

Gotham City Home Inspections Inc.



391 Any Street Apt. 4, Brooklyn, NY 11215
Inspection prepared for: Sample Report
Date of Inspection: 10/8/2013 Time: 4:00 pm
Age of Home: Built app. 1899 Size: Condo
Weather: Partly Sunny

Inspector: Tony Castoro
License #16000054820
2045 Bay Ridge Parkway, Brooklyn, NY 11204
Phone: (718) 360-1868
Email: tonyc@abrooklynhomeinspection.com
<http://www.abrooklynhomeinspection.com>



Inspection and Site Details

1. Inspection Time

Start: 4:00 PM
End : 5:30 PM

2. Attending Inspection

Client present
Seller present

3. Residence Type/Style

Condo

4. Garage/Carport

None

5. Age of Home or Year Built

Built app. 1899

6. Square Footage

Approx 800 sq ft.

7. Bedrooms and Bathrooms

Number of Bedrooms: Two
Number of Bathrooms: 1

8. Occupancy

Occupied - Furnished: moderate volume of personal and household items observed, items may block defects.

9. Temperature

Temperature at the time of inspection approximately, 70 degrees

10. Weather Conditions

Partly sunny

11. Ground/Soil Surface Condition

Wet

12. Rain in the Last Three Days

Yes

Conventions and Terms Used in this Report

Use of Photos:

Your report includes many photographs. Some pictures are intended as a courtesy and are added for your information, Some are to help clarify where the inspector has been, what was looked at, and the condition of the system or component *at the time of the inspection*. Some of the pictures may be of deficiencies or problem areas, these are to help you better understand what is documented in this report and may allow you to see areas or items that you normally would not see. not all problem areas or conditions will be supported with photos.

BLUE TEXT: Denotes a brief comment of deficient components or conditions which need relatively quick attention, repair or replacement or what the inspector may consider important information. These comments are also duplicated in the Report Summary Page(s).

BLACK TEXT: Denotes general/descriptive comments or condition of the systems and components installed at the property. Limitations if any, that restricted the inspection, observations of deficiencies which are less than significant; or comments that further expand on a significant deficiency; or comments of recommendations, routine maintenance tips, and other relevant resource information.

Comment Key or Definitions:

"Safety ": A condition system or component that is considered harmful or dangerous due to its presence or absence.

"Maintenance": recommendations for the proper operation and routine maintenance of the home.

"Upgrade": Denotes improvements which are recommended but not required. These may be items identified for upgrade to modern construction and safety standards.

"FYI": For Your Information: Denotes additional general information and/or explanation of conditions; Safety Information; Cosmetic issues; and useful tips or suggestions for home ownership. May also include additional reference information with web links to sites with expanded information on your specific installed systems/components and important consumer product information.

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process. Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFI outlets may not be installed; **this report will focus on safety and function, not current code**. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair. For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. **Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property. Use the Pre-Closing Inspection Checklist given to you at the time of the inspection and also to use this report as a guide.**

Exterior

1. Driveway

I	NI	NP	D
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

2. Walkways

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Concrete

Observations:

- Public walkways are functional, common cracking noted,
- Walkways are generally in serviceable condition



Public walkway

3. Steps, Stoop, Porch

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Steel, Stone

Observations:

- Functional

4. Exterior Doors

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Metal/Glass, Wood/glass

Observations:

- Appeared in functional condition, at time of inspection.
- Steel trap doors at front and rear ventilation shafts are not weather tight type doors and water can intrude to the basement.
- Exposed/uncaulked wood door saddle observed at rear entrance doorway. A qualified person should correct as needed to help prevent water penetration and deterioration.



Ventilation shaft cover



Exposed wood saddle at rear entrance door



Double keyed deadbolt

5. Exterior wall covering

I	NI	NP	D
X			

Description: Brownstone front and brick at rear of building.

Observations:

- Exterior wall covering is in serviceable condition, except as noted.
- Peeling paint and some light cracking noted at front of building. Small patch of missing cement cladding noted at rear of building, one damaged brick noted near second floor rear entrance area. Correct as needed.



Exterior Exterior wall covering



Patch of missing cement cladding



Damaged Brick

6. Eaves, Soffits, Fascias, Cornice

I	NI	NP	D
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Description: Wood

Observations:

- Front cornice is weathered, exposed wood present. Patching with sheet metal noted at various locations at front and rear cornice. I recommend a qualified person to correct as needed.



Weathered/patched Cornice



Front Cornice

7. Door/Window Frames, Trim

I	NI	NP	D
X			

Description: Wood

Observations:

- Components appeared generally in functional condition at time of inspection.

