

# INSPECTION REPORT

**Property:**

**746 Sample Avenue**

---



**Inspection by Thomas Swanson**

**Metro Inspections  
612-760-1466**

**5730 West 39<sup>th</sup> Street  
St. Louis Park, MN 55416**



## Metro Inspections

5730 West 39th Street, St. Louis Park, MN 55416USA

Business Phone: 952-931-1153

Mobile Phone: 612-760-1466 Fax: 1-866-823-2565

E-Mail: metroinspections@usfamily.net

### INSPECTION REPORT

Inspector: Thomas Swanson

746 Sample Avenue, St. Paul, MN

10/26/15

Client: Joe Sample

Area: Suburb  
Building Type: Duplex  
Year Built: 1896  
Levels: 2  
Street Surface: Asphalt  
Street Type: Residential  
Building Faces: East

Garage: Detached 2 car  
Space Below Grade: Basement  
Soil Condition: Damp  
Sky: Overcast  
Precipitation: None  
Temperature: 60  
Start Time: 2:00 pm

Lakeshore: ☐  
Manufactured: ☐  
Client Present: ☒  
Owner Present: ☐  
Agent Present: ☒  
Occupied: ☒  
Water On: ☒  
Electric On: ☒  
Gas On: ☒

#### INSPECTION SCOPE & LIMITATIONS

This inspection is based on the Standards of Practice of the Minnesota Society of Housing Inspectors. The inspection is subject to the terms and limitations listed in the attached Agreement. The inspector checks accessible listed items for function, but not for code compliance.

Metro Inspections assumes and the inspector assumes no liability for damages or the cost of repairs to equipment or buildings. NO warranty is expressed or implied.

This non-transferable report is for the sole use of the client. Metro Inspections assumes no liability to third parties in connection with the inspection and Report.

Our role is to find items which may need correction. We do not advise who should be responsible for the corrections. Buyers, sellers, and real estate agents should decide who makes any corrections.

Condition	Definition
Hazardous	Appears to be or may be an immediate danger to life and/or property.
Unsatisfactory	The component is not performing its intended function satisfactorily, or is in an unsafe or nonfunctional condition requiring repair.
Marginal	The component may be performing part or all of its intended function, but is defective in the indicated areas, or lacks proper care and maintenance.
Functional	Component or item appears to be performing its intended function, and is in a satisfactory state of repair.
Comment	Additional information provided.
Not Applicable	Item does not exist, or is excluded from the inspection.
Not Visible	All or part(s) of the item were not visible at the time of the inspection.

## SUMMARY

Most existing buildings have some items which should be repaired or corrected. This property is no exception. All items listed in this Summary and all items listed in this Report are correctable. Please read the ENTIRE REPORT carefully. Suggested causes, repairs, and other useful information is presented for some items.

We advise you to act on the facts presented in the inspection, consult specialists when advised, inquire of the seller when advised, and perform your own pre-closing inspection to look for changes and corrections.

Failure to correct items listed in this Summary, and failure to maintain the property, will likely cause the property to deteriorate and cause risks to the occupants. Certain repairs or improvements may require building permits. Contact the local inspection department for information on permit requirements. Use licensed professionals when hiring contractors, and ask that all work be done "to code" with a permit, and inspected and approved by local authorities.

Please call us if you have questions on this report. The Agreement details the limits of the inspection.

This report is not valid unless the Home Inspection Agreement is signed by Buyer / Client and is provided to the Inspector. Please reference the Truth in Housing/Time of Sale Report, if available for this property.

---

## Items of Concern

---

### Summary of Items Rated HAZARDOUS

---

- 5.16 Electrical - Bathroom(s)  
Upper Unit: Ungrounded 3 prong outlet(s). No GFCI outlets.
- 5.13 Electrical - Kitchen  
Lower Unit: Reversed polarity at outlet, No GFCI outlets.  
Upper Unit: Ungrounded 3 prong outlet(s). No GFCI outlets.
- 

### Summary of Items Rated UNSATISFACTORY

---

- 1.5 Foundation Significant spalling and damaged back plastering due to moisture penetration, missing mortar between stones. Not visible in all areas due to old back plastering. Recommend consulting with a stone foundation specialist regarding tuck-pointing repairs.
- 1.12 Signs of Moisture This basement has experienced moisture penetration. Evidence of past seepage noted at - outer walls (stains/efflorescence, spalling finish, mold and mildew). Recommend increasing the grade at all low to flat areas to help direct moisture away from the foundation.
- 2.1 Drainage, Grade, & Slope Flat areas close to structure. The grade in areas does not allow surface water to drain away from the foundation. Evidence of significant moisture penetration in basement - Consideration should be made to increasing the grade at all low to flat areas to help direct moisture away from the foundation.
- 2.7 Soffit & Fascia Holes in fascia (light can be seen in attic). Weathered wood components. Chipped and peeling paint. Some - Decayed soffit(s) and fascia. Wood components lack a protective finish. Recommend budgeting for future repairs/replacement.
- 2.11 Windows Old wood double hung windows. Chipped and peeling paint. Weathered window components. Decayed trim components. Loose and missing window putty. Windows lack a protective finish. Recommend budgeting for future repairs/maintenance.
- 2.12 Storms & Screens Rusty frames, damaged screens, missing screens, Recommend budgeting for future repairs/maintenance.

- 2.13 Basement Windows Decayed frame(s) / sill(s). Decayed and damaged components, Chipped and peeling paint. Windows lack protective finish. Some opens have been boarded over (holes).
- 2.15 Trim Decayed trim. Holes in trim. Chipped and peeling paint. Weathered wood components. Trim lacks a protective finish in areas. Recommend budgeting for repairs/maintenance.
- 2.23 Garage Floor Cracked and broken up concrete. Large cracks have developed in the slab surface. Inadequate drainage.
- 3.3 Sloped Roof Old asphalt shingles, Missing granules. Curled shingles. Damaged shingles at the lower edges. Shingles on the East side - significant granular loss and cured shingles. Roofing is nearing the end of its life expectancy. Recommend replacement. Recommend consulting with a Licensed Contractor.
- 3.4 Flat Roof Front entry - old rusted and patched metal roof. Rear Staircase roof - worn surface, leaking into structure, decayed framing members.
- 3.8 Gutters Bent and damaged gutters, Improperly pitched gutters. Holes in gutters. Rusted gutters. Missing components.
- 3.9 Downspouts Rusted / holes. Missing components. Downspouts are not connected to gutters.
- 4.2 Main Shut-off Valve Damaged / missing handle.
- 4.4 Water Flow Lack of adequate water flow to second floor bathroom with multiple faucets in operation. Recommend consulting with a Licensed Contractor.
- 4.17 Water Heater Venting Richmond - downward pitch on vent piping.
- 5.3 System Grounding Lacks ground strap around water meter.
- 5.8 Attic Wiring Attic - light hanging by wires.
- 5.9 Wiring in Unfinished Areas Open junction box(es). Wiring not drilled through joists (run under joists). Extension cords run in lieu of permanent wiring.
- 5.15 Electrical - Bedroom(s) Lower Unit: Ungrounded 3 prong outlet(s). Upper Unit: Ungrounded 3 prong outlet(s). Missing fixture components. Missing cover plate(s).
- 5.17 Electrical - Halls / Stairways / Entries Lower Unit: Missing hardwired smoke alarm. Upper Unit: Rear staircase - lights hanging by wires, Ungrounded 3 prong outlet(s). Missing smoke alarm, Lacks Carbon Monoxide Detectors one at least 10 feet from bedrooms.
- 5.14 Electrical - Living / Dining / Family Rooms Lower Unit: Closet light lacks a protective globe. Upper Unit: Ungrounded 3 prong outlet(s).
- 6.3 Installation & Operation Missing discharge pipe off relief valve. Due to the age and condition of the boiler I would recommend annual boiler inspections be performed for proper function and safety prior to each heating season and budgeting for replacement.
- 8.21 Floors - Bathroom(s) Lower Unit: Damaged and missing tile, Older flooring. Unlevel. Upper Unit: Damaged/loose and missing tile, decayed subflooring.
- 8.29 Vent Fan - Bathroom(s) Upper Unit: Lacks a ventilation source (openable window or mechanical exhaust fan vented to the exterior).
- 8.31 Ceilings & Walls - Halls / Stairways / Entries Lower Unit: Hole and stains in ceiling. Upper Unit: Rear staircase - rotten roof structure, decayed wood, settled wood, moisture damaged ceiling components. Recommend consulting with a Licensed Contractor.

