Home Inspection Report

12 Unit, Building Sample Report, NY 12202

Inspection Date:
Wednesday, December 20, 2017

Prepared For:
Sample Client

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Report Summary

Major Concerns

•Rotted wood was observed in the wood trim, especially around the windows of these buildings. Following repair of the damaged areas (which should be combined with exterior painting/maintenance) proper maintenance of the wood trim and control of water from roof or surface runoff can avoid further damage. The wood trim should also be painted to preserve the building. These repairs will involve a significant expense.
•Damaged brickwork should be repaired to preserve the walls. The exterior brickwork should also be re-pointed (replacement of the mortar between the bricks) to prevent further deterioration.
•There is pealing paint on the exterior walls of this building. The exterior should ideally be painted to preserve the building.

Potential Safety Hazards

•The openings in the porch railings (the metal railings for the right side porch and the wood railings on the main front porch) are large enough to allow a child to fall through. It is recommended that this be altered for improved safety.
•The front porch railings are loose. It is recommended that this be repaired for improved safety.
•There are openings in the panel serving apartment 4 of building B. Any openings in the main panel should be covered.
•The height of some of the upstairs windows of these buildings, such as the ones located in unit 3, building A, are low enough to allow a child to climb out of them. It is recommended that this be altered for improved safety and a child barrier should be added.
•The loose and damaged stairway railings in the main interior stairwells of buildings A and B make the openings large enough to allow a child to fall through. It is recommended that this condition be altered for improved safety.
•The loose stairway "treads" located on the top flight of building B should ideally be repaired as necessary for improved safety. This condition may make the stairway difficult to negotiate as discussed.
•Loose stairway handrails, such as the one located on the bottom flight of the main stairway for building B, should be better secured.

Improvement Items

•Surface deterioration (spalling, crumbling material) and brick displacement was observed on some of the foundation walls. This condition is common in many old buildings and does not usually represent a serious structural concern unless there is substantial loss of material. In an effort to prevent long term deterioration, it would be wise to consider parging (a concrete stucco-like coating) over deteriorated areas as discussed. Lot drainage improvements and elimination of water or roof runoff splashing against foundation walls as outlined in the Exterior section of this report are also recommended.
•The roofs of these buildings are likely to be subjected to heavy loads from snow whose weight could cause damage. Maintaining the snow loads in the winter months is recommended, especially on the flat roof located in the left rear of building A, as discussed.
•The floor structure (header joists, floor joists and subflooring) in the right center of the building shows evidence of substantial rot and the floor joists have insufficient end bearing as discussed. Rot weakens the structure and causes building damage. Rot develops where untreated wood is in contact with moisture and/or where wood/soil contact and the condition of wood destroying insect activity exists. Damaged wood should ideally be repaired or replaced and the conditions that have promoted the rot should be corrected. Additional support is ideally needed to reduce risk of structural movement and damage. A framing repair company or structural engineer who is expert in wood framing be consulted to further evaluate this condition and the remedies available.
•The span of the floor joists appears to exceed common framing practice on the left middle portion of the basement of building A. Also, the support footings for the columns should be improved. While this does not pose a serious short term problem, expect "bouncy floors" and possibly excessive floor sagging over time. Additional support is needed as discussed.
•The concrete floors of the basements are severely cracked. Although these floors are not structural components of the buildings, repairs are desirable to reduce trip hazards and potential water or other damage. Repairs might involve significant expense.
•Evidence of rodent activity was observed in these buildings. A pest control professional is recommended for further review.
•It is recommended that gutters and downspouts be installed to avoid spilling roof runoff around the buildings, a potential source of water entry or water damage.
•Debris should be removed form the roofing systems of these buildings on a frequent basis as discussed. Especially around the skylights of these buildings.
•Siding or wood to soil contact should be avoided around these buildings to reduce insect and rot-damage risk as discussed.
•Tree branches should be trimmed away from the buildings as discussed.
•The proximity of the trees could disrupt drainage pipes, cause mechanical damage to the exterior of both buildings, or

Report Summary

Improvement Items

influence the foundations over time. You should consider removal of the trees as discussed.
•Openings in the wood soffits should be sealed to prevent vermin activity. Repairs are needed.
•The openings in the siding should be sealed and re-secured to avoid moisture and wind-damage.
•Most of the wood fencing around this property is in poor condition and in need of numerous repairs.
•Vegetation and tree branches should be trimmed away from the buildings to help avoid damage and wood destroying insect activity as discussed.
•Installing replacement windows in place of some of the windows would be a logical long term goal. This is a major expense.