8. Exterior Caulking

I	NI	NP	D
X			

Comments:

- Exterior caulking is the simplest energy-efficient measures to install. The purpose of exterior caulking is to minimize air flow and moisture through cracks, seams, and utility penetrations/openings.

Observations:

- Exterior caulking is generally in functional condition except as noted.

9. Deck, Balcony, Terrace

I	NI	NP	D
		X	

10. Railings

I	NI	NP	D
X			

Description: Metal Railings

Observations:

- No deficiencies noted.

11. Grading, Surface Drainage

I	NI	NP	D
X			

Description: Walkways are generally graded away from the building

Observations:

- Serviceable.

12. Vegetation Affecting Structure

I	NI	NP	D
X			

Observations:

- No deficiencies observed.

13. Retaining Walls

I	NI	NP	D
		X	

14. *Limitations of Exterior Inspection*

- While performance of lot drainage and water handling systems may appear serviceable at the time of inspection, the inspector cannot always accurately predict this performance as conditions constantly change. Furthermore, items such as leakage in downspout/gutter systems are very difficult to detect during dry weather. Inspection of foundation performance and water handling systems, therefore, is limited to visible conditions and evidence of past problems.
- A property inspection does not include an assessment of geological, geotechnical, or hydrological conditions -- or environmental hazards.
- Awnings, seasonal accessories, recreational facilities, outbuildings (Sheds), water features, hot tubs, statuary, pottery, fire pits, patio fans, heat lamps, and decorative low-voltage landscape lighting are not inspected.
- access limited the exterior inspection.
- Fire escapes are beyond the scope of a home inspection.

Roofing

1. Roof Style and Pitch

Flat

2. Method of Roof Inspection

Walked on Roof Surface.

3. Roof Covering

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Rubber roofing

Age: App. 7-10 years old

Observations:

- Roof appeared serviceable at time of inspection, except where noted. No prediction of future performance or warranties can be offered.



Roofing Roof Covering

4. Flashings

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Asphalt

Observations:

- Cracked flashings observed at plumbing vent, a qualified person should correct as needed.



Crack flashing

5. Roof Penetrations

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Cast Iron plumbing stacks • vent(s)

Observations:

- Visible area, appeared functional, at time of inspection.

6. Chimney(s)

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Brick

Observations:

- Visible areas appeared functional at time of inspection.



Roofing Chimney(s)

7. Roof Drainage System

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Galvanized/steel

Observations:

- The roof drainage system appeared in serviceable condition, at time of inspection.

8. Skylight(s)

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: glass

Observations:

- Appears serviceable



Roofing Skylight(s)

9. Limitations of Roofing Inspection

- Impossible to inspect the total underside surface of the roof for evidence of leaks. Evidence of prior leaks may be disguised by interior finishes. Leakage can develop at any time and may depend on rain intensity, wind direction, ice buildup, and other factors.
- Estimates of roof age are approximations only and do not preclude the possibility of leakage.

Structural Components

1. Foundation Type

Unfinished basement, full finished ceiling installed.

2. Foundation Walls

I	NI	NP	D
X			

Description: Stone, Brick

Observations:

- Foundation walls are generally in serviceable condition, except as noted.
- Limited review due to storage
- Deteriorated/missing mortar noted at walls of front and rear ventilation shafts, some voids between stones noted. I recommend a qualified person to correct as needed.



Deteriorated mortar at ventilation shafts

3. Foundation Floor

I	NI	NP	D
X			

Description: dirt floor

Observations: Dirt basement floors are prone to be high moisture areas and prone to insect issues.



Dirt foundation floor

4. Under Floor Crawlspace(s)

I	NI	NP	D
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

5. Columns, Beams

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Wood beams, brick columns

Observations:

- No visible deficiencies observed.
- Limited review due to main beam is 100% covered with drywall.

6. Floor Structure

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Dimensional lumber wood Joists:

Observations:

- No visible deficiencies observed.
- Limited review only due to 100% finished ceiling in basement.
- Light sloping floors observed, correct as needed.



Full Ceiling installed in basement

7. Wall Structure

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Brick

Observations:

- No visible deficiencies noted.
- I can't determine the condition of underlying materials.

8. Ceiling, Roof Structure

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Not visible

Observations:

- No visible deficiencies observed.
- Limited review of roof structure due to finished ceilings.