## 8.35 Stairs &amp; Rails - Halls / Stairways / Entries

Upper Unit rear staircase - sloped and settled staircase/structure, Lacks handrail(s). Headroom less than 6'8" high. Improper stair rise. Improper stair run. Front staircase - Lacks handrail(s). No railing/guardrail on open side of staircase. Headroom less than 6'8" high.  
Attic staircase - Lacks handrail(s). Lacks guardrail(s). Headroom less than 6'8" high. Improper stair rise. Improper stair run.

## 8.6 Counter / Cabinets - Kitchen

Lower Unit: Older cabinets and countertops. Unsecured countertop. Lacks proper caulk seam at backsplash. Damaged edging. Some of the cabinet doors do not close and latch properly.  
Upper Unit: Damaged decayed countertop behind sink. Older cabinets and countertops. Surface wear to countertops and cabinet faces.

## 8.7 Sink / Basin - Kitchen

Lower Unit: Unvented drain pipe. Peeling paint under sink.  
Upper Unit: Active leak at the sink faucet.

## Summary of Items Rated MARGINAL

## 1.6 Floors (Lowest Level)

Irregular surface. Damaged wood at front cleanout.

## 1.7 Beams

Some deflection noted in beam.

## 1.8 Posts/Columns

Decay noted to the bottom of the posts.

## 1.9 Stairs and Railings

Low headroom - less than 6'8" headroom. Improper / uneven stair rise. Improper stair tread run. Narrow staircase (less than 36 inches wide). Lacks a proper handrail.

## 1.10 Floor &amp; Ceiling Framing

Lacks proper support at basement windows.  
Evidence of a past fire near boiler (charred wood components).

## 1.11 Subflooring

Chipped and peeling paint on subflooring. Stains noted on subflooring in areas (most noted near plumbing).

## 1.13 Roof Construction

Past charring on wood components.

## 1.14 Collar Ties &amp; Knee Walls

Collar ties lacking. Lacks kneewalls - consider adding.

## 1.15 Roof Sheathing

Past staining noted on roof sheathing. Signs of past fire - charring.

## 1.16 Chimney or Vent in Attic

Past stains noted around chimney hole on sheathing and wood members.

## 2.2 Plants, Shrubs, &amp; Trees

Tree branches close to or in contact with the structure. Recommend trimming all branches back.

## 2.3 Walks

Cracked and settled walks. Sloping toward structure in areas. Recommend budgeting for future repairs/maintenance/replacement

## 2.4 Driveway(s)

Low settled areas. Cracked and settled brick, weed growth throughout.

## 2.9 Wall Cladding

Stucco exterior. Cracks in stucco finish in areas. Recommend sealing all cracks to deter moisture penetration.  
Asphalt Siding: Loose and damage and missing siding in areas. Recommend budgeting for future repairs/maintenance.

## 2.16 Caulking

Caulking cracked and missing. Lacks caulk where siding meets trim in areas. Recommend caulking as needed. Caulking should be checked on an annual basis.

## 2.17 Stoops &amp; Stairs

Improper uneven stair rise (over 8" rise)  
Rear staircase to garage - handrail does not cover all steps, lacks proper guardrail on open side.

## 2.18 Entry Doors






Recommend changing hardware/rekeying hardware.



- 2.19 Vehicle Door(s) Old weather door panels. East door does not close properly.
- 2.22 Garage Walls/Firewalls  
Cracks and past staining on wall components. Decayed shingles and wood on garage exterior. Signs of past moisture on interior garage masonry walls due to poor grade.
- 2.24 Garage Floor Drainage  
Due to slab condition it may not drain properly.
- 2.25 Retaining Walls Retaining walls cracked. Significant cracks in wall at rear of lot and the west side of lot.  
Front walls - cracked and deteriorated concrete.  
Fencing - uninstalled fence panels.
- 3.5 Flashings & Valleys  
Tarring around penetrations. Tarring where lower roof meets upper wall (lacks proper flashing).
- 3.6 Chimney(s) Missing mortar in joints. Recommend re-tuckpointing the chimney.
- 3.7 Gas Vent Metal exhaust vent lacks a rain cap.
- 3.10 Garage Roof Structure  
Cracked concrete, rusted re-bar noted in ceiling. Recommend consulting with a Licensed Contractor.
- 3.11 Garage Roofing Deteriorated shingles at roof edge, roof surface was covered with Foliage.
- 4.1 Water Supply Lead supply line from the street.
- 4.6 Waste & Vents  
Unable to view all vent and drain piping for basement fixtures due to finished surfaces. Corroded joints.  
Long trap weir at laundry tub, Improper mission coupling - (lacks a stainless steel collar) at waste assembly.
- 4.7 Main Cleanout Recommend inquiring from the Sellers if they have had any main drain problems in the past (tree roots, water back up from the street).
- 4.16 Safety Controls Plastic discharge piping - recommend changing to ridged (copper).
- 4.18 Fuel Lines  
Unapproved gas valves at dryer - Recommend changing to an approved gas shut off valve at next appliance change out.  
Lacks a gas shut off at the Richmond water heater.  
Lacks a proper sediment trap for dryer.
- 4.19 Laundry Connections  
Cracked cast iron laundry tub, Improper drain assembly. No backflow preventer on threaded taps.
- 5.2 Service Size Inadequate service size for current use / needs. Consider upgrading to a 100 amp size panel.
- 5.4 Service Panel Some circuits not indexed - recommend checking all indexing.
- 5.11 Garage Wiring No power at time of inspection.
- 8.43 Appliances  
Lower Unit: Older appliances.  
Upper Unit: Older appliances.
- 8.42 Signs of Leaks / Condensation - Attic  
Evidence of past leaks / condensation.
- 8.20 Ceilings & Walls - Bathroom(s)  
Lower Unit: Minor ceiling/wall deficiencies noted.  
Upper Unit: Minor ceiling/wall deficiencies noted.
- 8.24 Counter / Cabinets - Bathroom(s)  
Lower Unit: Older cabinets and countertops. Surface wear to cabinet faces.  
Upper Unit: Older cabinets and countertops.
- 8.25 Sink / Basin - Bathroom(s)  
Lower Unit: Old corroded faucet, slight leak.  
Upper Unit: Corroded drain piping.
- 8.26 Tub & Shower - Bathroom(s)  
Lower Unit: Some deteriorated grout/caulk. Missing tub stopper.  
Upper Unit: Rusted and corroded tub on exterior, leak at shower wand connection, Shower wand extends below the spill line of the tub.
- 8.15 Ceilings & Walls - Bedroom(s)

- Lower Unit: Minor ceiling/wall deficiencies noted. Cracks in plaster walls/ceilings.  
Upper Unit: Cracks in plaster walls/ceilings. Chipped and peeling paint / stain.
- 8.16 Floors - Bedroom(s)  
Lower Unit: Older flooring. Unlevel flooring. Squeaks in flooring. Gaps in flooring.  
Upper Unit: Older flooring. Unlevel flooring. Surface wear to flooring in traffic areas. Worn hardwood floors.
- 8.17 Doors - Bedroom(s)  
Some of the doors do not close and latch properly. Chipped and peeling paint.
- 8.18 Windows - Bedroom(s)  
Lower Unit: Missing screens.  
Upper Unit: Missing screens.
- 8.32 Floors - Halls / Stairways / Entries  
Lower Unit: Older flooring. Surface wear noted in traffic areas. Unlevel.  
Upper Unit: Unlevel. Sloping.
- 8.33 Doors - Halls / Stairways / Entries  
Weathered doors.
- 8.34 Windows - Halls / Stairways / Entries  
Weathered windows. Damaged screening.
- 8.2 Ceiling & Walls - Kitchen  
Lower Unit: Cracks in plaster walls and ceilings.  
Upper Unit: Minor wall / ceiling deficiencies noted.
- 8.3 Floors - Kitchen  
Lower Unit: Old flooring. Unlevel flooring. Surface wear to flooring. worn flooring at thresholds, Missing base boards.  
Upper Unit: Old flooring. Unlevel flooring. Surface wear to hardwood flooring. Old worn flooring. Gaps in flooring. Refinishing needed.
- 8.4 Doors - Kitchen  
Upper Unit: Missing door.
- 8.5 Windows - Kitchen  
Lower Unit: Old wood double hung window. Weathered wood components. Damaged / missing sash cords. Loose and missing window putty.  
Upper Unit: Chipped and peeling paint at trim.
- 8.10 Ceilings & Walls - Living / Dining / Family Rooms  
Lower Unit: Signs of leaking in ceiling at front wall (damaged plaster at ceiling).  
Upper Unit: Cracks in plaster walls/ceilings. Loose plaster, Chipped and peeling paint / stain. Patch work noted in areas.
- 8.11 Floors - Living / Dining / Family Rooms  
Lower Unit: Older flooring. Surface wear to flooring noted in traffic areas. Unlevel flooring. Gaps in flooring.  
Upper Unit: Older flooring. Surface wear to flooring noted in traffic areas. Unlevel flooring.
- 8.13 Windows - Living / Dining / Family Rooms  
Lower Unit: Old wood double hung windows. Loose and missing window putty. Weathered wood components. Missing screens.
- 9.2 Attic Insulation  
Minimal amount. Consider adding insulation.
- 9.3 Attic Ventilation  
Consider installing additional venting to roof and to soffit.
- 9.6 Roof Ventilation  
No vents visible - Consider installing additional venting to roof.

System: 1 **STRUCTURAL SYSTEM**

<u>Item</u>	<u>Materials or Type</u>	<u>Unit / Location</u> <u>Remarks</u>	<u>Condition</u>
1. 1.00 Basement		<i>Unfinished basement.</i>	Yes
1. 2.00 Slab	<i>Concrete</i>		Yes
1. 3.00 Crawl Space			No
1. 4.00 How Viewed			
1. 5.00 Foundation	<i>Stone.</i>	<i>Significant spalling and damaged back plastering due to moisture penetration, missing mortar between stones. Not visible in all areas due to old back plastering. Recommend consulting with a stone foundation specialist regarding tuck-pointing repairs.</i>	<b>UNSATISFACTORY</b>
			
1. 6.00 Floors (Lowest Level)	<i>Concrete.</i>	<i>Irregular surface. Damaged wood at front cleanout.</i>	<b>MARGINAL</b>
1. 7.00 Beams	<i>Wood.</i>	<i>Some deflection noted in beam.</i>	<b>MARGINAL</b>
1. 8.00 Posts/Columns	<i>Wood</i>	<i>Decay noted to the bottom of the posts.</i>	<b>MARGINAL</b>
			
1. 9.00 Stairs and Railings	<i>Wood. With handrail.</i>	<i>Low headroom - less than 6'8" headroom. Improper / uneven stair rise. Improper stair tread run. Narrow staircase (less than 36 inches wide). Lacks a proper handrail.</i>	<b>MARGINAL</b>
			
1. 10.00 Floor & Ceiling Framing	<i>Wood joists. 2 X 10 @ 16" centers.</i>	<i>Lacks proper support at basement windows. Evidence of a past fire near boiler (charred wood components).</i>	<b>MARGINAL</b>
			
1. 11.00 Subflooring	<i>Boards.</i>	<i>Chipped and peeling paint on subflooring. Stains noted on subflooring in areas (most noted near plumbing).</i>	<b>MARGINAL</b>
			



## 1. 12.00 Signs of Moisture - Basement

**UNSATISFACTORY**

*This basement has experienced moisture penetration. Evidence of past seepage noted at - outer walls (stains/efflorescence, spalling finish, mold and mildew). Recommend increasing the grade at all low to flat areas to help direct moisture away from the foundation.*



## 1. 13.00 Roof Construction

**MARGINAL***Rafters.*

*Past charring on wood components.*

## 1. 14.00 Collar Ties &amp; Knee Walls

**MARGINAL**

*Collar ties lacking. Lacks kneewalls - consider adding.*



## 1. 15.00 Roof Sheathing

**MARGINAL***Boards.*

*Past staining noted on roof sheathing. Signs of past fire - charring.*



## 1. 16.00 Chimney or Vent in Attic

**MARGINAL***Masonry.*

*Past stains noted around chimney hole on sheathing and wood members.*



System: 2 **EXTERIOR**

<u>Item</u>	<u>Materials or Type</u>	<u>Unit / Location</u> <u>Remarks</u>	<u>Condition</u>
2. 1.00 Drainage, Grade, & Slope		<i>Flat areas close to structure. The grade in areas does not allow surface water to drain away from the foundation. Evidence of significant moisture penetration in basement - Consideration should be made to increasing the grade at all low to flat areas to help direct moisture away from the foundation.</i>	<b>UNSATISFACTORY</b>
			
2. 2.00 Plants, Shrubs, & Trees		<i>Tree branches close to or in contact with the structure. Recommend trimming all branches back.</i>	<b>MARGINAL</b>
			
2. 3.00 Walks	<i>Concrete.</i>	<i>Cracked and settled walks. Sloping toward structure in areas. Recommend budgeting for future repairs/maintenance/replacement</i>	<b>MARGINAL</b>
			
2. 4.00 Driveway(s)	<i>Brick</i>	<i>Low settled areas. Cracked and settled brick, weed growth throughout.</i>	<b>MARGINAL</b>
			
2. 5.00 Porches, Decks		<i>See porch section comments.</i>	Comment
2. 6.00 Patios			Not Applicable
2. 7.00 Soffit & Fascia	<i>Wood.</i>	<i>Holes in fascia (light can be seen in attic). Weathered wood components. Chipped and peeling paint. Some - Decayed soffit(s) and fascia. Wood components lack a protective finish. Recommend budgeting for future repairs/replacement.</i>	<b>UNSATISFACTORY</b>
			
2. 8.00 Wall Structure	<i>Wood Framed</i>		Functional
2. 9.00 Wall Cladding	<i>Stucco exterior. Asphalt Siding.</i>	<i>Stucco exterior. Cracks in stucco finish in areas. Recommend sealing all cracks to deter moisture penetration. Asphalt Siding: Loose and damage and missing siding in areas. Recommend budgeting for future repairs/maintenance.</i>	<b>MARGINAL</b>



## 2. 10.00 Foundation Walls

*Covered with masonry / stucco.  
Stone foundation*

*Finished surface prevent view.*

Comment

## 2. 11.00 Windows

*Wood double hung. Vinyl double hung.*

*Old wood double hung windows. Chipped and peeling paint. Weathered window components. Decayed trim components. Loose and missing window putty. Windows lack a protective finish. Recommend budgeting for future repairs/maintenance.*

**UNSATISFACTORY**

## 2. 12.00 Storms &amp; Screens

*Metal combination.*

*Rusted frames, damaged screens, missing screens, Recommend budgeting for future repairs/maintenance.*

**UNSATISFACTORY**

## 2. 13.00 Basement Windows

*Wood Boarded over.*

*Decayed frame(s) / sill(s). Decayed and damaged components, Chipped and peeling paint. Windows lack protective finish. Some opens have been boarded over (holes).*

**UNSATISFACTORY**

## 2. 14.00 Window Wells

Not Applicable

## 2. 15.00 Trim

*Wood.*

*Decayed trim. Holes in trim. Chipped and peeling paint. Weathered wood components. Trim lacks a protective finish in areas. Recommend budgeting for repairs/maintenance.*

**UNSATISFACTORY**

## 2. 16.00 Caulking

**MARGINAL**

*Caulking cracked and missing. Lacks caulk where siding meets trim in areas. Recommend caulking as needed. Caulking should be checked on an annual basis.*

## 2. 17.00 Stoops &amp; Stairs

*Concrete. Wood*

*Improper uneven stair rise (over 8" rise)  
Rear staircase to garage - handrail does not cover all steps, lacks proper guardrail on open side.*

**MARGINAL**

## 2. 18.00 Entry Doors

*Wood entry door / storm door.**Recommend changing hardware/rekeying hardware.***MARGINAL**

## 2. 19.00 Vehicle Door(s)

*Hardboard Overhead doors.**Old weather door panels. East door does not close properly.***MARGINAL**

## 2. 20.00 Door Opener(s)

Not Applicable

## 2. 21.00 Service Door/Windows

Not Applicable

## 2. 22.00 Garage Walls/Firewalls

*Masonry.**Cracks and past staining on wall components. Decayed shingles and wood on garage exterior. Signs of past moisture on interior garage masonry walls due to poor grade.***MARGINAL**

## 2. 23.00 Garage Floor

*Concrete deck.**Cracked and broken up concrete. Large cracks have developed in the slab surface. Inadequate drainage.***UNSATISFACTORY**

## 2. 24.00 Garage Floor Drainage






**MARGINAL***Due to slab condition it may not drain properly.*

## 2. 25.00 Retaining Walls

*Masonry retaining walls.**Retaining walls cracked. Significant cracks in wall at rear of lot and the west side of lot.***MARGINAL***Front walls - cracked and deteriorated concrete.**Fencing - uninstalled fence panels.*



System: 3 **ROOF SYSTEM**

<u>Item</u>	<u>Materials or Type</u>	<u>Unit / Location</u> <u>Remarks</u>	<u>Condition</u>
3. 1.00 Roofing Slope and Style	<i>Steep sloped roof. Gable roof.</i>		Functional
3. 2.00 Roof Visibility - How Viewed	<i>Roof viewed from on roof.</i>		
3. 3.00 Sloped Roof	<i>Asphalt shingles.</i>	<i>Old asphalt shingles, Missing granules. Curled shingles. Damaged shingles at the lower edges. Shingles on the East side - significant granular loss and cured shingles. Roofing is nearing the end of its life expectancy. Recommend replacement. Recommend consulting with a Licensed Contractor.</i>	<b>UNSATISFACTORY</b>
			
3. 4.00 Flat Roof	<i>Metal</i>	<i>Front entry - old rusted and patched metal roof. Rear Staircase roof - worn surface, leaking into structure, decayed framing members.</i>	<b>UNSATISFACTORY</b>
3. 5.00 Flashings & Valleys	<i>Metal.</i>	<i>Tarring around penetrations. Tarring where lower roof meets upper wall (lacks proper flashing).</i>	<b>MARGINAL</b>
			
3. 6.00 Chimney(s)	<i>Brick/Masonry structure.</i>	<i>Missing mortar in joints. Recommend re-tuckpointing the chimney.</i>	<b>MARGINAL</b>
			
3. 7.00 Gas Vent	<i>Metal.</i>	<i>Metal exhaust vent lacks a rain cap.</i>	<b>MARGINAL</b>
3. 8.00 Gutters	<i>Metal</i>	<i>Bent and damaged gutters, Improperly pitched gutters. Holes in gutters. Rusted gutters. Missing components.</i>	<b>UNSATISFACTORY</b>
			
3. 9.00 Downspouts	<i>Metal</i>	<i>Rusted / holes. Missing components. Downspouts are not connected to gutters.</i>	<b>UNSATISFACTORY</b>
			



3. 10.00 Garage Roof Structure

*Flat.*

*Cracked concrete, rusted re-bar noted in ceiling. Recommend consulting with a Licensed Contractor.*

**MARGINAL**



3. 11.00 Garage Roofing

*Deteriorated shingles at roof edge, roof surface was covered with Foliage.*

**MARGINAL**



System: 4 **PLUMBING SYSTEM**

<u>Item</u>	<u>Materials or Type</u>	<u>Unit / Location</u> <u>Remarks</u>	<u>Condition</u>
4. 1.00 Water Supply	Public supply. Lead supply line.	Lead supply line from the street.	MARGINAL
			
4. 2.00 Main Shut-off Valve		Damaged / missing handle.	UNSATISFACTORY
			
4. 3.00 Water Piping - Insulation, supports	Copper		Functional
4. 4.00 Water Flow		Lack of adequate water flow to second floor bathroom with multiple faucets in operation. Recommend consulting with a Licensed Contractor.	UNSATISFACTORY
4. 5.00 Drainage Flow			Functional
4. 6.00 Waste & Vents	Cast iron Galvanized	Unable to view all vent and drain piping for basement fixtures due to finished surfaces. Corroded joints. Long trap weir at laundry tub, Improper mission coupling - (lacks a stainless steel collar) at waste assembly.	MARGINAL
			
4. 7.00 Main Cleanout	At front wall.	Recommend inquiring from the Sellers if they have had any main drain problems in the past (tree roots, water back up from the street).	MARGINAL
			
4. 8.00 Floor Drains	Drain not visible.	Unable to remove cover - painted over.	Not Visible
4. 9.00 Drain Tile Sump & Pump			Not Applicable
4. 10.00 Sanitary Sump & Pump			Not Applicable
4. 11.00 Water Heater			Functional
			
4. 12.00 Water Heater Type	2-Gas water heaters.		

4. 13.00 Water Heater Size

40 gallon

4. 14.00 Water Heater Age

2009

1997



4. 15.00 Water Heater Make/Brand

Richmond. Bradford White.

4. 16.00 Safety Controls

T&P valve with discharge pipe. Cold Plastic discharge piping - recommend changing to ridged (copper).  
supply valve.

MARGINAL

4. 17.00 Water Heater Venting

Metal joins heating vent.

Richmond - downward pitch on vent piping.

UNSATISFACTORY



4. 18.00 Fuel Lines

Steel Copper

Unapproved gas valves at dryer - Recommend changing to an  
approved gas shut off valve at next appliance change out.  
Lacks a gas shut off at the Richmond water heater.  
Lacks a proper sediment trap for dryer.

MARGINAL



4. 19.00 Laundry Connections

Hot and cold water. Laundry tub.  
Drain. Dryer vent. 110V circuit.

Cracked cast iron laundry tub, Improper drain assembly. No backflow  
preventer on threaded taps.

MARGINAL



4. 20.00 Outdoor Faucet

Anti siphon device installed.

Functional

4. 21.00 Plumbing Vents in Attic


Cast iron.

Functional

**System: 5 ELECTRICAL SYSTEM**

<u>Item</u>	<u>Materials or Type</u>	<u>Unit / Location</u> <u>Remarks</u>	<u>Condition</u>
5. 1.00 Service Entrance & Conductors	<i>Conduit.</i>		Functional
5. 2.00 Service Size	<i>60 AMP.</i>	<i>Inadequate service size for current use / needs. Consider upgrading to a 100 amp size panel.</i>	<b>MARGINAL</b>
5. 3.00 System Grounding		<i>Lacks ground strap around water meter.</i>	<b>UNSATISFACTORY</b>
			
5. 4.00 Service Panel	<i>Fuse disconnects.</i>	<i>Some circuits not indexed - recommend checking all indexing.</i>	<b>MARGINAL</b>
			
5. 5.00 Panel Wires	<i>Copper wiring.</i>		Functional
5. 6.00 Auxiliary Panels			Not Applicable
5. 7.00 Ground Fault Interrupters		<i>Recommend adding GFCI protection on all convenience outlets close to water and all exterior and garage outlets.</i>	Comment
5. 8.00 Attic Wiring	<i>Cable.</i>	<i>Attic - light hanging by wires.</i>	<b>UNSATISFACTORY</b>
			
5. 9.00 Wiring in Unfinished Areas	<i>Cable.</i>	<i>Open junction box(es). Wiring not drilled through joists (run under joists). Extension cords run in lieu of permanent wiring.</i>	<b>UNSATISFACTORY</b>
			
5. 10.00 Outlets/Fixtures - Unfinished Areas			Functional
5. 11.00 Garage Wiring		<i>No power at time of inspection.</i>	<b>MARGINAL</b>
5. 12.00 Exterior Electrical	<i>Overhead service wires. Ground connection not visible.</i>		Functional

**Kitchen**

5. 13.00 Electrical - Kitchen		<i>Lower Unit: Reversed polarity at outlet, No GFCI outlets. Upper Unit: Ungrounded 3 prong outlet(s). No GFCI outlets.</i>	<b>HAZARDOUS</b>
			

**Living / Dining / Family Rooms**

5. 14.00 Electrical - Living/Dining/Family

**UNSATISFACTORY**

*Lower Unit: Closet light lacks a protective globe.  
Upper Unit: Ungrounded 3 prong outlet(s).*

**Bedroom(s)**

5. 15.00 Electrical - Bedroom(s)

**UNSATISFACTORY**

*Lower Unit: Ungrounded 3 prong outlet(s).  
Upper Unit: Ungrounded 3 prong outlet(s). Missing fixture components. Missing cover plate(s).*

**Bathroom(s)**

5. 16.00 Electrical - Bathroom(s)

**HAZARDOUS**

*Upper Unit: Ungrounded 3 prong outlet(s). No GFCI outlets.*

**Halls / Stairways / Entries**

5. 17.00 Electrical - Halls/Stairways/Entries

**UNSATISFACTORY**

*Lower Unit: Missing hardwired smoke alarm.  
Upper Unit: Rear staircase - lights hanging by wires, Ungrounded 3 prong outlet(s). Missing smoke alarm, Lacks Carbon Monoxide Detectors one at least 10 feet from bedrooms.*




**Porches**

5. 18.00 Electrical - Porches

Not Applicable



## System: 6 HEATING SYSTEM

<u>Item</u>	<u>Materials or Type</u>	<u>Unit / Location</u> <u>Remarks</u>	<u>Condition</u>
6. 1.00 Central Heating Type	Forced air		
6. 2.00 Viewed Operating?			Yes
6. 3.00 Installation & Operation		Missing discharge pipe off relief valve. Due to the age and condition of the boiler I would recommend annual boiler inspections be performed for proper function and safety prior to each heating season and budgeting for replacement.	UNSATISFACTORY
			
6. 4.00 Central Heating Size	125,000 BTU/HR		
6. 5.00 Central Heating Age	15+ years.		
			
6. 6.00 Central Heating Make/Brand	Viallant		
			
6. 7.00 Central Heating Fuel	Gas		Functional
6. 8.00 Draft Regulator	Hood.		Functional
6. 9.00 Exposed Flue Pipes	Metal vent piping.		Functional
6. 10.00 Circulating Blower or Pump			Functional
6. 11.00 Distribution Ducts/Pipes	Steel.		Functional
6. 12.00 Air Filters			Not Applicable
6. 13.00 Thermostats & Controls			Functional
6. 14.00 Auxiliary Heating			Not Applicable
6. 15.00 Humidifier	NA		





## System: 7 AIR CONDITIONING SYSTEMS

<u>Item</u>	<u>Materials or Type</u>	<u>Unit / Location</u> <u>Remarks</u>	<u>Condition</u>
7. 1.00 Central Cooling Type		No AC exists.	
7. 2.00 Installation & Operation			Not Applicable
7. 3.00 Viewed Operating?			No
7. 4.00 Central Cooling Age			
7. 5.00 Central Cooling Make/Brand			
7. 6.00 Compressor/Condensor			Not Applicable
7. 7.00 Refrigerant Lines			Not Applicable
7. 8.00 Fan			Not Applicable
7. 9.00 Ductwork			Not Applicable
7. 10.00 Thermostat			Not Applicable

## System: 8 INTERIOR

<u>Item</u>	<u>Materials or Type</u>	<u>Unit / Location</u> <u>Remarks</u>	<u>Condition</u>
8. 1.00 Skylight / Solarium			Not Applicable
8. 43.00 Appliances - Kitchen		Lower Unit: Older appliances. Upper Unit: Older appliances.	MARGINAL

## Kitchen

8. 2.00 Ceiling & Walls - Kitchen	Plaster. Wallpaper.	Lower Unit: Cracks in plaster walls and ceilings. Upper Unit: Minor wall / ceiling deficiencies noted.	MARGINAL
			
8. 3.00 Floors - Kitchen	Linoleum. Hardwood flooring.	Lower Unit: Old flooring. Unlevel flooring. Surface wear to flooring. worn flooring at thresholds, Missing base boards. Upper Unit: Old flooring. Unlevel flooring. Surface wear to hardwood flooring. Old worn flooring. Gaps in flooring. Refinishing needed.	MARGINAL
			
8. 4.00 Doors - Kitchen		Upper Unit: Missing door.	MARGINAL
8. 5.00 Windows - Kitchen		Lower Unit: Old wood double hung window. Weathered wood components. Damaged / missing sash cords. Loose and missing window putty. Upper Unit: Chipped and peeling paint at trim.	MARGINAL
8. 6.00 Counter / Cabinets - Kitchen		Lower Unit: Older cabinets and countertops. Unsecured countertop. Lacks proper caulk seam at backsplash. Damaged edging. Some of the cabinet doors do not close and latch properly. Upper Unit: Damaged decayed countertop behind sink. Older cabinets and countertops. Surface wear to countertops and cabinet faces.	UNSATISFACTORY
			
8. 7.00 Sink / Basin - Kitchen		Lower Unit: Unvented drain pipe. Peeling paint under sink. Upper Unit: Active leak at the sink faucet.	UNSATISFACTORY
			

8. 8.00 Vent Fan - Kitchen

Not Applicable

8. 9.00 Heat Source - Kitchen

Comment

*Heat sources are identified but not checked for uniformity or adequacy of heat supply.*

## Living / Dining / Family Rooms

8. 10.00 Ceilings & Walls - Living/Dining/Family  
*Plaster.*

**MARGINAL**

*Lower Unit: Signs of leaking in ceiling at front wall (damaged plaster at ceiling).*

*Upper Unit: Cracks in plaster walls/ceilings. Loose plaster, Chipped and peeling paint / stain. Patch work noted in areas.*

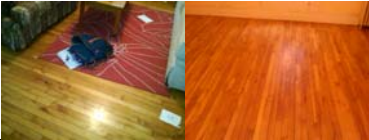


8. 11.00 Floors - Living/Dining/Family  
*Hardwood flooring.*

**MARGINAL**

*Lower Unit: Older flooring. Surface wear to flooring noted in traffic areas. Unlevel flooring. Gaps in flooring.*

*Upper Unit: Older flooring. Surface wear to flooring noted in traffic areas. Unlevel flooring.*



8. 12.00 Doors - Living/Dining/Family

Functional

8. 13.00 Windows - Living/Dining/Family

**MARGINAL**

*Lower Unit: Old wood double hung windows. Loose and missing window putty. Weathered wood components. Missing screens.*



8. 14.00 Heat Source - Living/Dining/Family

Comment

*Heat sources are identified but not checked for uniformity or adequacy of heat supply.*

## Bedroom(s)

8. 15.00 Ceilings &amp; Walls - Bedroom(s)

**MARGINAL**

*Lower Unit: Minor ceiling/wall deficiencies noted. Cracks in plaster walls/ceilings.*

*Upper Unit: Cracks in plaster walls/ceilings. Chipped and peeling paint / stain.*



8. 16.00 Floors - Bedroom(s)  
*Hardwood flooring.*

**MARGINAL**

*Lower Unit: Older flooring. Unlevel flooring. Squeaks in flooring. Gaps in flooring.*

*Upper Unit: Older flooring. Unlevel flooring. Surface wear to flooring in traffic areas. Worn hardwood floors.*



8. 17.00 Doors - Bedroom(s)

**MARGINAL**

*Some of the doors do not close and latch properly. Chipped and peeling paint.*



8. 18.00 Windows - Bedroom(s)

**MARGINAL**

*Lower Unit: Missing screens.  
Upper Unit: Missing screens.*



8. 19.00 Heat Source - Bedroom(s)

Comment

*Heat sources are identified but not checked for uniformity or adequacy of heat supply.*

**Bathroom(s)**

8. 20.00 Ceilings &amp; Walls - Bathroom(s)

**MARGINAL**

*Lower Unit: Minor ceiling/wall deficiencies noted.  
Upper Unit: Minor ceiling/wall deficiencies noted.*



8. 21.00 Floors - Bathroom(s)

**UNSATISFACTORY***Tile.*

*Lower Unit: Damaged and missing tile, Older flooring. Unlevel.  
Upper Unit: Damaged/loose and missing tile, decayed subflooring.*



8. 22.00 Doors - Bathroom(s)

Functional

8. 23.00 Windows - Bathroom(s)

Not Applicable

8. 24.00 Counter / Cabinets - Bathroom(s)

**MARGINAL**

*Lower Unit: Older cabinets and countertops. Surface wear to cabinet faces.  
Upper Unit: Older cabinets and countertops.*



8. 25.00 Sink / Basin - Bathroom(s)

**MARGINAL**

*Lower Unit: Old corroded faucet, slight leak.  
Upper Unit: Corroded drain piping.*





8. 26.00 Tub &amp; Shower

**MARGINAL**

*Lower Unit: Some deteriorated grout/caulk. Missing tub stopper.  
Upper Unit: Rusted and corroded tub on exterior, leak at shower wand connection, Shower wand extends below the spill line of the tub.*



8. 27.00 Toilet

Functional

8. 28.00 Other Fixtures - Bathroom(s)

Not Applicable

8. 29.00 Vent Fan - Bathroom(s)

**UNSATISFACTORY**

*Upper Unit: Lacks a ventilation source (openable window or mechanical exhaust fan vented to the exterior).*

8. 30.00 Heat Source - Bathroom(s)

Comment

*Heat sources are identified but not checked for uniformity or adequacy of heat supply.*

## Halls / Stairways / Entries

8. 31.00 Ceilings &amp; Walls -

Halls/Stairways/Entries

**UNSATISFACTORY**

*Lower Unit: Hole and stains in ceiling.  
Upper Unit: Rear staircase - rotten roof structure, decayed wood, settled wood, moisture damaged ceiling components. Recommend consulting with a Licensed Contractor.*



8. 32.00 Floors - Halls/Stairways/Entries

**MARGINAL***Hardwood flooring.*

*Lower Unit: Older flooring. Surface wear noted in traffic areas. Unlevel.  
Upper Unit: Unlevel. Sloping.*

8. 33.00 Doors - Halls/Stairways/Entries

**MARGINAL***Weathered doors.*

8. 34.00 Windows - Halls/Stairways/Entries

**MARGINAL***Weathered windows. Damaged screening.*

8. 35.00 Stairs &amp; Rails

**UNSATISFACTORY**

*Upper Unit rear staircase - sloped and settled staircase/structure, Lacks handrail(s). Headroom less than 6'8" high. Improper stair rise. Improper stair run. Front staircase - Lacks handrail(s). No railing/guardrail on open side of staircase. Headroom less than 6'8" high.  
Attic staircase - Lacks handrail(s). Lacks guardrail(s). Headroom less than 6'8" high. Improper stair rise. Improper stair run.*



## 8. 36.00 Smoke Detectors

Yes

*Battery operated. Hard wired.**Lower Unit: Missing hardwired smoke alarm.**Upper Unit: Rear staircase - lights hanging by wires, Ungrounded 3 prong outlet(s). Missing smoke alarm, Lacks Carbon Monoxide Detectors one at least 10 feet from bedrooms.***Porches**

## 8. 37.00 Ceilings &amp; Walls - Porches

Not Applicable

## 8. 38.00 Floors - Porches

Not Applicable

## 8. 39.00 Doors - Porches

Not Applicable

## 8. 40.00 Windows - Porches

Not Applicable

**Attic**

## 8. 41.00 How Viewed? (Attic)

*Viewed in attic.*

## 8. 42.00 Signs of Leaks / Condensation - in Attic

**MARGINAL***Evidence of past leaks / condensation.*

## System: 9 INSULATION &amp; VENTILATION

<u>Item</u>	<u>Materials or Type</u>	<u>Unit / Location</u> <u>Remarks</u>	<u>Condition</u>
9. 1.00 Access Hatch			Functional
9. 2.00 Attic Insulation	<i>Approximate thickness: 6+ inches of loose filled fiberglass insulation at floor.</i>	<i>Minimal amount. Consider adding insulation.</i>	<b>MARGINAL</b>
9. 3.00 Attic Ventilation	<i>Gable.</i>	<i>Consider installing additional venting to roof and to soffit.</i>	<b>MARGINAL</b>
9. 4.00 Air / Vapor Barrier			Not Visible
9. 5.00 Roof Insulation			Not Applicable
9. 6.00 Roof Ventilation		<i>No vents visible - Consider installing additional venting to roof.</i>	<b>MARGINAL</b>
9. 7.00 Insulation in Other Areas			Not Visible
9. 8.00 Insulation - Foundation, rim joist, floor	<i>No insulation visible.</i>	<i>Consider adding rim joist insulation.</i>	Not Applicable
9. 9.00 Exhaust Fan Duct			Not Applicable

System: 10 FIREPLACES & SOLID FUEL  
Item BURNING APPLIANCES

Condition

Materials or Type

Unit / Location  
Remarks

10. 1.00 Fireplaces / Woodstoves

Not Applicable

**1.5 STRUCTURAL SYSTEM**

**Foundation**



Significant spalling and damaged back plastering due to moisture penetration, missing mortar between stones. Not visible in all areas due to old back plastering. Recommend consulting with a stone foundation specialist regarding tuck-pointing repairs.

**1.5 STRUCTURAL SYSTEM**

**Foundation**



**1.5 STRUCTURAL SYSTEM**

**Foundation**



---

**1.8 STRUCTURAL SYSTEM**

**Posts/Columns**



Decay noted to the bottom of the posts.



**1.9 STRUCTURAL SYSTEM**

**Stairs and Railings**



Low headroom - less than 6'8" headroom. Improper / uneven stair rise. Improper stair tread run. Narrow staircase (less than 36 inches wide). Lacks a proper handrail.

**1.9 STRUCTURAL SYSTEM**

**Stairs and Railings**



**1.10 STRUCTURAL SYSTEM**

**Floor & Ceiling Framing**



Lacks proper support at basement windows. Evidence of a past fire near boiler (charred wood components).

**1.11 STRUCTURAL SYSTEM**

**Subflooring**



Chipped and peeling paint on subflooring. Stains noted on subflooring in areas (most noted near plumbing).

**1.12 STRUCTURAL SYSTEM**

**Signs of Moisture**



This basement has experienced moisture penetration. Evidence of past seepage noted at - outer walls (stains/efflorescence, spalling finish, mold and mildew). Recommend increasing the grade at all low to flat areas to help direct moisture away from the foundation.

**1.12 STRUCTURAL SYSTEM**

**Signs of Moisture**



**1.12 STRUCTURAL SYSTEM**

**Signs of Moisture**



**1.14 STRUCTURAL SYSTEM**

**Collar Ties & Knee Walls**



Collar ties lacking. Lacks kneewalls - consider adding.



**1.15 STRUCTURAL SYSTEM**

**Roof Sheathing**



Past staining noted on roof sheathing. Signs of past fire - charring.

**1.15 STRUCTURAL SYSTEM**

**Roof Sheathing**



**1.15 STRUCTURAL SYSTEM**

**Roof Sheathing**



**1.16 STRUCTURAL SYSTEM**

**Chimney or Vent in Attic**



Past stains noted around chimney hole on sheathing and wood members.



**2.1 EXTERIOR**  
**Drainage, Grade, & Slope**



Flat areas close to structure. The grade in areas does not allow surface water to drain away from the foundation. Evidence of significant moisture penetration in basement - Consideration should be made to increasing the grade at all low to flat areas to help direct moisture away from the foundation.

**2.1 EXTERIOR**  
**Drainage, Grade, & Slope**



**2.1 EXTERIOR**  
**Drainage, Grade, & Slope**



**2.1 EXTERIOR**  
**Drainage, Grade, & Slope**





**2.2 EXTERIOR**

**Plants, Shrubs, & Trees**



Tree branches close to or in contact with the structure. Recommend trimming all branches back.

**2.2 EXTERIOR**

**Plants, Shrubs, & Trees**



**2.3 EXTERIOR**

**Walks**



Cracked and settled walks. Sloping toward structure in areas. Recommend budgeting for future repairs/maintenance/replacement

**2.3 EXTERIOR**

**Walks**





**2.3 EXTERIOR**

**Walks**



**2.4 EXTERIOR**

**Driveway(s)**



Low settled areas. Cracked and settled brick, weed growth throughout.

**2.7 EXTERIOR**

**Soffit & Fascia**



Holes in fascia (light can be seen in attic). Weathered wood components. Chipped and peeling paint. Some - Decayed soffit(s) and fascia. Wood components lack a protective finish. Recommend budgeting for future repairs/replacement.

**2.9 EXTERIOR**

**Wall Cladding**



Stucco exterior. Cracks in stucco finish in areas. Recommend sealing all cracks to deter moisture penetration.

Asphalt Siding: Loose and damage and missing siding in areas. Recommend



budgeting for future repairs/maintenance.

**2.9 EXTERIOR  
Wall Cladding**



**2.9 EXTERIOR  
Wall Cladding**



**2.9 EXTERIOR  
Wall Cladding**



**2.9 EXTERIOR  
Wall Cladding**



**2.11 EXTERIOR**

**Windows**



Old wood double hung windows. Chipped and peeling paint. Weathered window components. Decayed trim components. Loose and missing window putty. Windows lack a protective finish. Recommend budgeting for future repairs/maintenance.

---

**2.11 EXTERIOR**

**Windows**



**2.11 EXTERIOR**

**Windows**



**2.11 EXTERIOR**

**Windows**





**2.12 EXTERIOR**  
**Storms & Screens**



Rusted frames, damaged screens, missing screens, Recommend budgeting for future repairs/maintenance.

**2.12 EXTERIOR**  
**Storms & Screens**



**2.12 EXTERIOR**  
**Storms & Screens**



**2.12 EXTERIOR**  
**Storms & Screens**





2.13 EXTERIOR

Basement Windows



Decayed frame(s) / sill(s). Decayed and damaged components, Chipped and peeling paint. Windows lack protective finish. Some opens have been boarded over (holes).

2.13 EXTERIOR

Basement Windows



2.13 EXTERIOR

Basement Windows



2.13 EXTERIOR

Basement Windows





**2.13 EXTERIOR**

**Basement Windows**



**2.13 EXTERIOR**

**Basement Windows**



**2.15 EXTERIOR**

**Trim**



Decayed trim. Holes in trim. Chipped and peeling paint. Weathered wood components. Trim lacks a protective finish in areas. Recommend budgeting for repairs/maintenance.

**2.15 EXTERIOR**

**Trim**





2.15 EXTERIOR

Trim



2.17 EXTERIOR

Stoops & Stairs



2.17 EXTERIOR

Stoops & Stairs



Improper uneven stair rise (over 8" rise)  
Rear staircase to garage - handrail does not cover all steps, lacks proper  
guardrail on open side.

2.17 EXTERIOR

Stoops & Stairs





**2.17 EXTERIOR**  
**Stoops & Stairs**



**2.19 EXTERIOR**  
**Vehicle Door(s)**



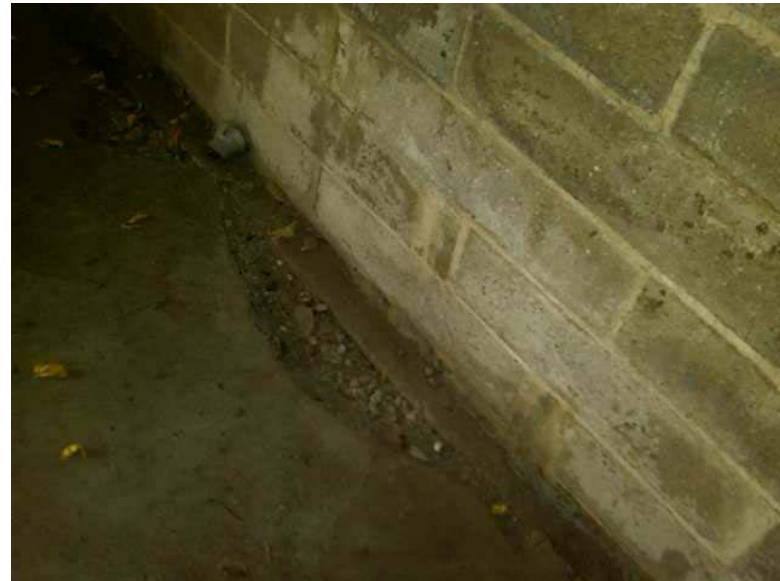
Old weather door panels. East door does not close properly.

**2.22 EXTERIOR**  
**Garage Walls/Firewalls**



Cracks and past staining on wall components. Decayed shingles and wood on garage exterior. Signs of past moisture on interior garage masonry walls due to poor grade.

**2.22 EXTERIOR**  
**Garage Walls/Firewalls**





**2.25 EXTERIOR**  
**Retaining Walls**



Retaining walls cracked. Significant cracks in wall at rear of lot and the west side of lot.

Front walls - cracked and deteriorated concrete.

Fencing - uninstalled fence panels.

**2.25 EXTERIOR**  
**Retaining Walls**



**2.25 EXTERIOR**  
**Retaining Walls**



**2.25 EXTERIOR**  
**Retaining Walls**





**2.25 EXTERIOR  
Retaining Walls**



**2.25 EXTERIOR  
Retaining Walls**



**2.25 EXTERIOR  
Retaining Walls**



**2.25 EXTERIOR  
Retaining Walls**





**3.3 ROOF SYSTEM**

**Sloped Roof**



Old asphalt shingles, Missing granules. Curled shingles. Damaged shingles at the lower edges. Shingles on the East side - significant granular loss and cured shingles. Roofing is nearing the end of its life expectancy. Recommend replacement. Recommend consulting with a Licensed Contractor.

**3.3 ROOF SYSTEM**

**Sloped Roof**



**3.3 ROOF SYSTEM**

**Sloped Roof**



**3.3 ROOF SYSTEM**

**Sloped Roof**

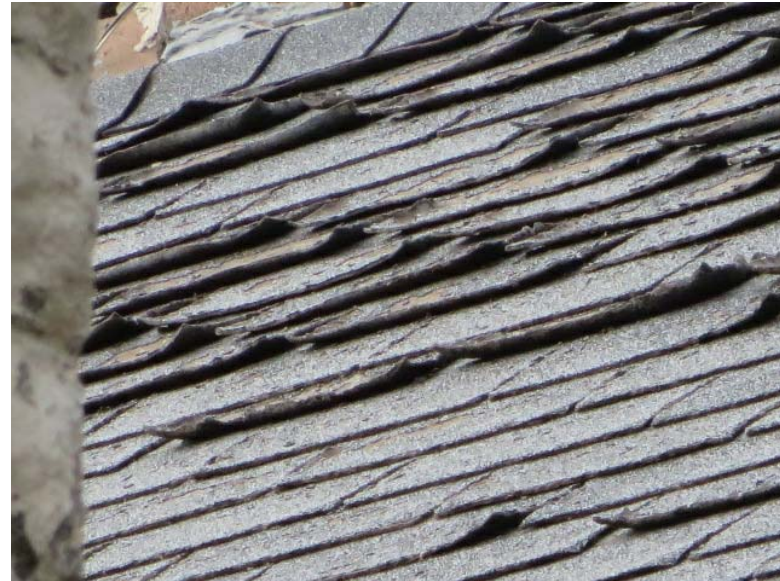




**3.3 ROOF SYSTEM**  
**Sloped Roof**



**3.3 ROOF SYSTEM**  
**Sloped Roof**



**3.3 ROOF SYSTEM**  
**Sloped Roof**



**3.3 ROOF SYSTEM**  
**Sloped Roof**





**3.5 ROOF SYSTEM**  
**Flashings & Valleys**



Tarring around penetrations. Tarring where lower roof meets upper wall (lacks proper flashing).

**3.6 ROOF SYSTEM**  
**Chimney(s)**



Missing mortar in joints. Recommend re-tuckpointing the chimney.

**3.8 ROOF SYSTEM**  
**Gutters**



Bent and damaged gutters, Improperly pitched gutters. Holes in gutters. Rusty gutters. Missing components.

**3.8 ROOF SYSTEM**  
**Gutters**





**3.8 ROOF SYSTEM**

**Gutters**



**3.9 ROOF SYSTEM**

**Downspouts**



Rusted / holes. Missing components. Downspouts are not connected to gutters.

**3.10 ROOF SYSTEM**

**Garage Roof Structure**



Cracked concrete, rusted re-bar noted in ceiling. Recommend consulting with a Licensed Contractor.

**3.11 ROOF SYSTEM**

**Garage Roofing**



Deteriorated shingles at roof edge, roof surface was covered with Foliage.



**4.1 PLUMBING SYSTEM**

**Water Supply**



Lead supply line from the street.

**4.2 PLUMBING SYSTEM**

**Main Shut-off Valve**



Damaged / missing handle.

**4.6 PLUMBING SYSTEM**

**Waste & Vents**



Unable to view all vent and drain piping for basement fixtures due to finished surfaces. Corroded joints.  
Long trap weir at laundry tub, Improper mission coupling - (lacks a stainless steel collar) at waste assembly.

**4.6 PLUMBING SYSTEM**

**Waste & Vents**



4.7 PLUMBING SYSTEM

Main Cleanout



Recommend inquiring from the Sellers if they have had any main drain problems in the past (tree roots, water back up from the street).

4.11 PLUMBING SYSTEM

Water Heater



4.11 PLUMBING SYSTEM

Water Heater



4.14 PLUMBING SYSTEM

Water Heater Age



2009

1997



**4.17 PLUMBING SYSTEM**

**Water Heater Venting**



Richmond - downward pitch on vent piping.

**4.18 PLUMBING SYSTEM**

**Fuel Lines**



Unapproved gas valves at dryer - Recommend changing to an approved gas shut off valve at next appliance change out.

Lacks a gas shut off at the Richmond water heater.

Lacks a proper sediment trap for dryer.

---

**4.19 PLUMBING SYSTEM**

**Laundry Connections**



Cracked cast iron laundry tub, Improper drain assembly. No backflow preventer on threaded taps.

**4.19 PLUMBING SYSTEM**

**Laundry Connections**



**5.3 ELECTRICAL SYSTEM**  
**System Grounding**



Lacks ground strap around water meter.

**5.3 ELECTRICAL SYSTEM**  
**System Grounding**



**5.4 ELECTRICAL SYSTEM**  
**Service Panel**



Some circuits not indexed - recommend checking all indexing.

**5.4 ELECTRICAL SYSTEM**  
**Service Panel**





**5.4 ELECTRICAL SYSTEM**

**Service Panel**



**5.8 ELECTRICAL SYSTEM**

**Attic Wiring**



Attic - light hanging by wires.

**5.9 ELECTRICAL SYSTEM**

**Wiring in Unfinished Areas**



Open junction box(es). Wiring not drilled through joists (run under joists).  
Extension cords run in lieu of permanent wiring.

**5.9 ELECTRICAL SYSTEM**

**Wiring in Unfinished Areas**

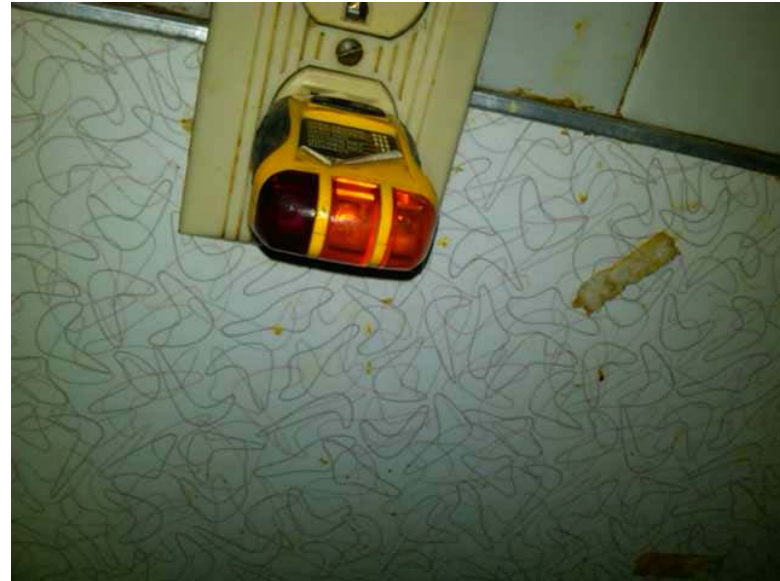




5.9 ELECTRICAL SYSTEM  
Wiring in Unfinished Areas



5.13 ELECTRICAL SYSTEM  
Electrical



5.13 ELECTRICAL SYSTEM - Kitchen  
Electrical



Lower Unit: Reversed polarity at outlet, No GFCI outlets.  
Upper Unit: Ungrounded 3 prong outlet(s). No GFCI outlets.

5.13 ELECTRICAL SYSTEM  
Electrical



**5.14 ELECTRICAL SYSTEM - Living / Dining / Family Rooms**  
**Electrical**



Lower Unit: Closet light lacks a protective globe.  
Upper Unit: Ungrounded 3 prong outlet(s).

**5.14 ELECTRICAL SYSTEM**  
**Electrical**



**5.14 ELECTRICAL SYSTEM**  
**Electrical**



**5.15 ELECTRICAL SYSTEM - Bedroom(s)**  
**Electrical**



Lower Unit: Ungrounded 3 prong outlet(s).  
Upper Unit: Ungrounded 3 prong outlet(s). Missing fixture components. