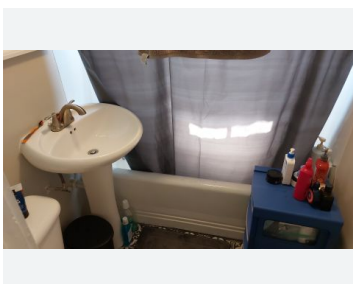
14. Unit 48 - Main Bathroom

14.1 WALLS

COMMENTS:

Acceptable

We inspected all of the walls in this room and did not see any major holes or imperfections in the wall.

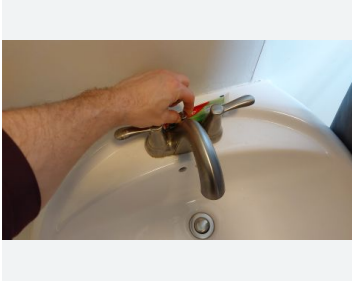


14.2 SINK/BASIN

COMMENTS:

 Maintenance

The drain lever is not working properly. We attempted to move the lever up and down but could not. A qualified contractor will need to review for the correct repair.

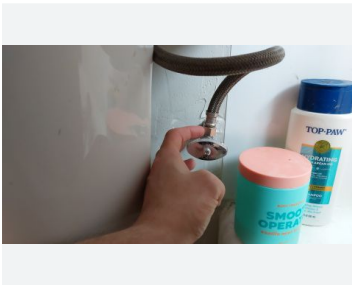


14.3 COLD WATER SUPPLY LINE

COMMENTS:

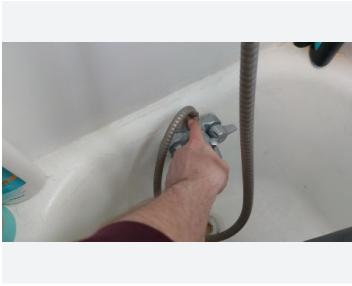
 Defective

We found a slow leak where the cold-water supply connects to the shut off valve. A qualified contractor will need to review.



14.4 SHOWER/SURROUND

MEDIA:



COMMENTS:

 Marginal

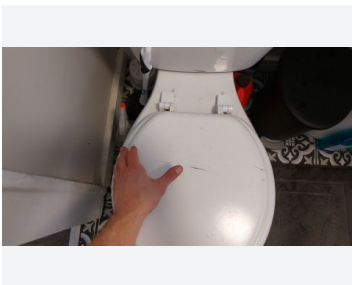
The shower supply line where it connects to the diverter was leaking immediately after turning the water on. A qualified contractor will need to review for the proper repairs.

14.5 TOILETS

COMMENTS:

 Maintenance

The base of the toilet is loose as we shifted the entire toilet during our review. We were able to shake the toilet from side to side. A qualified contractor will need to review for the correct repairs.



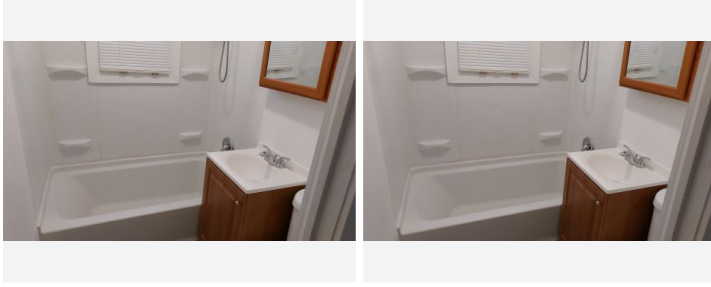
15. Unit 50 - Main Bathroom

15.1 WALLS

COMMENTS:

 Acceptable

We inspected all of the walls in this room and did not see any major holes or imperfections in the wall.

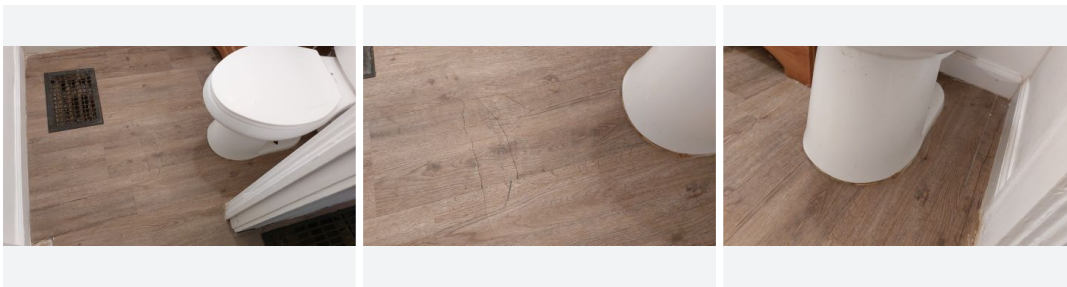


15.2 FLOOR

COMMENTS:

 Marginal

Several soft areas in the subflooring were found around the toilet. Further evaluation is needed to determine the proper repairs.



15.3 ELECTRICAL


COMMENTS:

 Marginal

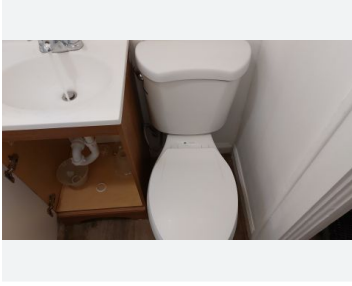
No electrical outlets are currently installed in this bathroom.

15.4 TOILETS

COMMENTS:

 Acceptable

The toilet was functioning correctly during the inspection. We inspected the supply lines to the toilet and did not find any leaks at all. Additionally, we felt around the bottom of the toilet and no leaks were discovered.



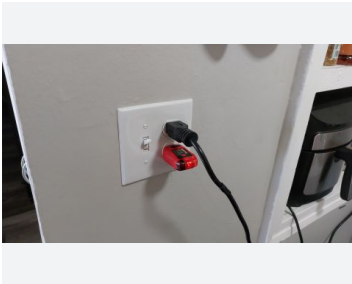
16. Unit 48 -Kitchen

16.1 ELECTRICAL

COMMENTS:

 Acceptable

All outlets were tested in this room and in working condition. The outlets were tight to the wall and not moving.

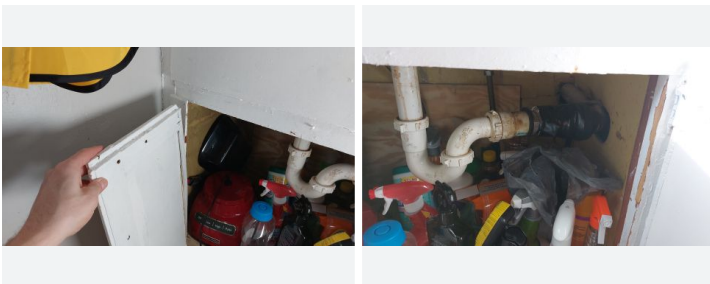


16.2 CABINETS

COMMENTS:

 Marginal

The cabinet doors are loose and need to be re-attached. Furthermore, electrical tape is currently being used to hold the drainage line together. A qualified contractor will need to review.

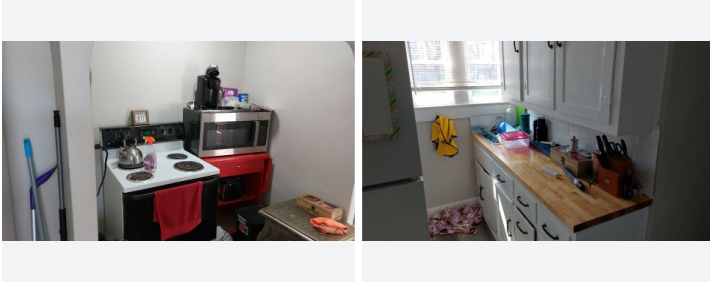


16.3 WALLS

COMMENTS:

 Acceptable

We inspected all of the walls in this room and did not see any major holes or imperfections in the wall.

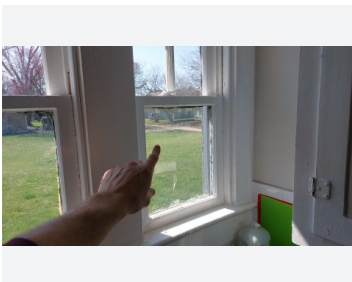


16.4 WINDOWS

COMMENTS:

 Defective

One of the windows in this room is cracked and needs to be addressed. A qualified contractor will need to remove and replace any damaged glass.



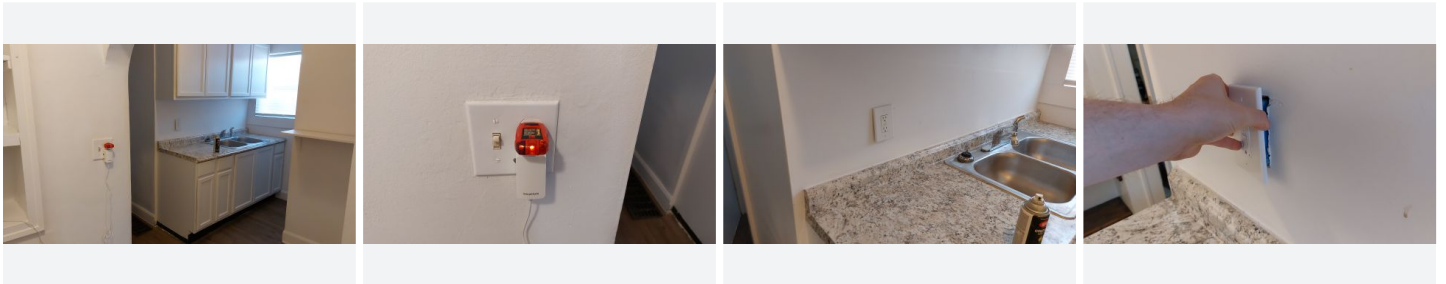
17. Unit 50 -Kitchen

17.1 ELECTRICAL

COMMENTS:

 Defective

The electrical outlet in pictures one and two is indicating 'reverse polarity.' Reverse polarity is when the hot and neutral wires are reversed. We also noticed a really loose outlet next to the sink. A qualified contractor will need to review for the correct repair.

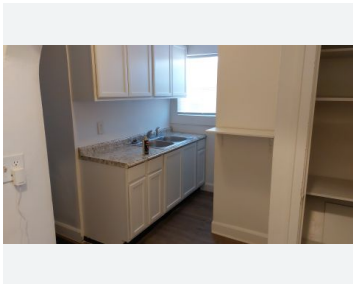


17.2 WALLS

COMMENTS:

Acceptable

All of the walls are in good condition in this room. We did not notice any holes or imperfections in the wall.

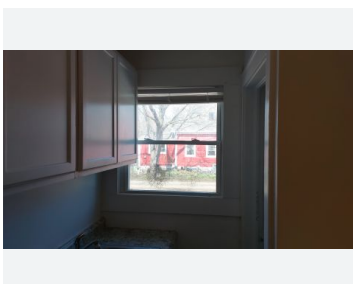


17.3 WINDOWS

COMMENTS:

Acceptable

All of the windows in this room were tested and operating normally. All panes and seals were still intact inside of the windows.



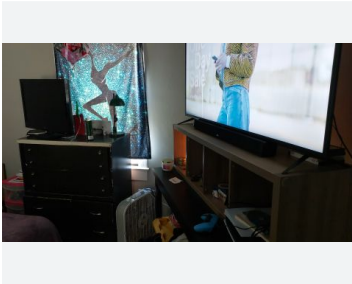
18. Unit 48 - Bedroom

18.1 WALLS

COMMENTS:

 Acceptable

We inspected all of the walls in this room and did not see any major holes or imperfections in the wall.

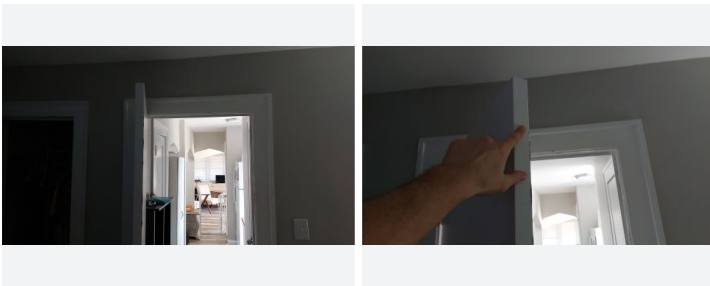


18.2 DOORS

COMMENTS:

 Maintenance

The entry door will not completely shut. The door will not close all the way as the latch is just missing the strike plate. A qualified contractor will need to review for the proper repairs.

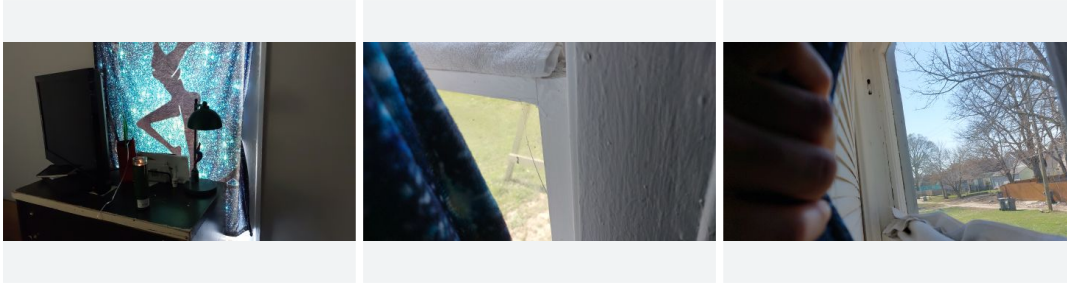


18.3 WINDOWS

COMMENTS:

 Defective

One of the windows in this room is cracked and needs to be addressed. Furthermore, several of the sash cords are missing. A qualified contractor will need to remove and replace any damaged glass.



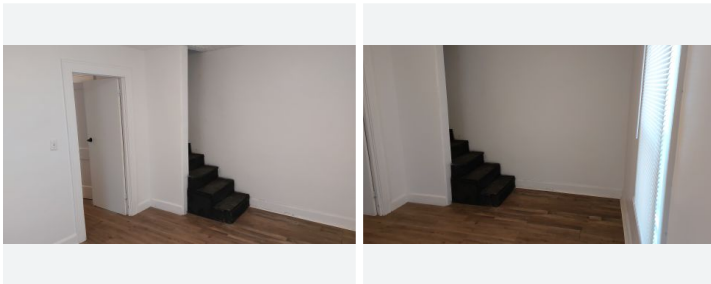
19. Unit 50 - Bedroom

19.1 WALLS

COMMENTS:

Acceptable

All of the walls are in good condition in this room. We did not notice any holes or imperfections in the wall.

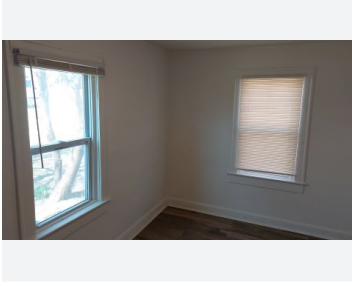


19.2 WINDOWS

COMMENTS:

Acceptable

All of the windows in this room were tested and operating normally. All panes and seals were still intact inside of the windows.

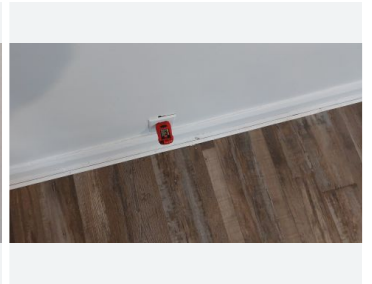
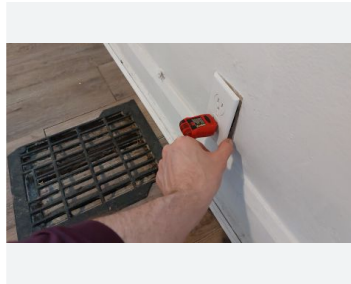
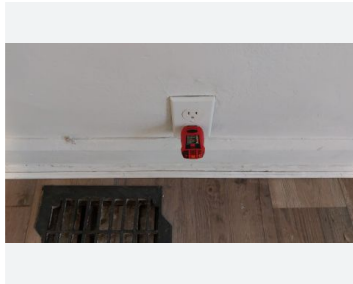
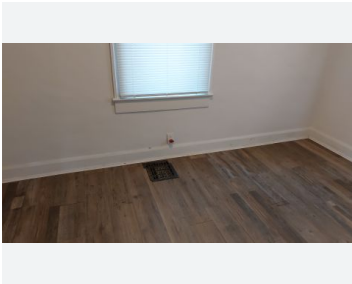


19.3 ELECTRICAL

COMMENTS:

Defective

We attempted to test the pictured outlets; however, they were not working. A qualified contractor will need to review for the correct repair.



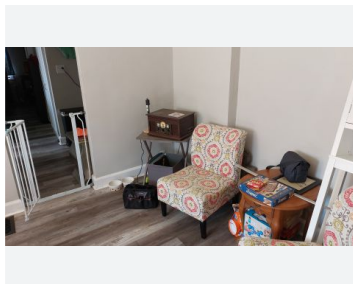
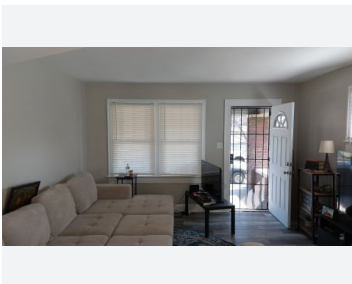
20. Unit 48 - Family Room

20.1 WALLS

COMMENTS:

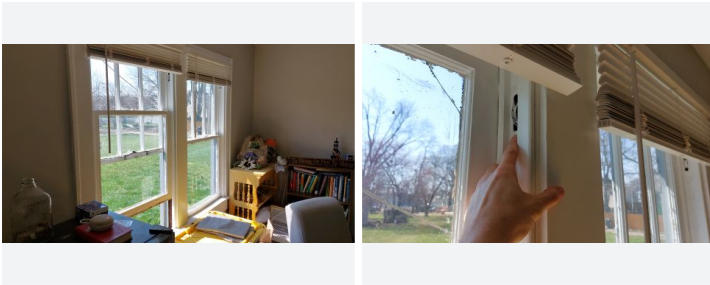
Acceptable

We inspected all of the walls in this room and did not see any major holes or imperfections in the wall.



20.2 WINDOWS

MEDIA:



COMMENTS:

 Marginal

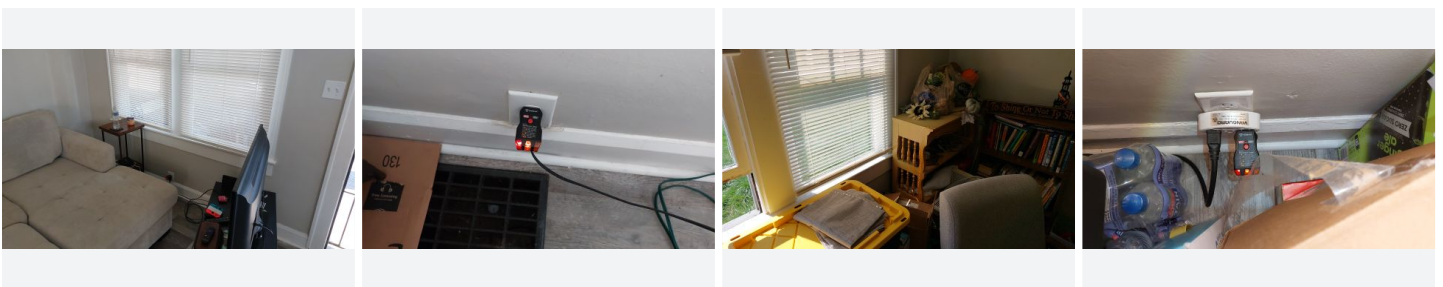
The sash cords are missing/damaged for several of the single hung windows in this room. We attempted to open the window, however were unable as they fell down immediately. A qualified contractor will need to review for the proper repairs.

20.3 ELECTRICAL

COMMENTS:

 Defective

Several of the electrical outlets in this room are indicating 'reverse polarity.' Reverse polarity is when the hot and neutral wires are reversed. A qualified contractor will need to review for the correct repairs.



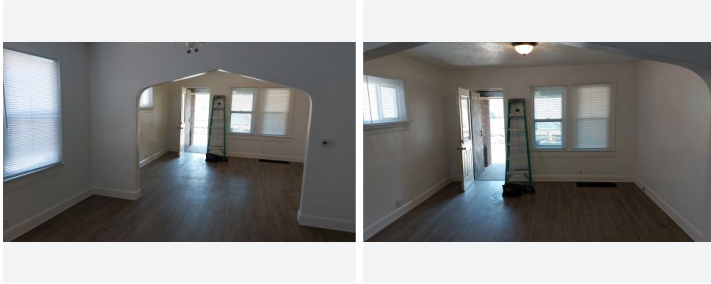
21. Unit 50 - Family Room

21.1 WALLS

COMMENTS:

Acceptable

All of the walls are in good condition in this room. We did not notice any holes or imperfections in the wall.

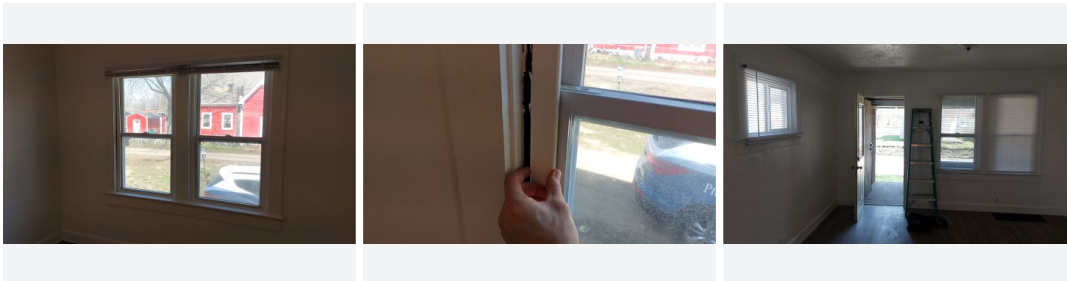


21.2 WINDOWS

COMMENTS:

Marginal

The sash cords are missing/damaged for several of the single hung windows in this room. We attempted to open the window, however were unable as they fell down immediately. A qualified contractor will need to review for the proper repairs.

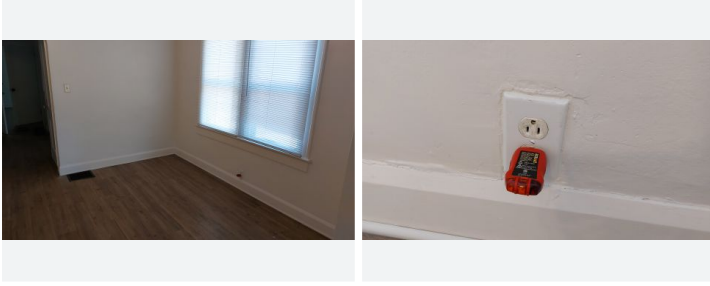


21.3 ELECTRICAL

COMMENTS:

Defective

We attempted to test the pictured outlet, however it was not working. A qualified contractor will need to review for the correct repair.



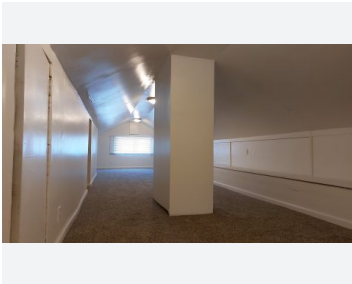
22. Unit 50 - Finished Attic

22.1 WALLS

COMMENTS:

■ Acceptable

We inspected all of the walls in this room and did not see any major holes or imperfections in the wall.



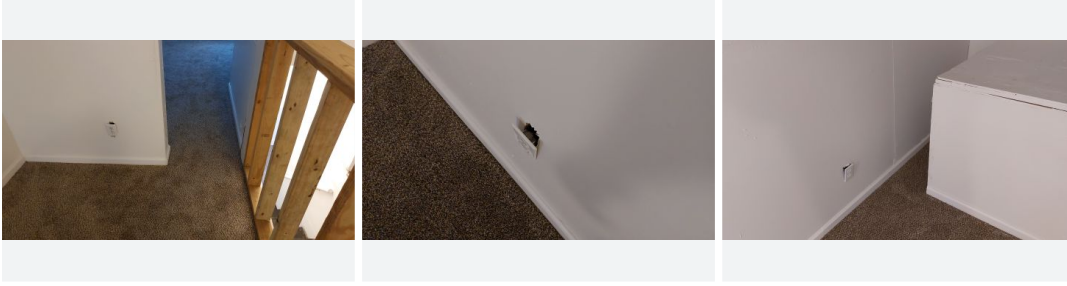
22.2 ELECTRICAL

COMMENTS:

■ Defective

Several of the outlets in this room are indicating 'reverse polarity.' Reverse polarity is when the hot and neutral wires are reversed. Additionally, several outlets are loose and need to be re-attached. A qualified contractor will need to review for the correct repair.



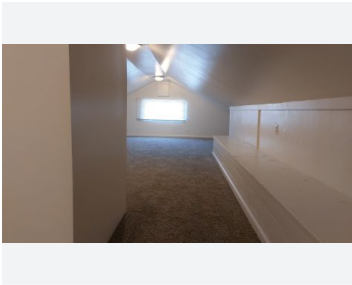


22.3 HVAC SOURCE

COMMENTS:

 Defective

We did not see a return line connected to the HVAC system in the finished attic. Currently, air is not being exchanged between floors. Further evaluation is needed.



Summary

PHI

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



Maintenance

An item deemed a yearly task by a homeowner.



Marginal

An issue needing repairs/replacement but not deemed immediate.



Defective

Item needs immediate repair or replacement. It is unable to perform its intended function.

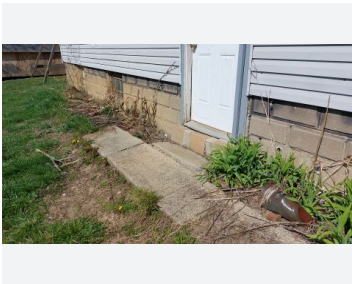
1. Lots and Grounds

1.1 GRADING

COMMENTS:

Maintenance

The grading has a negative slope and water is pooling against the foundation in several areas. A qualified contractor will need to evaluate to determine the proper repair.



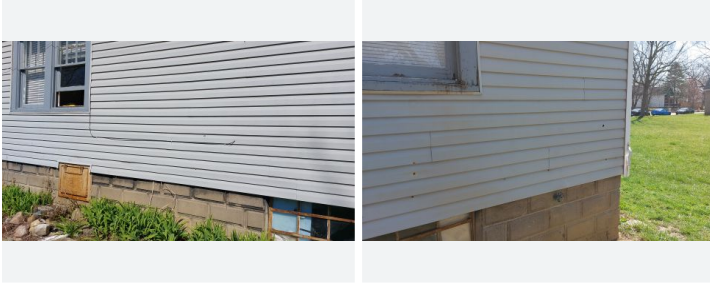
2. Exterior

2.1 EXTERIOR SIDING

COMMENTS:

Maintenance

A few small cracks/holes were observed in the vinyl siding as we reviewed the exterior of the property. A qualified contractor will need to repair/replace all the damaged siding.

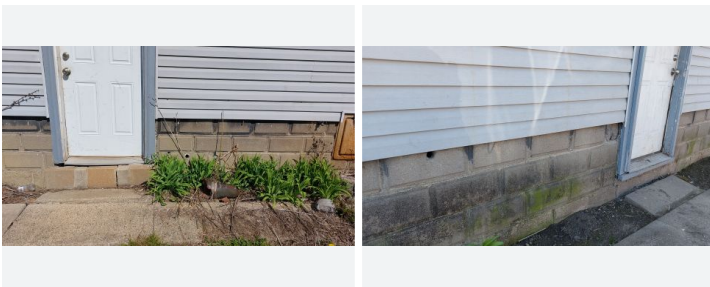


2.2 FOUNDATION

COMMENTS:

 Maintenance

Several small holes were found in the cement block foundation. They appear to be old holes for gas and electrical lines. If desired, the holes could be filled with mortar.

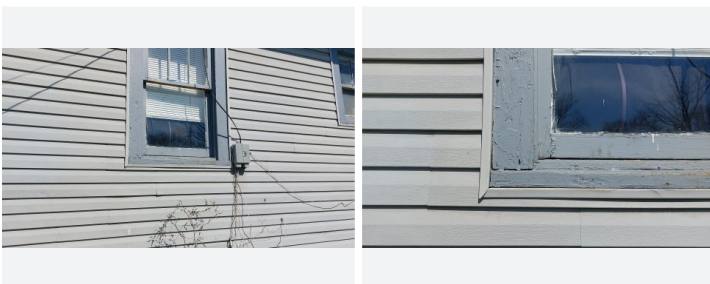


2.3 EXTERIOR TRIM

COMMENTS:

 Maintenance

We recommend painting the exterior trim. We found several small cracks in the trim that will allow water in slowly rotting the boards over time.

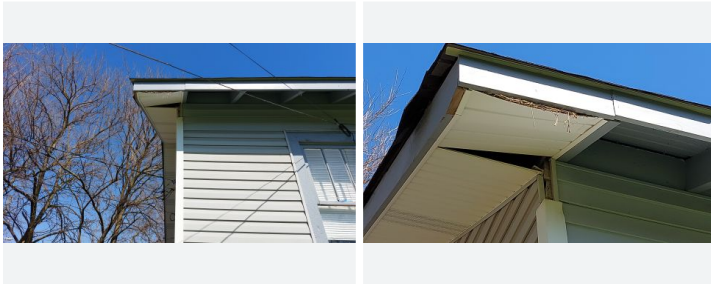


2.4 SOFFITS

COMMENTS:

 Maintenance

A few minor repairs will be needed to the pictured soffit box. The corner of the soffit box will need re-attached if desired.



2.5 HOSE BIBS

COMMENTS:

 Maintenance

One of the hose bibbs on the side yard is missing a handle. A new handle will need to be installed. If a new handle cannot be installed the hose bibb will need to be replaced by a qualified contractor.



3. Roof

3.2 GUTTERS

COMMENTS:

 Marginal

Currently, the home is without a gutter system. A qualified contractor will need to install new gutters.

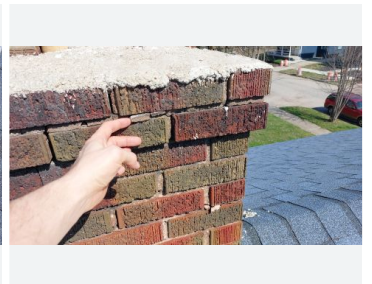
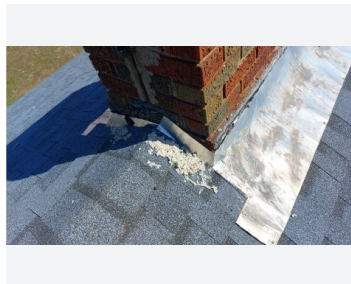
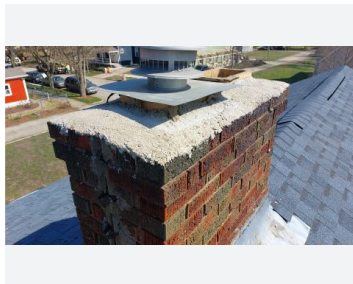
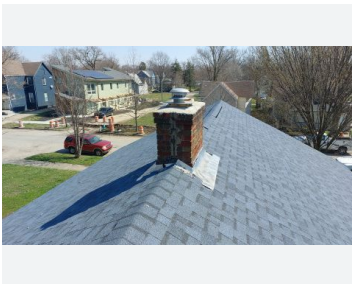


3.3 CHIMNEY

COMMENTS:

 Marginal

Overall, the brick chimney is not in bad shape for its age. The chimney is structurally sound and not leaning inward or outward. The mortar between the brick has deteriorated and falling apart in certain areas. No issues were observed with the chimney crown or cap. A qualified contractor will need to review.



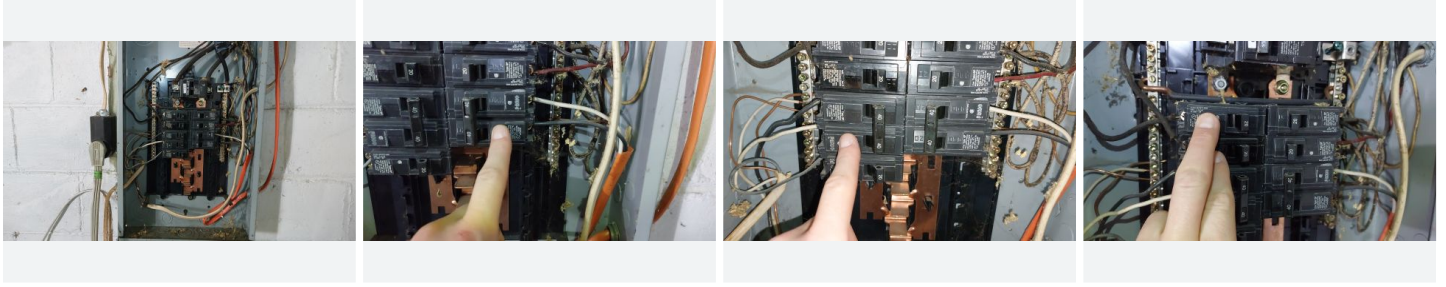
4. Unit 48 - Electrical

4.2 ELECTRICAL PANEL

COMMENTS:

 Defective

We reviewed the pictured electrical panel we found several breakers that are over fused and attached to the wrong wire. No other issues were found. A qualified contractor will need to review the panel.



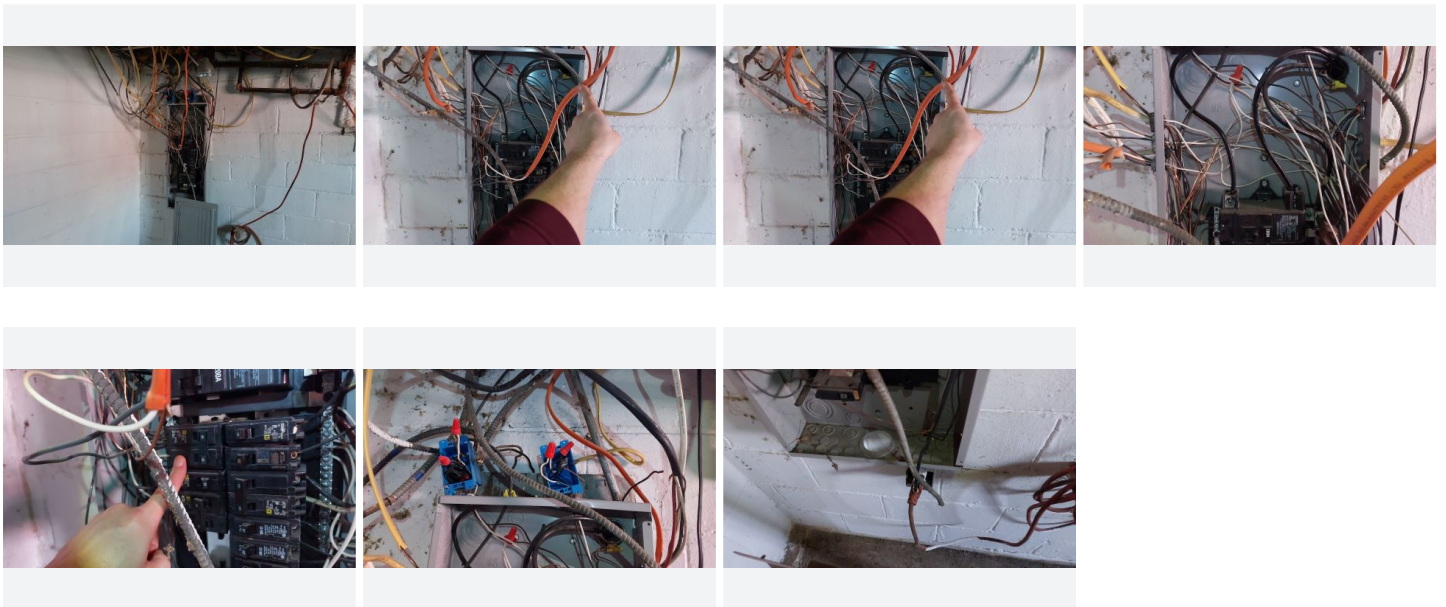
5. Unit 50 - Electrical

5.1 ELECTRICAL PANEL

COMMENTS:

 Defective

We reviewed the pictured electrical panel we found several issues needing reviewed by a qualified contractor. A few electrical circuits were not installed correctly. The wiring was not installed through the top or side of the panel. As such the cover for the panel can not be installed. Directly, above the panel we found two junction boxes needing covered and attached. The over fused 40amp breaker needs to be removed. Lastly, all loose/abandoned wiring needs addressed as well.



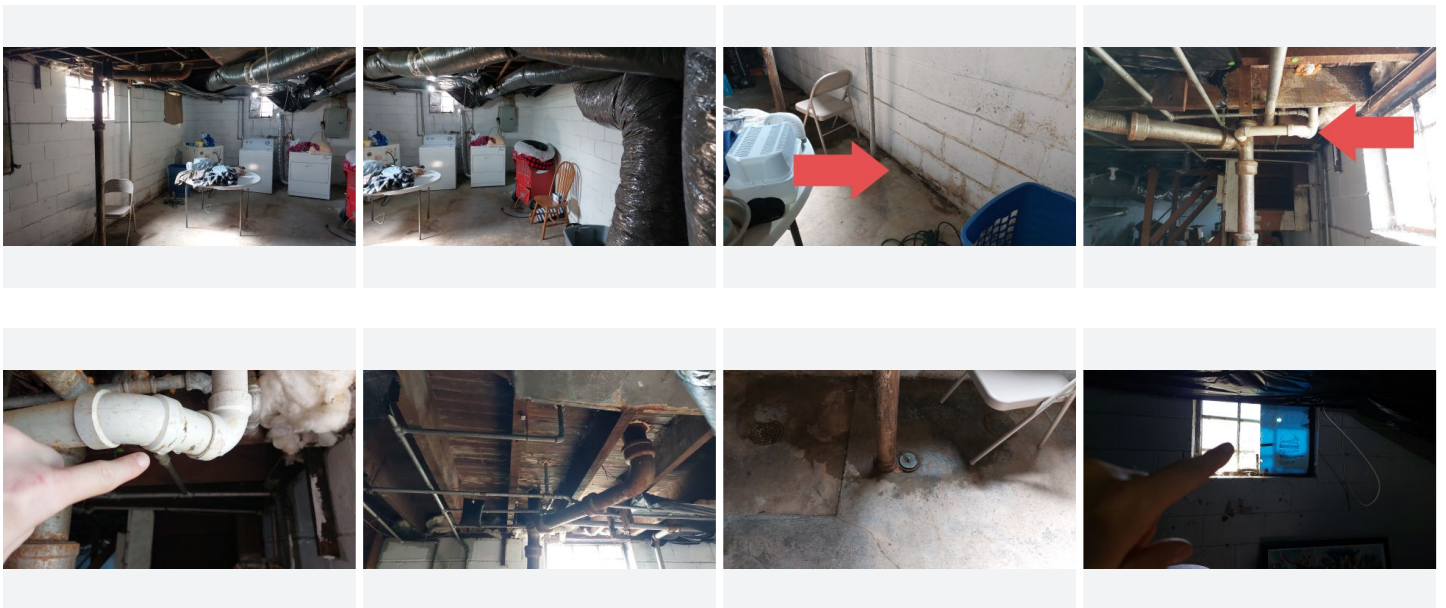
7. Unit 48 - Basement

7.1 WALLS

COMMENTS:

Defective

The space downstairs was relatively dry with a little moisture present. With that said, we still recommend running a dehumidifier to alleviate any moisture issues that will build up. We did observe water entering from the outside and through the foundation walls. The grading and downspouts need to be reviewed to ensure they are draining away from the home. As a result, we observed a white substance that appears to be mold throughout the space. In pictures four and five we found an active leak coming from one of the drainage lines. We could not identify exactly where the leak was coming from. Several of the basement windows are cracked and need addressed. No major issues were observed with the wooden or cement block structure of the home. The main sewer line from the home to the street is cast iron. We recommend having the sewer line scoped to ensure it has not collapsed or has tree roots growing in it. A qualified contractor will need to review all issues.

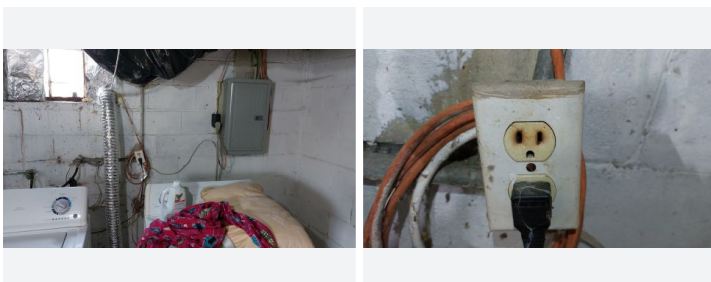


7.2 ELECTRICAL

COMMENTS:

Defective

The outlet in pictures one and two has 'shorted out' and needs to be replaced immediately. At one point the circuit 'arced' burning up the outlet and wiring. Further investigation is needed.



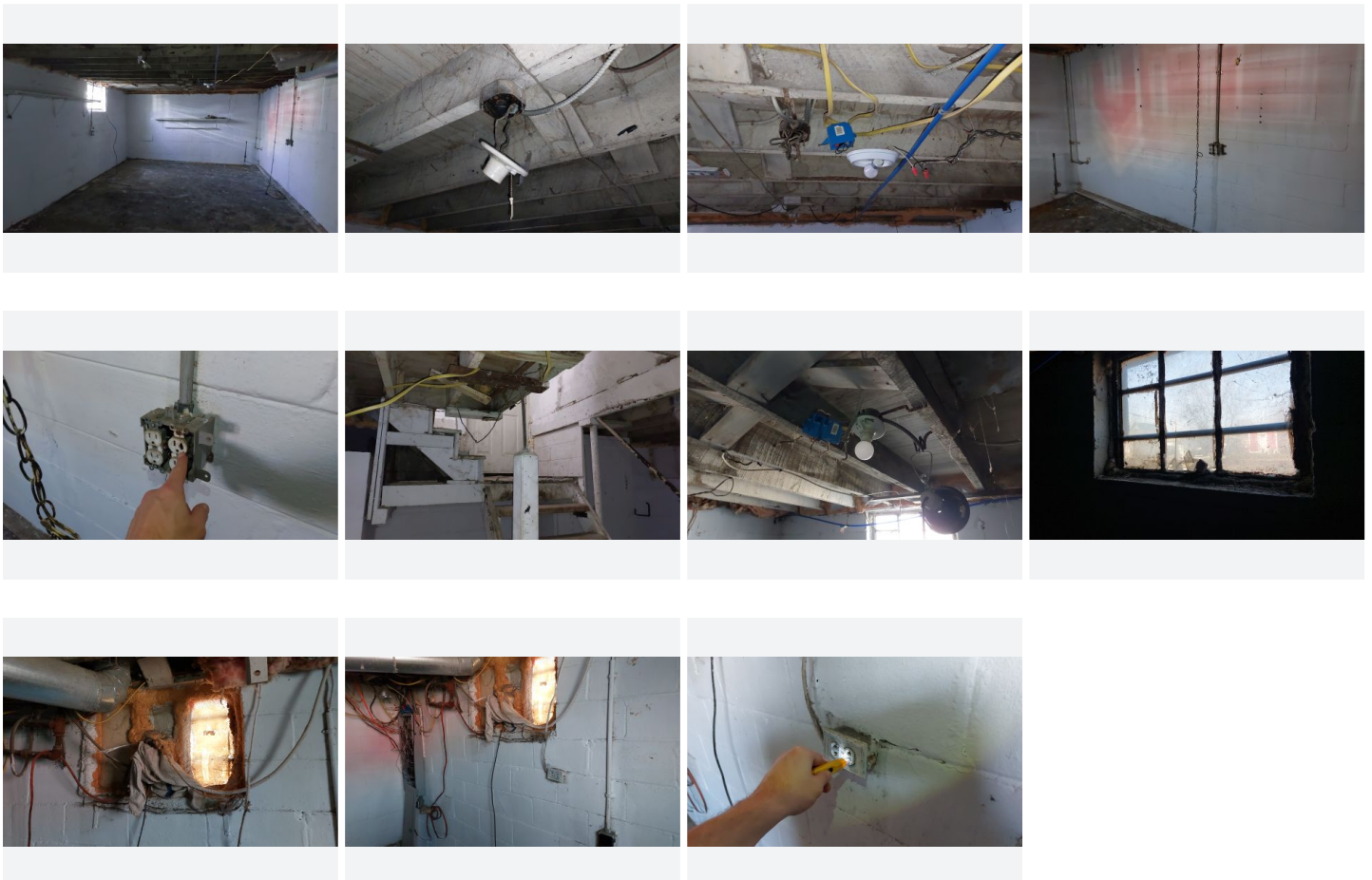
8. Unit 50 - Basement

8.1 WALLS

COMMENTS:

 Defective

The space downstairs was relatively dry with a little moisture present. With that said, we still recommend running a dehumidifier to alleviate any moisture issues that will build up. We did observe water entering from the outside and through the foundation walls. The grading and downspouts need to be reviewed to ensure they are draining away from the home. All of the electrical wiring and junction boxes need reviewed for multiple reasons. In photos four and five we found an arced outlet needing replaced. Several of the basement windows are cracked and will need replaced. In photo six an adjustable flooring jack was used to support several flooring joists by the stairs. We recommend removing the jack and supporting this area in a different way. All open or abandoned plumbing lines need addressed. A qualified contractor will need to review all issues.



9. Air Conditioning

9.1 A/C SYSTEM OPERATION

COMMENTS:

Defective

Currently, no A/C unit is installed on the exterior of the home. It appears the way the refrigerant lines were cut the previous unit was stolen by someone. A qualified contractor will need to install a new unit with a cage to prevent theft.

10. Unit 48 - Heating System

10.1 HEATING SYSTEM OPERATION

COMMENTS:

Marginal

The furnace was tested and in working order during our inspection. With that said, the unit is from 2005 and almost at the end of a typical life cycle. We recommend budgeting for a new unit.



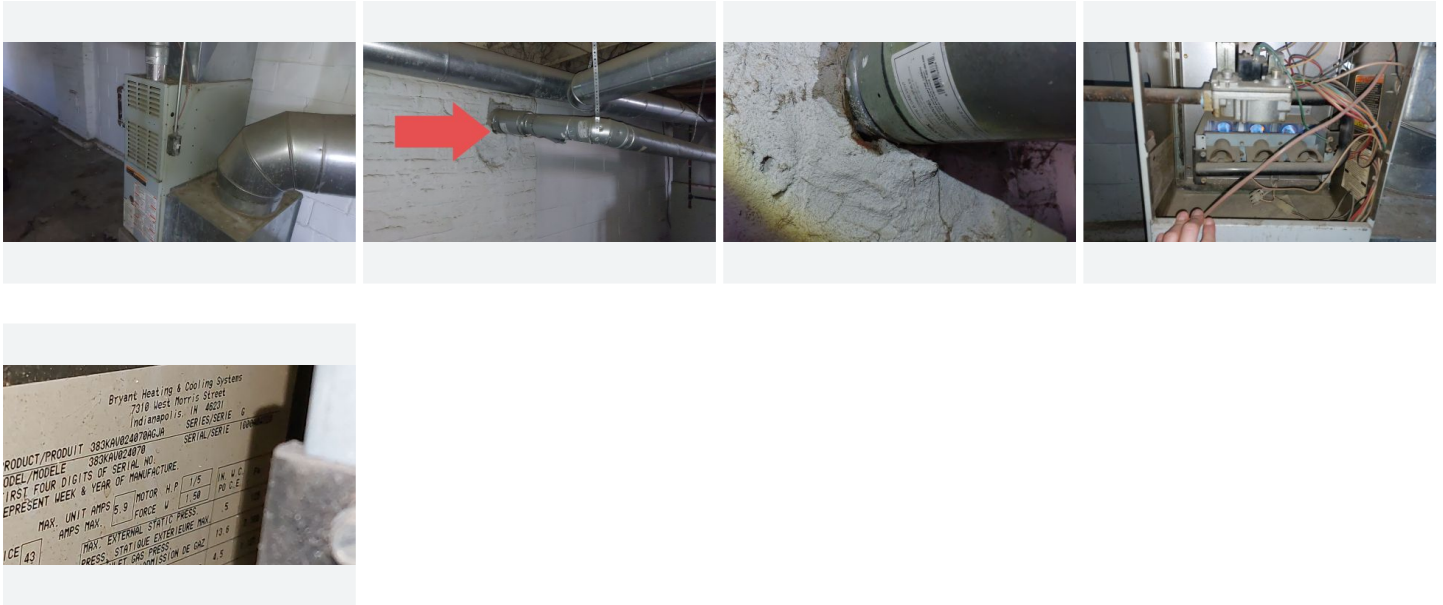
11. Unit 50 - Heating System

11.1 HEATING SYSTEM OPERATION

COMMENTS:

Defective

The furnace was tested and in working order during our inspection. With that said, the unit is from 2000 and almost at the end of a typical life cycle. In pictures two and three we found an opening around the exhaust line where it enters the chimney. This opening will need to be closed.



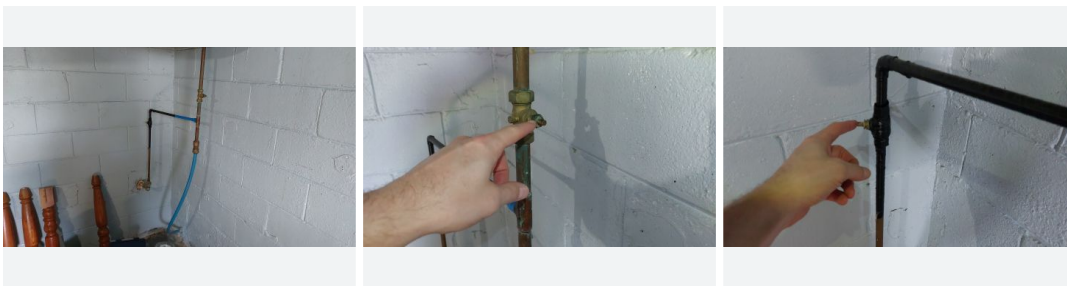
12. Unit 48 - Plumbing

12.1 MAIN WATER SHUTOFF

COMMENTS:

📌 Marginal

Two of the pictured shut off valves will need to have new handles installed as they are currently missing.



12.3 TPRV AND DRAIN TUBE

COMMENTS:

🔧 Maintenance

Per code, all hot water heaters are required to have a copper/CPVC drainage line piped between 6-24 inches of the floor. Here the pipe is missing. A qualified contractor will need to add an extension to the hot water heater.



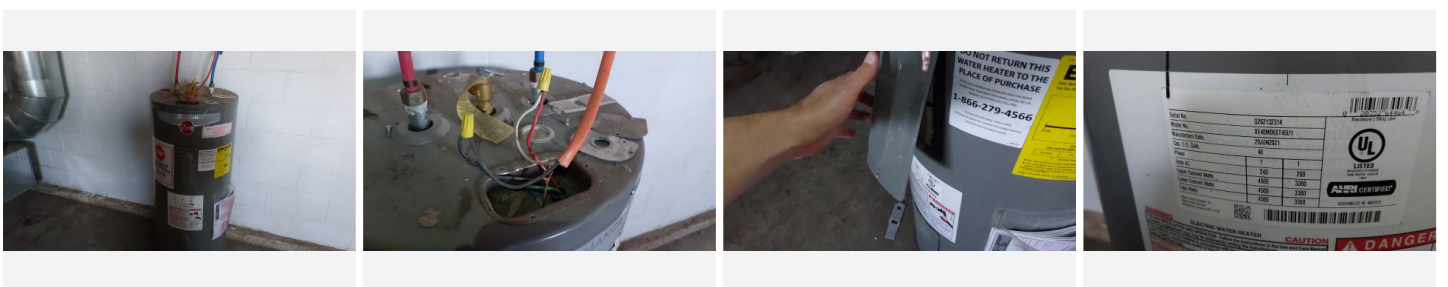
13. Unit 50 -Plumbing

13.1 WATER HEATER OPERATION

COMMENTS:

Maintenance

This particular hot water heater was functioning properly during our inspection. The wiring powering the unit needs to be enclosed as expected. Additionally, one of the covers for the heating element needs addressed as well.

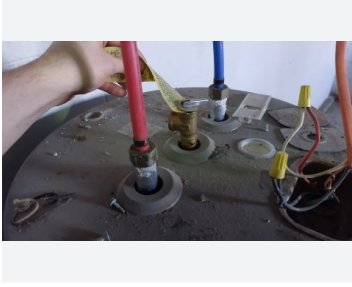


13.2 TPRV AND DRAIN TUBE

COMMENTS:

Maintenance

Per code, all hot water heaters are required to have a copper/CPVC drainage line piped between 6-24 inches of the floor. Here the pipe is missing. A qualified contractor will need to add an extension to the hot water heater.



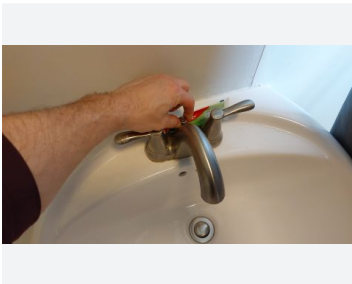
14. Unit 48 - Main Bathroom

14.2 SINK/BASIN

COMMENTS:

 Maintenance

The drain lever is not working properly. We attempted to move the lever up and down but could not. A qualified contractor will need to review for the correct repair.

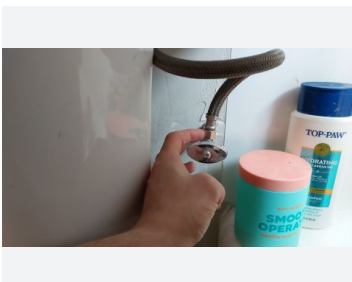


14.3 COLD WATER SUPPLY LINE

COMMENTS:

 Defective

We found a slow leak where the cold-water supply connects to the shut off valve. A qualified contractor will need to review.



14.4 SHOWER/SURROUND

COMMENTS:

 Marginal

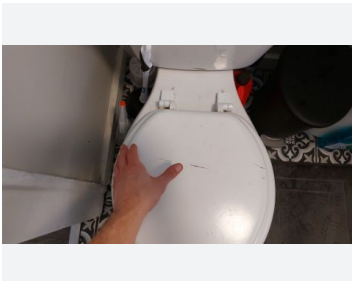
The shower supply line where it connects to the diverter was leaking immediately after turning the water on. A qualified contractor will need to review for the proper repairs.

14.5 TOILETS

COMMENTS:

 Maintenance

The base of the toilet is loose as we shifted the entire toilet during our review. We were able to shake the toilet from side to side. A qualified contractor will need to review for the correct repairs.



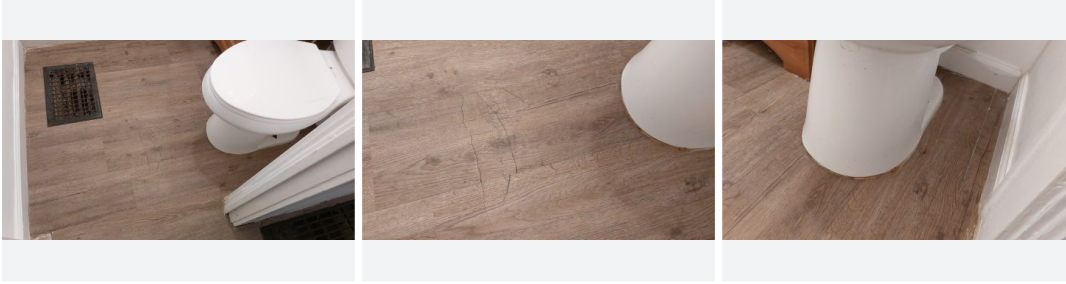
15. Unit 50 - Main Bathroom

15.2 FLOOR

COMMENTS:

 Marginal

Several soft areas in the subflooring were found around the toilet. Further evaluation is needed to determine the proper repairs.



15.3 ELECTRICAL

COMMENTS:

 Marginal

No electrical outlets are currently installed in this bathroom.

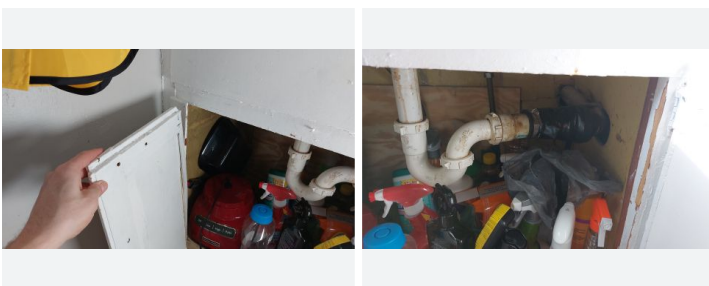
16. Unit 48 -Kitchen

16.2 CABINETS

COMMENTS:

 Marginal

The cabinet doors are loose and need to be re-attached. Furthermore, electrical tape is currently being used to hold the drainage line together. A qualified contractor will need to review.

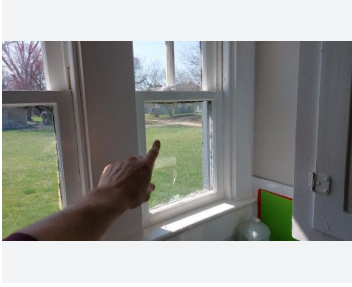


16.4 WINDOWS

COMMENTS:

 Defective

One of the windows in this room is cracked and needs to be addressed. A qualified contractor will need to remove and replace any damaged glass.



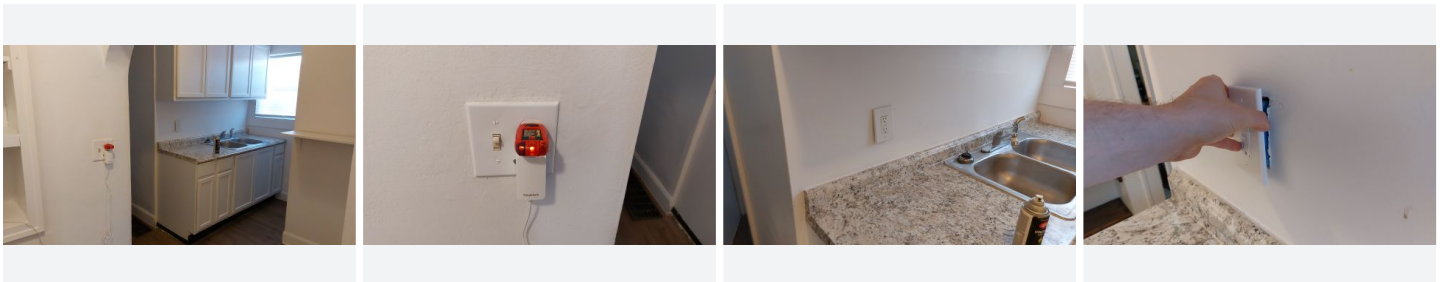
17. Unit 50 -Kitchen

17.1 ELECTRICAL

COMMENTS:

 Defective

The electrical outlet in pictures one and two is indicating 'reverse polarity.' Reverse polarity is when the hot and neutral wires are reversed. We also noticed a really loose outlet next to the sink. A qualified contractor will need to review for the correct repair.



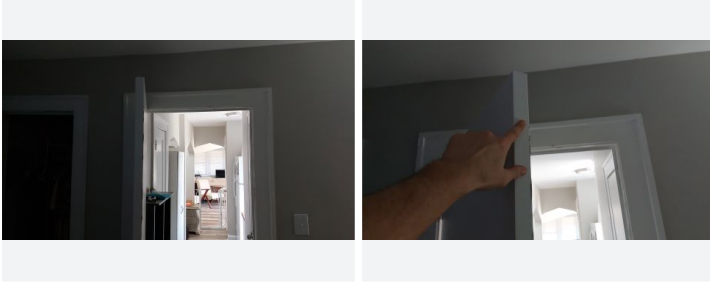
18. Unit 48 - Bedroom

18.2 DOORS

COMMENTS:

 Maintenance

The entry door will not completely shut. The door will not close all the way as the latch is just missing the strike plate. A qualified contractor will need to review for the proper repairs.

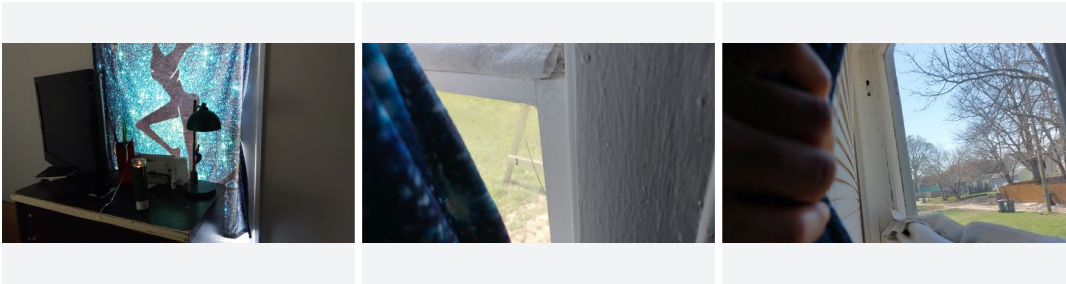


18.3 WINDOWS

COMMENTS:

 Defective

One of the windows in this room is cracked and needs to be addressed. Furthermore, several of the sash cords are missing. A qualified contractor will need to remove and replace any damaged glass.



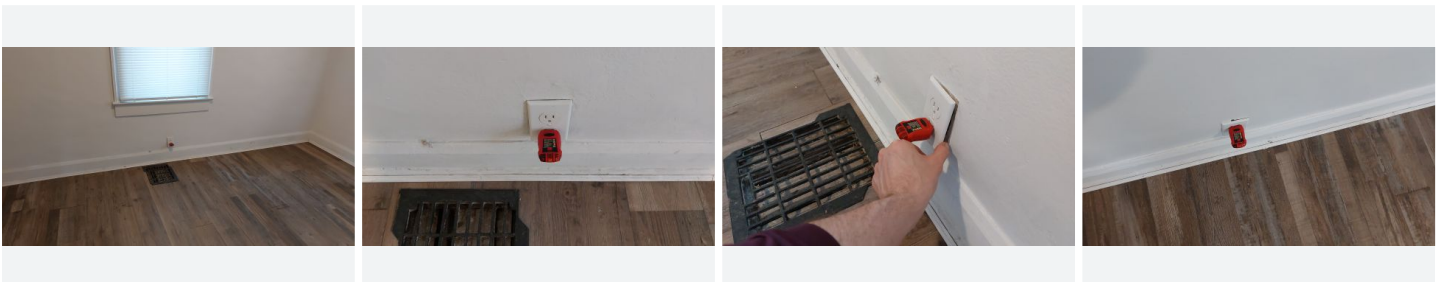
19. Unit 50 - Bedroom

19.3 ELECTRICAL

COMMENTS:

 Defective

We attempted to test the pictured outlets; however, they were not working. A qualified contractor will need to review for the correct repair.



20. Unit 48 - Family Room

20.2 WINDOWS

COMMENTS:

 Marginal

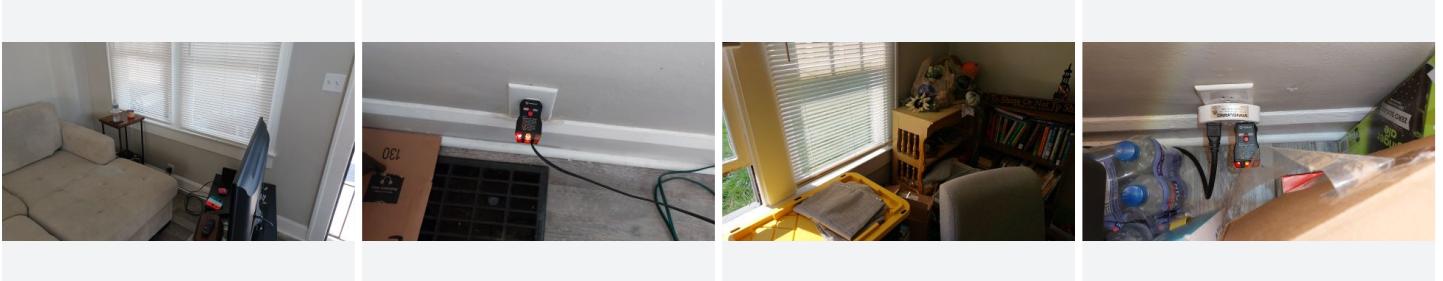
The sash cords are missing/damaged for several of the single hung windows in this room. We attempted to open the window, however were unable as they fell down immediately. A qualified contractor will need to review for the proper repairs.

20.3 ELECTRICAL

COMMENTS:

 Defective

Several of the electrical outlets in this room are indicating 'reverse polarity.' Reverse polarity is when the hot and neutral wires are reversed. A qualified contractor will need to review for the correct repairs.



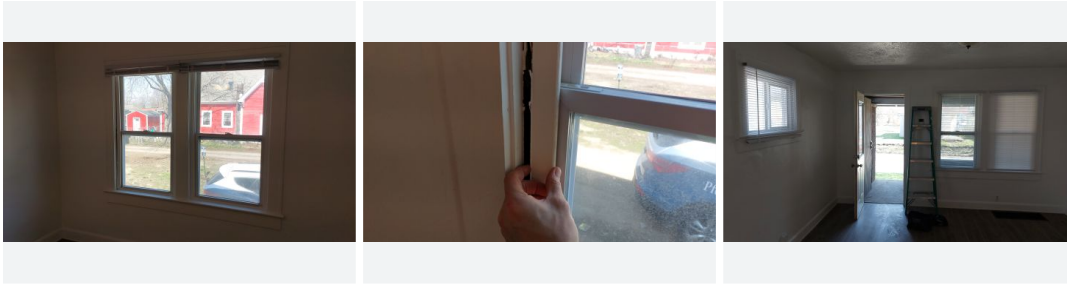
21. Unit 50 - Family Room

21.2 WINDOWS

COMMENTS:

 Marginal

The sash cords are missing/damaged for several of the single hung windows in this room. We attempted to open the window, however were unable as they fell down immediately. A qualified contractor will need to review for the proper repairs.

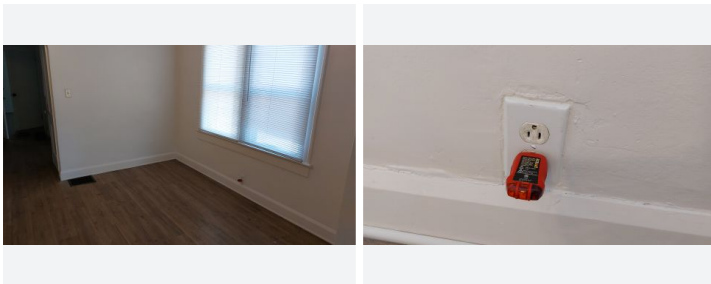


21.3 ELECTRICAL

COMMENTS:

Defective

We attempted to test the pictured outlet, however it was not working. A qualified contractor will need to review for the correct repair.



22. Unit 50 - Finished Attic

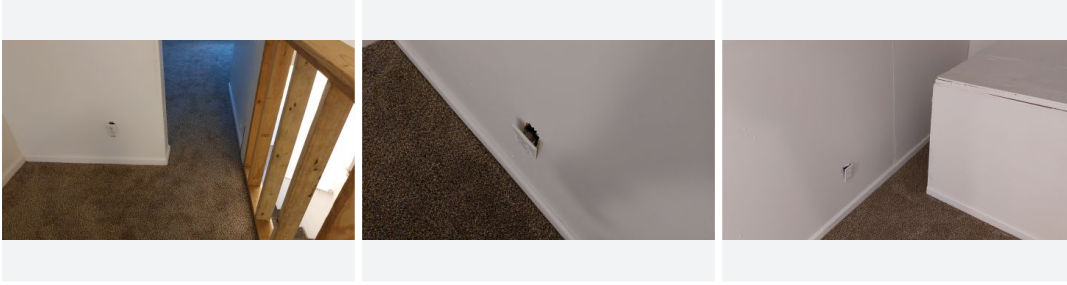
22.2 ELECTRICAL

COMMENTS:

Defective

Several of the outlets in this room are indicating 'reverse polarity.' Reverse polarity is when the hot and neutral wires are reversed. Additionally, several outlets are loose and need to be re-attached. A qualified contractor will need to review for the correct repair.





22.3 HVAC SOURCE

COMMENTS:

 Defective

We did not see a return line connected to the HVAC system in the finished attic. Currently, air is not being exchanged between floors. Further evaluation is needed.