9. Limitations of Structural Components Inspection

- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity of any structural system or component are not part of a property inspection.
- Full inspection of all structural components (posts/girders, foundation walls, sub flooring, and/or framing) is not possible in areas/rooms where there are finished walls, ceilings and floors.
- No representation can be made to future leaking of foundation walls
- All of the ceilings in the basement are covered and structural members are not visible. I could not see behind these coverings.

Heating and Air Conditioning

1. Heating System

I	NI	NP	D
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Natural Gas fired • Steam boiler • Manufacturer: • Burnham
Age and Heating Capacity: Approximately: • 2 years old

Observations:

- The heating system was not inspected, inspector had no authority to operate the heating system in this multi-family condo building.

2. Energy Source

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

For Heating: Natural Gas

Observations:

- No deficiencies noted.

3. Safety Switch

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Boiler emergency switch installed

Observations:

- No deficiencies noted.

4. Distribution Systems

I	NI	NP	D
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: radiators

Observations:

- See heating system comments.
- One radiator at the bedroom and one at the bathroom have been removed.

5. Combustion Air

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- No deficiencies noted.

6. Venting, Flue(s), Chimney(s)

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Metal

Observations:

- The visible portions of the flue pipe seems functional.

7. Cooling System

I	NI	NP	D
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

8. Condensate Drain

I	NI	NP	D
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

9. Filter(s)

I	NI	NP	D
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

10. Fireplace

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Masonry wood burning fireplace present

Observations:

- Recommend having flue and/or damper cleaned and inspected by a licensed chimney sweep professional before use.



Fireplace

11. Limitations of Heating and Air Conditioning Inspection

- This inspection does not involve igniting or extinguishing fires nor the determination of draft.
- Interior surfaces of a chimney liner/flue are not inspected. Due to the small size of the flue, angles, soot, and lack of lighting, a visual inspection is not possible. While accessible parts of the chimney may appear functional, hidden problems could exist that are not documented in this report.
- Firescreens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected.
- Window/Wall mounted air conditioning units are not inspected.

Electrical

1. Service Drop

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Underground service
Observations:
• No deficiencies noted.

2. Service Entrance Conductors

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Copper
Observations:
• No deficiencies noted.

3. Service Rating

Amperage Rating: • 60 amps

4. Main Disconnect

Description: One 60 amp breaker on main service disconnect panel in basement.

5. Main Service Panel(s)

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: MANUFACTURER: • Bryant
Observations:
• The wiring within the panel appeared serviceable.



Electrical Main Service Panel(s)



Electrical Main Service Panel(s)

6. Sub Panel(s)

I	NI	NP	D
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

7. Service Grounding

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Water Pipe Connection
Observations:
• No discrepancies noted.

8. Overcurrent Protection

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type: Breakers
Observations:
• No deficiencies noted.

9. Wiring Methods

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Copper

Observations:

- Visible wiring appeared functional, at time of inspection.

10. Lighting, Fixtures, Switches, Outlets

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Grounded

Observations: Tested receptacles, switches and lights were tested and are generally serviceable, unless otherwise noted. • One lightswitch a kitchen counter has no purpose.

11. GFCI

I	NI	NP	D
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Definition: Ground Fault Circuit Interrupter - **GFCI** - is an electrical safety device that cuts power to an individual outlet and/or entire circuit when as little as .005 amps is detected leaking--this is faster than a person's nervous system can react! Kitchens, bathrooms, whirlpools/hot-tubs, unfinished basements, garages, and exterior circuits are normally GFCI protected. This protection is from electrical shock.

Locations & Resets: Present at:, bathroom, rear yard

Observations:

- Operated when tested.
- UPGRADE: GFCI outlets were not required when the building was constructed, consider upgrading to safer GFCI outlets at kitchen counter and exterior outlets as needed. Exterior outlet near rear entrance door is not a GFCI outlet.
- Defective GFCI outlet observed at bathroom, it did not trip when tested. I recommend a qualified person to replace outlet.

12. AFCI

I	NI	NP	D
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Definition: Arc Fault Circuit Interrupter - **AFCI** - is an electrical safety device that helps protect against fires by detecting arc faults. An arc (or sparking) fault is an electrical problem that occurs when electricity moves from one conductor across an insulator to another conductor. This generates heat that can ignite nearby combustible material, starting a fire. At a minimum, all bedroom circuits are normally AFCI protected. Soon, all electrical circuits in new homes will require AFCI protection.

Locations & Resets: Absent-Not required when building was constructed

13. Smoke and C/O Detector(s)

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Smoke detector operated when tested.
- There are no functioning C/O detectors. At least one functional smoke and carbon monoxide detector is required on each floor

14. Limitations of Electrical Inspection

- Electrical components concealed behind finished surfaces are not visible to be inspected.
- Labeling of electric circuit locations on Main Electrical Panel are not checked for accuracy.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.

Plumbing

1. Water Supply

Source: Public municipal water supply

2. Main Service Piping

Materials: Copper

3. Main Water Shut Off

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Location: Front Wall of Basement

Observations:

- Serviceable

4. Exterior Hose Bibs/Spigots

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Standard hose bibs

Observations:

- Operated properly when tested

5. Water Supply, Distribution Systems

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Readily visible water supply pipes are:, Brass and or copper

Observations:

- No deficiencies observed at the visible portions of the supply piping.
- Most of the piping is concealed and cannot be identified.

6. Faucets

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- No deficiencies noted.
- Bathtub water valves are loose at wall, a qualified person should correct as needed.

7. Sinks

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Operated normally, at time of inspection.

8. Traps and Drains

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Water was run through the fixtures and drains. Functional drainage was observed.

9. Flow and Pressure

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The water flow was overall functional. This was determined by running water in the bath and sink and then flushing the toilet.

10. Waste, Drain, Vent Piping

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Waste System Type: Public sewage disposal system

Description: Cast Iron • Brass and or Copper • Steel

Observations:

- Visible piping appeared serviceable at time of inspection.

11. Water Heater(s)

Description: Manufacturer:, A.O. Smith

Capacity: 75 Gallons

12. Water Heater(s) Condition

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Age: Approx. • 16 Years old • FYI: Water heaters have a typical life expectancy of 8-12 years.

Observations:

- Water heater(s) - functional at time of inspection.
- Older water heater observed, see age comments.

13. Water Heater Vent System

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Metal single wall chimney vent pipe

Observations:

- Visible portions appeared functional.

14. Fuel Storage, Distribution

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Black iron pipe used for gas branch/distribution service

Shut Off: Basement • Front

Observations:

- Gas lines observed to be functional.



gas meters

15. Drainage Sump, Pump(s), Piping

I	NI	NP	D
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Description: NOT PRESENT. No sump basin/pump observed

16. Private Sewage Disposal (Septic) System

I	NI	NP	D
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

17. Other Components

I	NI	NP	D
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

18. Limitations of Plumbing Inspection

- The sections of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, insides of drain/waste piping or beneath the ground surface are not inspected.

Bathrooms

1. Tub(s)

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Steel

Observations:

- Appeared functional at time of inspection.

2. Shower(s)

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Same as tub

Observations:

- Appeared functional, at the time of inspection - except where noted.

3. Toilet(s)

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Operated when tested.

4. Bidet(s)

I	NI	NP	D
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

5. Bathroom Exhaust Fan(s)

I	NI	NP	D
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Appeared functional where installed at time of inspection.

6. A Word About Caulking and Bathrooms

- Water intrusion from bathtubs and shower enclosures is a common cause of damage behind walls, sub floors, and ceilings below bathrooms. As such, periodic re-caulking and grouting of tub and shower areas is an ongoing maintenance task which should not be neglected.

- Areas which should be examined periodically are vertical corners, horizontal corners/grout lines between walls and tubs/shower pans and at walls near floor areas. Also, the underside of shower curbs, the tub lip, tub spouts, faucet trim plates and any other areas mentioned in this report.

Interior

1. Door Bell

I	NI	NP	D
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2. Wall and Ceiling Finishes

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Drywall

Observations:

- General condition of walls and ceilings appeared satisfactory.

3. Floor Finishes

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Hardwood type • Ceramic tile

Observations:

- Serviceable

4. Windows

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Wood

Observations:

- Not all windows were tested due to air conditioners present in window frames.
- One window falls when tested at left rear bedroom. One window at right rear bedroom does not open. one window at rear has no storm window. Wood single pane windows present. I recommend a qualified person to correct a needed.

5. Interior Doors

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Solid core doors

Observations:

- Tested doors appeared functional, at time of inspection.
- SAFETY: double sided keyed deadbolt observed at apartment rear entry door. This condition makes it difficult to exit in case of a fire, recommend single sided keyed deadbolt.
- Lower deadbolt does not function at front apartment entrance door.

6. Countertops

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Corian type

Observations:

- No discrepancies noted,
- normal wear

7. Cabinets, Vanities

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Wood laminate

Observations:

- Appeared functional, at time of inspection.



Kitchen

8. Garage Door(s)

I	NI	NP	D
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

9. Garage Door Opener(s)

I	NI	NP	D
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

10. Garage Door Safety Features

I	NI	NP	D
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

11. Limitations of Interior Inspection

- There were a moderate amount of personal/household items observed. Storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Recommend thorough review of interior areas during final walk-through inspection prior to closing.
- Window treatments, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.
- Given the age of the residence, asbestos and lead-based paint could be present.
- Determining the heat resistance of firewalls is beyond the scope of this inspection.

Appliances

1. Dishwasher

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Functional at time of inspection.

2. Disposal

I	NI	NP	D
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3. Stove/Cooktop/Wall Oven

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- Brand:
- Thermador

Observations:

- Functional at time of inspection

4. Exhaust Fans

I	NI	NP	D
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

5. Refrigerator

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- General Electric

Observations:

- Functional at time of inspection

6. Microwave

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- Brand:
- Frigidaire

Observations:

- Functional at time of inspection

7. Washing machine

I	NI	NP	D
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Unit not tested, not part of sale.

8. Dryer

I	NI	NP	D
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Unit not tested, not part of sale.

9. Dryer vent

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Appear serviceable

10. Limitations of Appliances Inspection

- Appliances were tested by turning them on for a short period of time.
- Oven(s), Range and Microwave thermostats, timers, clocks and other specialized cooking functions and features are not tested during this inspection.

Report Summary

The summary below may not be a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report. We recommend using qualified professionals within their respective disciplines to correct any issues.

<i>Exterior</i>		
Page 3 Item: 4	Exterior Doors	<ul style="list-style-type: none"> Exposed/uncaulked wood door saddle observed at rear entrance doorway. A qualified person should correct as needed to help prevent water penetration and deterioration.
Page 4 Item: 5	Exterior wall covering	<ul style="list-style-type: none"> Peeling paint and some light cracking noted at front of building. Small patch of missing cement cladding noted at rear of building, one damaged brick noted near second floor rear entrance area. Correct as needed.
Page 5 Item: 6	Eaves, Soffits, Fascias, Cornice	<ul style="list-style-type: none"> Front cornice is weathered, exposed wood present. Patching with sheet metal noted at various locations at front and rear cornice. I recommend a qualified person to correct as needed.
<i>Roofing</i>		
Page 8 Item: 4	Flashings	<ul style="list-style-type: none"> Cracked flashings observed at plumbing vent, a qualified person should correct as needed.
<i>Structural Components</i>		
Page 11 Item: 2	Foundation Walls	<ul style="list-style-type: none"> Deteriorated/missing mortar noted at walls of front and rear ventilation shafts, some voids between stones noted. I recommend a qualified person to correct as needed.
Page 11 Item: 3	Foundation Floor	<ul style="list-style-type: none"> Dirt basement floors are prone to be high moisture areas and prone to insect issues.
Page 12 Item: 6	Floor Structure	<ul style="list-style-type: none"> Light sloping floors observed, correct as needed.
<i>Heating and Air Conditioning</i>		
Page 13 Item: 4	Distribution Systems	<ul style="list-style-type: none"> One radiator at the bedroom and one at the bathroom have been removed.
Page 14 Item: 10	Fireplace	<ul style="list-style-type: none"> Recommend having flue and/or damper cleaned and inspected by a licensed chimney sweep professional before use.
<i>Electrical</i>		
Page 16 Item: 11	GFCI	<ul style="list-style-type: none"> Defective GFCI outlet observed at bathroom, it did not trip when tested. I recommend a qualified person to replace outlet.
Page 16 Item: 13	Smoke and C/O Detector(s)	<ul style="list-style-type: none"> There are no functioning C/O detectors. At least one functional smoke and carbon monoxide detector is required on each floor
<i>Plumbing</i>		
Page 17 Item: 6	Faucets	<ul style="list-style-type: none"> Bathtub water valves are loose at wall, a qualified person should correct as needed.
Page 18 Item: 12	Water Heater(s) Condition	<ul style="list-style-type: none"> Older water heater observed, see age comments.
<i>Interior</i>		
Page 20 Item: 4	Windows	<ul style="list-style-type: none"> One window falls when tested at left rear bedroom. One window at right rear bedroom does not open. one window at rear has no storm window. Wood single pane windows present. I recommend a qualified person to correct a needed.
Page 20 Item: 5	Interior Doors	<ul style="list-style-type: none"> SAFETY: double sided keyed deadbolt observed at apartment rear entry door. This condition makes it difficult to exit in case of a fire, recommend single sided keyed deadbolt. Lower deadbolt does not function at front apartment entrance door.