•Surfacing the parking lot would be a logical long term improvement.
•It would be wise to install smoke detectors in the basements.
•There are five double taps located in the main house panel (located in building A) of these buildings, two double taps in apartment A-5's panel, two in A-2 and one in A-3. One double tap was observed in B-1 and one in B-4. Circuits within the main distribution panel that are doubled up (referred to as "double taps") should be separated. Each circuit should be served by a separate fuse or breaker as discussed.
•The distribution panels serving building B's unit 3 and 5 show evidence of rusting, suggesting the presence of moisture. This area should be monitored. If rusting continues, or if moisture is evident in the vicinity of the panel, an electrician should be consulted.
•The heating systems in these buildings require servicing. This should be a regular maintenance item for each unit of these buildings, ideally performed every two years, to assure safe, reliable heat as discussed.
•Insulation improvements may be cost effective, depending on the anticipated term of ownership.
•The installation of bathroom exhaust fans would be a logical improvement to these buildings. Exhaust vent pipes from kitchens or bathrooms should always be vented to the buildings exteriors. Inoperative fans, unvented bathrooms and unvented kitchens risk moisture damage to buildings.
•Insulation levels in the attic spaces should ideally be investigated. Improvements, if needed, may be cost effective, depending on the anticipated term of ownership.
•The level of ventilation should also ideally be investigated in the attic spaces of this building and improved as needed. It is generally recommended that 1 square foot of free vent area be provided for every one hundred and fifty square feet of ceiling area. Proper ventilation will help to keep the house cooler during warm weather and extend the life of roofing materials. Proper ventilation will help flush out moisture the occupants create and help to keep the house cooler during warm weather and extend the life of roofing materials. In our winter months, it will help reduce the potential for ice dams on the roof and condensation within the attic. This condition can be remedied by adding more attic vents.
•Ventilation of the crawl space is insufficient. One (1) square foot of free vent area should ideally be provided for every five hundred (500) square feet of crawl space. Proper ventilation will help to control humidity and reduce the potential for rot. Crawl spaces can be vented to the building interior or exterior, depending on the configuration of the crawl space.
•A moisture barrier should ideally be installed on the crawl space floor.
•The sink is lacking a drain stopper in units 3, 4 and 5 of building A and units 3 and 4 of building B.
•The bathroom toilet is loose in units 3 and 5 of building A and units 1, 4 of building B. They should be secured to the floors as needed.
•The toilet in unit 3 should ideally be replaced.
•The bathtub is lacking a drain stopper in unit 1 of building B.
•The shower head is leaky in unit 4 of building A.
•The walls around the shower stall of unit 3 of building B requires repair. Loose or damaged walls, damaged grout and or caulk should be repaired or replaced as necessary. Any damage to the wall behind the walls should also be repaired (if necessary). Further investigation may reveal the need to rebuild a portion of the shower stall.
•Some of plumbing fixtures in these buildings are old, especially in unit 3 and ideally should be updated.
•A sump pump should be considered in these buildings as it is critical in preventing basement leakage. Sump pumps usually serve to discharge storm water from the perimeter foundation drainage tiles. It may be prudent to consider a back up style pumps that will still work in the event of a power interruption.
•It is recommended to use a washer overflow pan and drain to protect floors and other units from condensation and provide protection from washing machine overflow or hose failure.
•Use "burst free" style hoses instead of rubber hoses on the washer.
•The operation of the waste piping of these buildings should ideally be investigated as there is an indication next to the clean out in the basement of building B that the waste system may experience frequent backups. A tradesman familiar with this type of concern and ideally equipped with a camera is recommended.
•The installation of a ground fault circuit interrupter (GFCI) is recommended in the kitchen of unit 3 of building A and in the bathroom of unit 2 of building B. A GFCI offers increased protection.
•Missing outlet cover plates, such as the ones missing in unit 5 of building A, should be replaced to avoid a hazard.

Report Summary

Improvement Items

•Some of the outlets in this building have reversed polarity (they are wired backwards) such as the bathroom outlet of unit 5 in building B. These outlets and their circuits should be investigated and repaired as necessary.
•The ground fault circuit interrupter (GFCI) outlet in the bathroom of unit 6, building B is inoperative. This circuit should be repaired.
•Additional outlets in some areas of these buildings, such as the kitchens of units 3, 5, and 6 and the bathrooms of unit 3 in building B, may be desirable.
•Historic water damage was noted around the skylights of both buildings.
•Window hardware is damaged as observed on the windows of unit 3, building A.
•Some of the doors in these buildings are in need of general trimming and adjustment.
•There are missing closet doors in these buildings, such as the ones missing in unit 3 of building A. The installation of the closet doors would be a logical improvement.
•Loose or damaged cabinet door hinges in the kitchens and baths of these buildings should be repaired.
•In addition to protecting the insides of bedrooms, additional smoke detectors are recommended outside bedroom areas and in common areas within the units, buildings and basements as discussed.
•Install new exterior lock sets upon taking possession of the buildings.
•It is recommended that you install smoke alarms that can detect both types of fires in your buildings; ionized could quickly detect the small amounts of smoke from a fast flaming fire and photoelectric smoke detectors typically respond to smoky smoldering fires.

Items To Monitor

Upon taking possession of a new building, there are some maintenance and safety issues that should be addressed immediately:
•Change the locks on all exterior entrances, for improved security.
•Check that all windows and doors are secure. Improve window hardware as necessary.
•Install smoke detectors on each level of the buildings. Ensure that there is a smoke detector inside and outside all common areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year on an annual date or holiday that is easy to remember.
•Create a plan of action in the event of a fire in each building. Ensure that there is an operable window or door in every room of the building. Consult with your local fire department regarding fire safety issues and what to do in the event of a fire.
•Carbon monoxide is colorless, orderless gas that can result from a faulty fuel burning furnace, range, water heater, space heater or wood burning stove. Proper maintenance of these appliances is the best way to reduce the risk of carbon monoxide poisoning. It would be wise to consider the installation of carbon monoxide detectors within the building.
•Examine parking lots, driveways, walkways, porches, decks and stairs for trip hazards. Undertake repairs where necessary.
•Examine the interiror of each building for trip hazards. Loose or torn carpeting and or flooring should be repaired.
•Undertake improvements to all stairways, decks, porches and landings where there is a risk of failing or stumbling.
•There are cracks and bowing as discussed on the foundation of these buildings. As the bowing appears to be old, it has not shown signs of progressive movement. The cracks should ideally be filled by a mason as discussed. If movement persists, a mason is recommended to further investigate the foundation and could add solutions.
•The rafters of the roof structures, especially the left rear bump-out (addition) portion of this property, show evidence of sagging. Strengthening the roof structures would resist further movement. This improvement is not priority unless the roofs are likely to be subjected to heavy loads such as from snow or additional layers of roofing material whose weight could cause further damage. Additional support can often be added easily.
•Most of the main roofing of these buildings are in fair condition.
•The flashing and roof caulking are old and should be monitored as discussed. If leaks occur it may be possible to patch leaky flashing; otherwise replacement will be needed.
•The areas around the skylights were dry at the time of the inspection, but due to the lack of recent rain we are unable to determine if the skylights of each building may leak. Historic staining and damage was apparent around the skylights. Recommend consulting with the current owners for additional information prior to closing as discussed. If the skylights ever leak, we recommend repair/replace as needed to remedy the leaks.
•The concrete walkway has typical cracks. This condition can be the result of shrinkage and or settling of the concrete slabs. Monitor this condition as cracks more than 1/8" high could present a trip hazard.
•The front main porch and left side porch have both settled relative to the buildings proper. This is a common condition that should be monitored. If the porch supports have not already been repaired, replacement may be needed.
•The grading should be improved to promote the flow of storm water away from each building. This can often be accomplished by the addition or re-grading of top soil. The ground should slope away from the buildings at a rate of one inch

Report Summary

Items To Monitor

per foot for at least the first ten feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding.
•If air conditioning is desired in these buildings, independent systems such as split systems could ideally to be installed. These systems are often mounted in a wall and employ an outside compressor, without the need for ductwork.
•Given the ages of the furnaces, combination heaters and boilers, some of them may be near the end of their useful lives. You should reserve funds to be ready to purchase new heating systems as discussed.
•Water heaters have a typical life expectancy of 7 to 12 years. Most of the existing units are approaching or passed these age ranges. One cannot predict with certainty when replacement will become necessary.
•The old steel piping is subject to corrosion on the interior of the pipe. As corrosion builds up, the inside diameter of the pipe becomes constricted, resulting in a loss of water pressure. This piping is typically replaced when the loss of pressure can no longer be tolerated.
•For the most part, the waste piping serving these buildings are old. They may be prone to unexpected problems. Improvement is recommended on an as needed basis as discussed.
•The installation of smoke detectors inside and outside of bedrooms and smoke detectors and CO detectors in basements and common areas is recommended in these buildings.
•The installation of ground fault circuit interrupter (GFCI) devices is advisable on exterior, garage, bathroom and some kitchen outlets.
•It is impossible to predict whether the number of circuits within a building will be sufficient for the needs of the occupants, during a typical home inspection. However, the number of circuits within this building are less than ideal. If fuses blow (or breakers trip) regularly, this may indicate the need for additional circuits. It does not indicate that your electrical service is undersized, nor does it represent a safety concern. Circuits can be added on an as needed basis.
•During the course of any renovating, it is recommended that old wiring be replaced.
•Grounded outlets may be desirable in some areas where ungrounded outlets exist. This will depend on electrical needs.
•The floor structures in the vicinities of the interior stairwells of these buildings have moved as discussed. This condition is common in old buildings. Poor joist connections can be improved by the provision of joist hangers. Undersized header and trimmer joists can be enlarged, or re-supported by a post at the corner of the stairwell opening in the basement. In the absence of signs of ongoing movement these improvements are low priority and can be combined with other carpentry or structural repairs as discuseed.
•Common minor cracks and movement were observed on the exterior walls of these buildings. This implies that expected structural movement has occurred. The location, size, shape of these cracks is common. The inspection did not find evidence of significant movement requiring immediate major repairs.
•Signs of mildew/mold were observed around the skylight located in building A of this property and there is a risk of hidden damage as discussed.
•Minor (expected) cracks were noted on the interior finishes of this home.
•Evidence of typical wall penetrations was detected. Some minor and expected wall patching will be needed in this home.
•The installation of some of the trim is incomplete.
•Seams in the vinyl flooring are not in ideal condition. Improvement is discretionary.
•The areas around the skylights of these buildings were dry at the time of the inspection, but due to the lack of recent rain we are unable to determine if the skylights may leak. Historic staining and damage was apparent around the skylights. Recommend consulting with the current owners for additional information prior to closing as discussed. If the skylights ever leak, we recommend repair/replace as needed to remedy the leaks.
•No evidence of moisture penetration was visible in the downstairs areas of these buildings at the time of the inspection. It should be understood that it is impossible to predict whether moisture penetration will pose a problem in the future. The vast majority of foundation leakage problems are the result of insufficient control of storm water at the surface. The ground around the building should be sloped to encourage water to flow away from the foundation walls. Gutters and downspouts should act to collect roof water and drain the water at least 5 feet from the foundation. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation are the most common source of foundation leakage. Please refer to the Roofing and Exterior sections of the report for more information. In the event that foundation leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step. Please beware of contractors who recommend expensive solutions. Excavation, damp-proofing and/or the installation of drainage tiles should be a last resort. In some cases, however, it is necessary. Your plans for using the downstairs portion of this home may also influence the approach taken to curing any dampness that is experienced. For owners of many old buildings, foundation leakage is a way of life. During rainy periods, or during the spring thaw, leakage is experienced. Foundation leakage rarely influences the structural integrity of buildings.
•It would be wise to install of carbon monoxide detectors within the buildings. Carbon monoxide is a colorless, odorless gas that can result from a faulty fuel burning furnace, range, water heater, space heater or wood stove. Proper maintenance of

Report Summary

Items To Monitor

these appliances is the best way to reduce the risk of carbon monoxide poisoning. For more information, consult the Consumer Product Safety Commission at 1-800-638-2772 (C.P.S.C.) or http://www.cpsc.gov/cpscpub/pubs/5010.html for further guidance.

•Based on the age of these buildings, there is a possibility the materials may contain some asbestos. This can only be verified by laboratory analysis which is beyond the scope of this inspection. The Environmental Protection Agency (E.P.A.) reports that asbestos represents a health hazard if "friable" (damaged, crumbling, or in any state that allows the release of fibers). If any sections of the ceiling are indeed friable, or become friable over time, a specialist should be engaged. Further guidance is available from the Environmental Protection Agency (E.P.A.). Due to the age of construction, there may be other materials within the buildings that contain asbestos but are not identified by this inspection report.

•There is the potential for lead content in the drinking water within the buildings. Lead in water may have two sources; the piping system of the utility delivering water to the house and/or the sold used on copper pipes prior to 1988. This can only be confirmed by laboratory analysis. An evaluation of lead in water is beyond the scope of this inspection. For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area. Lead based paint was in use until approximately 1978. According to the Federal Department of Housing and Urban Development, a lead hazard can be present in a house of this age. This can only be confirmed by laboratory analysis. An evaluation of lead in paint is beyond the scope of this inspection. For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.

•Radon gas is a naturally occurring gas that is invisible, odorless and tasteless. A danger exists when the gas percolates through the ground and enters a tightly enclosed structure (such as a building). Long term exposure to high levels of radon gas can cause cancer. The Environmental Protection Agency (E.P.A.) states that a radon reading of more than 4.0 picocuries per liter of air represents a health hazard. A radon evaluation is beyond the scope of this inspection (unless specifically requested). For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area. These buildings should ideally be tested every two years.

Potential Major Concerns

•Prior repairs to the flat roof are evident (this would suggest that problems have been experienced in the past) and the membrane exhibits flaws (blistering and cracking) that are symptomatic of an older flat roof. You should expect periodic patch work as disussed. It should also be cleared and maintained free of debris to reduce roof damage and risk of leaks. A tradesman is recommended for further review as there are significant cracks along the repaired seem that are in need of repair. The flat roof should be examined by a roofing contractor and repair/replacement cost estimated.

•One of the metal fire escape steps are rotted and should be replaced as they are unsafe. A steel tradesman is recommended for further review and the costs of repairs and painting of the fire escapes estimated.

Report Overview

Scope of Inspection

Visual Inspection Only. All components of both buildings A (located on the left) and B (located on the right) and the six units of each building of this property designated for inspection in the ASHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. Please understand that the inspection and this report should not be considered a guarantee or warranty, expressed or implied, of any type. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

Main Entrance Faces

•Building A's Main Entrance Faces the Side Street
•Building B's Main Entrance Faces the Main Street

State of Occupancy

Occupied

Weather Conditions

Cloudy

Recent Rain

No

Ground Cover

Damp

Approximate Age

Older

Structure

Description

Foundation
- Masonry Brick and Stone for Buildings A and B
- Basement and Crawlspace Configurations (2 basements, 1 Crawlspace under the left rear addition)
- 50% Of Foundation Was Not Visible
- Crawl Space(s) Viewed From Entry Opening

Columns
- Steel
- Wood

Floor
- Wood Joist
- Solid Wood Plank Subfloors

Wall
- Wood Frame

Ceiling
- Joist

Roof
- Rafters
- Spaced Plank Sheathing and Waferboard (OSB) Sheathing
- Collar Ties

Observations

Foundations
- There are cracks and bowing as discussed on the foundation of these buildings. As the bowing appears to be old, it has not shown signs of progressive movement. The cracks should ideally be filled by a mason as discussed. If movement persists, a mason is recommended to further investigate the foundation and could add solutions.
- Surface deterioration (spalling, crumbling material) and brick displacement was observed on some of the foundation walls. This condition is common in many old buildings and does not usually represent a serious structural concern unless there is substantial loss of material. In an effort to prevent long term deterioration, it would be wise to consider parging (a concrete stucco-like coating) over deteriorated areas as discussed. Lot drainage improvements and elimination of water or roof runoff splashing against foundation walls as outlined in the Exterior section of this report are also recommended.

Floors
- The floor structure (header joists, floor joists and subflooring) in the right center of the building shows evidence of substantial rot and the floor joists have insufficient end bearing as discussed. Rot weakens the structure and causes building damage. Rot develops where untreated wood is in contact with moisture and/or where wood/soil contact and the condition of wood destroying insect activity exists. Damaged wood should ideally be repaired or replaced and the conditions that have promoted the rot should be corrected. Additional support is ideally needed to reduce risk of structural movement and damage. A framing repair company or structural engineer who is expert in wood framing be consulted to further evaluate this condition and the remedies available.
- The concrete floors of the basements are severely cracked. Although these floors are not structural component of these buildings, repairs are desirable to reduce trip hazards and potential water or other damage. Repair might involve significant expense.
- The span of the floor joists appears to exceed common framing practice on the left middle portion of the basement of building A. Also, the support footings for the columns should be improved. While this does not pose a serious short term problem, expect "bouncy floors" and possibly excessive floor sagging over time. Additional support is needed as discussed.
- The floor structures in the vicinities of the interior stairwells of these buildings have moved as discussed. This condition is common in old buildings. Poor joist connections can be improved by the provision of joist hangers. Undersized header and trimmer joists can be enlarged, or re-supported by a post at the corner of the stairwell opening in the basement. In the absence of

Structure

Observations cont.

Floors cont. signs of ongoing movement these improvements are low priority and can be combined with other carpentry or structural repairs as discuseed.

Exterior walls •Common minor cracks and movement were observed on the exterior walls of these buildings. This implies that expected structural movement has occurred. The location, size, shape of these cracks is common. The inspection did not find evidence of significant movement requiring immediate major repairs.

Roof •The rafters of the roof structure, especially the left rear bump-out (addition) portion of this property, show evidence of sagging. Strengthening the roof structure would resist further movement. This improvement is not priority unless the roof is likely to be subjected to heavy loads such as from snow or additional layers of roofing material whose weight could cause further damage. Additional support can often be added easily.

•The roofs of these buildings are likely to be subjected to heavy loads from snow whose weight could cause damage. Maintaining the snow loads in the winter months is recommended, especially on the flat roof located in the left rear of building A, as discussed.

Discretionary improvements •Parging of the interior and exterior of the old foundation walls is desirable to improve appearance and avoid further foundation damage as discussed.

•Evidence of rodent infestation was observed throughout each building. Rodents are known as carriers of many diseases and prove a health hazard to a buildings occupants. A pest control professional is recommended for further review as discussed.

Limitations

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

•Portions of the buildings foundations were concealed from view.

•No Access To High Roof Space/High Attic.

•The crawl space was viewed from the access hatch only.

Comments

Positive attributes •Based on the age and location of these buildings, the original construction of the buildings were good quality. The materials and workmanship, where visible, are above average as discussed.

Roofing

Description

Roof covering
- Asphalt Shingle on Main Building Roofs
- Single Ply Membrane on Left Rear Addition Roof

Roof flashings
- Metal

Chimneys
- Masonry

Roof drainage system
- None

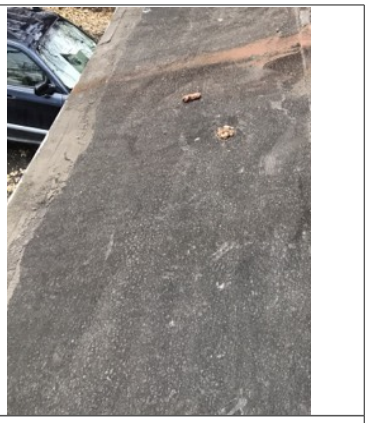
Skylight
- Deck mounted

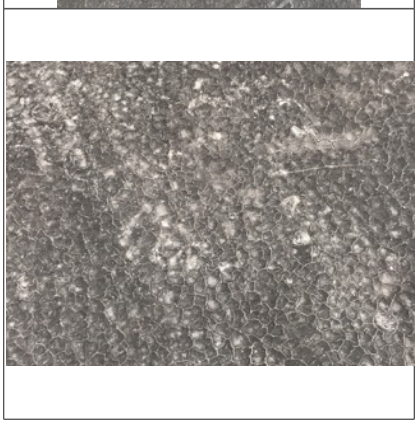
Method of inspection
- Walked on portions of the roof, other portions were viewed from ladder at eave, from the ground with binoculars and from windows.

Observations

Sloped
- The main sloped roof coverings of these buildings are in fair condition. We did not see evidence of active leaks nor need for immediate major repair.

Flat
- Prior repairs to the flat roof are evident (this would suggest that problems have been experienced in the past) and the membrane exhibits flaws (blistering and cracking) that are symptomatic of an older flat roof. You should expect periodic patch work as disussed. It should also be cleared and maintained free of debris to reduce roof damage and risk of leaks. A tradesman is recommended for further review as there are significant cracks along the repaired seem that are in need of repair. The flat roof should be examined by a roofing contractor and repair/replacement cost estimated.





Flashings
- The flashing and roof caulking are old and should be monitored as discussed. If leaks occur it may be possible to patch leaky flashing; otherwise replacement will be needed.

Gutters & downspouts
- It is recommended that gutters and downspouts be installed to avoid spilling roof runoff around the buildings, a potential source of water entry or water damage.

Roofing

Observations cont.

Discretionary improvements

•Debris should be removed form the roofs on a frequent basis as discussed. Especially around the skylights of these buildings.

Limitations

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

•Some sections of the roofing surfaces were concealed from view.

•The chimneys were not entirely visible during the inspection of the roofing system.

•Many methods of installation have been used and some are more proven not to be as good as others. It takes a skilled craftsman to install roofs properly and without being present during installation it can be difficult to determine if all safeguards were taken and they were installed in such a way that eventually problems could not exist. It should be understood that it is impossible to predict whether moisture penetration will pose a problem in the future on a one-time visit to buildings.

Exterior

Description

Wall covering
- Brick Facade Walls
- Vinyl Type Siding on High Walls
- Asphalt Shingle

Eaves / soffits / fascias
- Metal Soffits
- Metal Facias
- Wood Soffits

Doors
- Metal

Window/door frames and trim
- Wood and Vinyl-Covered Windows
- Wood Trim

Entry driveways
- Gravel

Entry walkways and patios
- Concrete Walkway

Porch / deck / steps / railings
- Two Stone Covered Side Porches (one on each sides of these buildings)
- Metal Railings
- Wood Front Porch
- Wood Railings

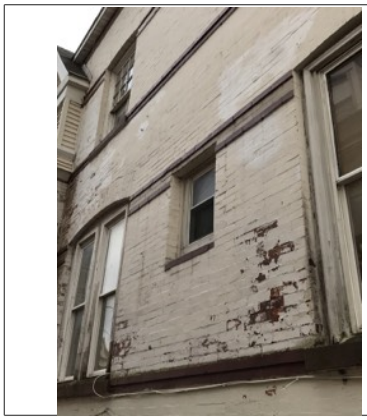
Surface drainage
- Level Grade
- Graded Away From Building
- Graded Towards Building (slightly)

Fencing
- Wood

Observations

Ext. walls

- Damaged brickwork should be repaired to preserve the walls. The exterior brickwork should also be re-pointed (replacement of the mortar between the bricks) to prevent further deterioration.
- The siding should be painted to preserve the building.
- Siding or wood to soil contact should be avoided around these buildings to reduce insect and rot-damage risk as discussed.
- Localized rot was observed in the wood trim, especially around the windows of these buildings. Following repair of the damaged areas (which should be combined with exterior painting/maintenance) proper maintenance of the wood trim and control of water from roof or surface runoff can avoid further damage. The wood trim should also be painted to preserve the building. These repairs will involve a significant expense.
- The openings in the siding should be sealed and re-secured to avoid moisture and wind-damage.



Exterior

Observations cont.

Eaves

•Tree branches should be trimmed away from the buildings as discussed.

•The proximity of the trees could disrupt drainage pipes, cause mechanical damage to the exterior of the buildings, or influence the foundations over time. You should consider removal of the trees as discussed.

•Openings in the wood soffits should be sealed to prevent vermin activity. Repairs are needed.

Lot drainage

•The grading should be improved to promote the flow of storm water away from the buildings. This can often be accomplished by the addition or re-grading of top soil. The ground should slope away from the buildings at a rate of one inch per foot for at least the first ten feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding.

Porch

•The openings in the porch railings (the metal railings for the right side porch and the wood railings on the main front porch) are large enough to allow a child to fall through. It is recommended that this be altered for improved safety.

•The front main porch and left side porch have both settled relative to the building proper. This is a common condition that should be monitored. If the porch supports have not already been repaired, replacement may be needed.

•The front porch railings are loose. It is recommended that this be repaired for improved safety.

Deck

•One of the metal fire escape steps are rotted and should be replaced as they are unsafe. A steel tradesman is recommended for further review and the costs of repairs and painting of the fire escapes estimated.

Walkway

•The concrete walkway has typical cracks. This condition can be the result of shrinkage and or settling of the concrete slabs. Monitor this condition as cracks more than 1/8" high could present a trip hazard.

Landscaping

•Vegetation and tree branches should be trimmed away from the buildings to avoid damage and wood destroying insect activity.

Fence

•Most of the wood fencing around this property is in poor condition and in need of numerous repairs.

Discretionary improvements

•Installing replacement windows in place of some of the windows would be a logical long term goal. This is a major expense.

•Surfacing the driveway would be a logical long term improvement.

•It would be wise to install a smoke detector in the basements of these buildings.

Limitations

Exterior

Limitations cont.

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

•Landscape components restricted a view of some exterior areas of the buildings.

•There was an absence of historical evidence due to the installation of new siding.

•No Access Below Porches. The attachment of the ledger board could not be verified. A porch on a building should be investigated to insure that the construction and structure have proper integrity. Frequent inspections are encouraged.

Electrical

Description

Size of service
- 6X100 Amp 120/240v Plus a House Panel Services for Building A
- 60 (units 2, 3 and 5) and 100 Amp (units 1, 4 and 6) 120/240v Service Panels Serving Building B

Service drop
- Overhead (2, one for each building)

Service equip / main disconnect
- Service Rating 6X100 Amps
- Breakers
- Located: on the front and rear of the Middle Basement Wall of Building A

- Main Service Rating 3X60 and 3X100 Amps
- Breakers
- Located: on Right Basement Wall of Building B

Service grounding
- Ground Connection Not Visible (these should ideally be confirmed by a tradesman as discussed)

Sub-panel(s)
- Panel Rating: Unknown Amps
- Breakers
- Located: First Floor Closet of Building B

Switches / receptacles
- Grounded and Ungrounded

Ground fault circuit interrupter
- Present in Some Kitchens and Baths

Observations

Main panel
- There are five double taps located in the main house panel (located in building A) of these buildings, two double taps in apartment A-5's panel, two in A-2 and one in A-3. One double tap was observed in B-1 and one in B-4. Circuits within the main distribution panel that are doubled up (referred to as "double taps") should be separated. Each circuit should be served by a separate fuse or breaker as discussed.
- The distribution panels serving building B's unit 3 and 5 show evidence of rusting, suggesting the presence of moisture. This area should be monitored. If rusting continues, or if moisture is evident in the vicinity of the panel, an electrician should be consulted.
- There are openings in the panel serving apartment 4 of building B. Any openings in the main panel should be covered.

Outlet
- The installation of a ground fault circuit interrupter (GFCI) is recommended in the kitchen of unit 3 of building A and in the bathroom of unit 2 of building B. A GFCI offers increased protection.
- Missing outlet cover plates, such as the ones missing in unit 5 of building A, should be replaced to avoid a hazard.
- Some of the outlets in this building have reversed polarity (they are wired backwards) such as the bathroom outlet of unit 5 in building B. These outlets and their circuits should be investigated and repaired as necessary.
- The ground fault circuit interrupter (GFCI) outlet in the bathroom of unit 6, building B is inoperative. This circuit should be repaired or replaced as needed.

Smoke detector units
- The installation of smoke detectors inside and outside of bedrooms and smoke detectors and CO detectors in basements and common areas is recommended in these buildings.

Discretionary improvements
- Additional outlets in some areas of these buildings, such as the kitchens of units 3, 5, and 6 and the bathrooms of unit 3 in building B, may be desirable.
- The installation of ground fault circuit interrupter (GFCI) devices is advisable on exterior, garage, bathroom and some kitchen outlets.

Electrical

Observations cont.

Discretionary improvements cont.

•It is impossible to predict whether the number of circuits within a building will be sufficient for the needs of the occupants, during a typical building inspection. However, the number of circuits within this building are less than ideal. If fuses blow (or breakers trip) regularly, this may indicate the need for additional circuits. It does not indicate that your electrical service is undersized, nor does it represent a safety concern. Circuits can be added on an as needed basis.

•During the course of any renovating, it is recommended that old wiring be replaced.

•Grounded outlets may be desirable in some areas where ungrounded outlets exist. This will depend on electrical needs.

Limitations

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

•Electrical components concealed behind finished surfaces could not be inspected.

•Only a representative sampling of outlets and light fixtures were tested.

•Furniture and or storage restricted access to some of the electrical components.

•The ground connections for the electrical services were not visible at the time of the inspection.

Heating

Description

Energy source
•Gas

System type
•Unit 1 Building A - Hot Water Boiler
•Manufacturer:Smith
•Manufacturer Date:2003

•A-3 Hot Water Boiler
•Manufacturer:
•Manufacturer Date:2003

•A-5 Hot Water Boiler
•Manufacturer:
•Manufacturer Date:2003

•A-2, 4, 6 - Hot Water Boiler
•Manufacturer: Weil McLain
•Manufacturer Date:1996

•B-2, 4, 6 - Hot Water Boiler
•Manufacturer: Weil McLain
•Manufacturer Date:1996

•B-1, 3, 5 Combination Heaters (Hot Water/Air Handler) located in the closets of described units
•Manufacturer: Aquatherm
•Manufacturer Date: 1986 (all three)

Heat distribution methods
•Ductwork
•Baseboard Heaters

Observations

Furnace
•The heating systems in these buildings require servicing. This should be a regular maintenance item for each unit of these buildings, ideally performed every two years, to assure safe, reliable heat as discussed.
•Given the ages of the furnaces, combination heaters and boilers, some of them may be near the end of their useful lives. You should reserve funds to be ready to purchase new heating systems as discussed.

Discretionary improvements
•If air conditioning is desired in these buildings, independent systems such as split systems could ideally to be installed. These systems are often mounted in a wall and employ an outside compressor, without the need for ductwork.

Limitations

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:
•Although the heating systems were operated, there are significant testing limitations during a one time visit to buildings. Have these systems inspected at by a tradesman before the end of your contingency period.
•Not all heaters were tested at the time of the inspection.

Insulation

Description

Attic •R5 Mineral Wool in Attic

Crawl space •R20 in Floor above Crawl Space

Roof ventilation •Gable Vents

Crawl space ventilation •No Ventilation Found

Exhaust fan/vent locations •Bathroom(s)

Observations

Attic / roof

•Insulation improvements may be cost effective, depending on the anticipated term of ownership.

•The level of ventilation should be improved in the attic spaces of these buildings as discussed. It is generally recommended that one (1) square foot of free vent area be provided for every one hundred and fifty (150) square feet of ceiling area. Proper ventilation will help to keep the house cooler during warm weather and extend the life of roofing materials. Proper ventilation will help flush out moisture the occupants create and help to keep the house cooler during warm weather and extend the life of roofing materials. In our winter months, it will help reduce the potential for ice dams on the roof and condensation within the attic. This condition can be remedied by adding more attic vents. Unblocking the soffit vents as necessary and making sure they have good air intake flow is recommended.

•For improved energy savings, the attic access doors (hatches) should be insulated as discussed.

•Some of the bathroom exhaust fans are discharging in the attic spaces of these buildings. Exhaust vent pipes from kitchens or bathrooms should be vented to the building exterior. Improperly-vented bathroom exhaust lines risk moisture damage to the building. The bathroom fans should be vented to the exterior of these buildings as necessary, as discussed (roof can vents and gable or wall vents).

Crawl space improvement

•Ventilation of the crawl space is insufficient. One (1) square foot of free vent area should ideally be provided for every five hundred (500) square feet of crawl space. Proper ventilation will help to control humidity and reduce the potential for rot. Crawl spaces can be vented to the building interior or exterior, depending on the configuration of the crawl space.

•A moisture barrier should ideally be installed on the crawl space floor.

Limitations

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

•Attic insulation type and levels were spot checked only.

•No access was gained to the attic or to the wall cavities of the buildings.

Plumbing

Description

Water supply source
- Public Water Supply

Service pipe to house
- Not Visible

Main water valve location
- Left Wall of Basement A
- Right Wall of Basement B

Interior supply piping
- Copper
- Steel
- Not Visible

Waste system
- Public Sewer System (Reported By Seller)

Drain / waste / vent piping
- Plastic
- Copper
- Cast Iron
- Steel
- Lead
- Not Visible

Water heater
- (Building) A- (Unit) 1 Gas
- Approximate Capacity (in gallons):40
- Manufacturer:GE
- Manufacturer Date: 2002

- A-3 Gas
- Approximate Capacity (in gallons):40
- Manufacturer:GE
- Manufacturer Date: 2002

- A-5 Gas
- Approximate Capacity (in gallons):30
- Manufacturer:Rheem
- Manufacturer Date: 2016

- A-2, 4, 6 Gas
- Approximate Capacity (in gallons):80
- Manufacturer:Rheem
- Manufacturer Date: 2013

- B-2 Gas
- Approximate Capacity (in gallons):40
- Manufacturer:Bradford White
- Manufacturer Date: 2003

- B-4 Gas
- Approximate Capacity (in gallons):40
- Manufacturer:Hotpoint
- Manufacturer Date: 2011

- B-6 Gas

Plumbing

Description cont.

Water heater cont.

•Approximate Capacity (in gallons):30
•Manufacturer:Rheem
•Manufacturer Date: 2016

•B-1, 3 and 5 have Combination Water Heaters inside each unit

Observations

Water heater unit

•Water heaters have a typical life expectancy of 7 to 12 years. Most of the existing units of these buildings are approaching or passed these age ranges. One cannot predict with certainty when replacement will become necessary.

Supply

•The old steel piping is subject to corrosion on the interior of the pipe. As corrosion builds up, the inside diameter of the pipe becomes constricted, resulting in a loss of water pressure. This piping is typically replaced when the loss of pressure can no longer be tolerated.

Waste / vent

•For the most part, the waste piping serving these buildings are old. They may be prone to unexpected problems. Improvement is recommended on an as needed basis as discussed.
•The operation of the waste piping of these buildings should ideally be investigated as there is an indication next to the clean out in the basement of building B that the waste system may experience frequent backups. A tradesman familiar with this type of concern and ideally equipped with a camera is recommended.

Fixtures

•The sink is lacking a drain stopper in units 3, 4 and 5 of building A and units 3 and 4 of building B.
•The bathroom toilet is loose in units 3 and 5 of building A and units 1, 4 of building B. They should be secured to the floors as needed.
•The toilet in unit 3 should ideally be replaced.
•The bathtub is lacking a drain stopper in unit 1 of building B.
•The shower head is leaky in unit 4 of building A.
•The walls around the shower stall of unit 3 of building B requires repair. Loose or damaged walls, damaged grout and or caulk should be repaired or replaced as necessary. Any damage to the wall behind the walls should also be repaired (if necessary). Further investigation may reveal the need to rebuild a portion of the shower stall.
•Some of plumbing fixtures in these buildings are old and ideally should be updated.

Discretionary improvements

•A sump pump should be considered in these buildings as it is critical in preventing basement leakage. Sump pumps usually serve to discharge storm water from the perimeter foundation drainage tiles. It may be prudent to consider a back up style pump that will still work in the event of a power interruption.
•It is recommended to use a washer overflow pan and drain to protect the floors and surrounding units from condensation and provide protection from washing machine overflow or hose failure.
•Use "burst free" style hoses instead of rubber hoses on the washer.

Limitations

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:
•An inspection of the sewage system is outside the scope of this inspection.
•We do not inspect for Buried Heating Oil Tanks. Hose bibs were not observed and or tested.

Interior

Description

Wall/ceiling materials
- Drywall
- Plaster
- Suspended Tile Ceilings
- Wood Walls (building B, Unit 5)

Floor surfaces
- Vinyl/Resilient
- Wood Type

Window type(s) / glazing
- Double/Single Hung
- Sliders
- Fixed Pane

Doors
- Wood-Solid Core
- Wood-Hollow Core

Observations

Wall / ceiling finishes
- Historic water damage was noted around the skylights of both buildings.
- Signs of mildew/mold were observed around the skylight located in building A of this property and there is a risk of hidden damage as discussed.
- Minor (expected) cracks were noted on the interior finishes of this home.
- Evidence of typical wall penetrations was detected. Some minor and expected wall patching will be needed in this home.

Floors
- The installation of some of the trim is incomplete.
- Seams in the vinyl flooring are not in ideal condition. Improvement is discretionary.

Windows
- Window hardware is damaged as observed on the windows of unit 3, building A.
- The height of some of the upstairs windows of these buildings, such as the ones located in unit 3, building A, are low enough to allow a child to climb out of them. It is recommended that this be altered for improved safety and a child barrier should be added.

Door
- Some of the doors in these buildings are in need of general trimming and adjustment.
- There are missing closet doors in these buildings, such as the closet doors missing in unit 3 of building A. The installation of the closet doors would be a logical improvement.

Kitchen cabinets
- Loose or damaged cabinet door hinges in the kitchens and baths of these buildings should be repaired.

Skylights
- The areas around the skylights of these buildings were dry at the time of the inspection, but due to the lack of recent rain we are unable to determine if the skylights may leak. Historic staining and damage was apparent around the skylights. Recommend consulting with the current owners for additional information prior to closing as discussed. If the skylights ever leak, we recommend repair/replace as needed to remedy the leaks.

Stairways
- The loose and damaged stairway railings in the main interior stairwells of buildings A and B make the openings large enough to allow a child to fall through. It is recommended that this condition be altered for improved safety.
- The loose stairway "treads" located on the top flight of building B should ideally be repaired as necessary for improved safety. This condition may make the stairway difficult to negotiate as discussed.
- Loose stairway handrails, such as the one located on the bottom flight of the main stairway for building B, should be better secured.

Basement leakage
- No evidence of moisture penetration was visible in the downstairs areas of these buildings at the time of the inspection. It should be understood that it is impossible to predict whether

Interior

Observations cont.

Basement leakage cont. moisture penetration will pose a problem in the future. The vast majority of foundation leakage problems are the result of insufficient control of storm water at the surface. The ground around the building should be sloped to encourage water to flow away from the foundation walls. Gutters and downspouts should act to collect roof water and drain the water at least 5 feet from the foundation. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation are the most common source of foundation leakage. Please refer to the Roofing and Exterior sections of the report for more information. In the event that foundation leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step. Please beware of contractors who recommend expensive solutions. Excavation, damp-proofing and/or the installation of drainage tiles should be a last resort. In some cases, however, it is necessary. Your plans for using the downstairs portion of this home may also influence the approach taken to curing any dampness that is experienced. For owners of many old buildings, foundation leakage is a way of life. During rainy periods, or during the spring thaw, leakage is experienced. Foundation leakage rarely influences the structural integrity of buildings.

Environmental issues

•It would be wise to install of carbon monoxide detectors within each building. Carbon monoxide is a colorless, odorless gas that can result from a faulty fuel burning furnace, range, water heater, space heater or wood stove. Proper maintenance of these appliances is the best way to reduce the risk of carbon monoxide poisoning. For more information, consult the Consumer Product Safety Commission at 1-800-638-2772 (C.P.S.C.) or http://www.cpsc.gov/cpscpub/pubs/5010.html for further guidance.

•Based on the age of these buildings, there is a possibility the materials may contain some asbestos. This can only be verified by laboratory analysis which is beyond the scope of this inspection. The Environmental Protection Agency (E.P.A.) reports that asbestos represents a health hazard if "friable" (damaged, crumbling, or in any state that allows the release of fibers). If any sections of the ceiling are indeed friable, or become friable over time, a specialist should be engaged. Further guidance is available from the Environmental Protection Agency (E.P.A.). Due to the age of construction, there may be other materials within the building that contain asbestos but are not identified by this inspection report.

•There is the potential for lead content in the drinking water within each building. Lead in water may have two sources; the piping system of the utility delivering water to the house and/or the sold used on copper pipes prior to 1988. This can only be confirmed by laboratory analysis. An evaluation of lead in water is beyond the scope of this inspection. For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area. Lead based paint was in use until approximately 1978. According to the Federal Department of Housing and Urban Development, a lead hazard can be present in a house of this age. This can only be confirmed by laboratory analysis. An evaluation of lead in paint is beyond the scope of this inspection. For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.

•Radon gas is a naturally occurring gas that is invisible, odorless and tasteless. A danger exists when the gas percolates through the ground and enters a tightly enclosed structure (such as a building). Long term exposure to high levels of radon gas can cause cancer. The

Interior

Observations cont.

Environmental issues cont.

Environmental Protection Agency (E.P.A.) states that a radon reading of more than 4.0 picocuries per liter of air represents a health hazard. A radon evaluation is beyond the scope of this inspection (unless specifically requested). For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area. These buildings should ideally be tested every two years as discussed.

Discretionary improvements

- In addition to protecting the insides of bedrooms, additional smoke detectors are recommended outside bedroom areas and in common areas within the units, buildings and basements as discussed.
- Install new exterior lock sets upon taking possession of the buildings.
- It is recommended that you install smoke alarms that can detect both types of fires in your buildings; ionized could quickly detect the small amounts of smoke from a fast flaming fire and photoelectric smoke detectors typically respond to smoky smoldering fires.

Limitations

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Recent Renovations/Painting. Portions of the foundation walls were concealed from view.
- Furniture, contents and or storage restricted access to some of the buildings walls, floors and components.
- We do not inspect chimneys. Have your chimney(s) and or fireplace(s) cleaned and inspected prior to use and before your the end of your contract contingency time period. Other components not tested: Appliances.
- Anytime walls are removed, it is beyond the scope of our inspection report.
- Not every room, such as the storage closet located on the top floor of building B, was accessible at the time of the inspection.

House in Perspective

Description

Description •These are both average quality buildings that are lacking maintenance. Some of the systems are aging and will require updating over time. As is with all buildings, ongoing maintenance is also required. Despite the older systems, the improvements that are recommended, for buildings A and B and the six units of each of these buildings of this property, in this report are considered typical for this age and location. Please remember that there is no such thing as perfect buildings.

Observations

Observations •This inspection, of buildings A and B and the six units of each building of this property, is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

Limitations

Weather conditions Dry weather conditions prevailed at the time of the inspection.

Recent weather conditions Winter weather conditions have been experienced in the days leading up to the inspection.

Limitations Dry and cold weather conditions prevailed at the time of the inspection.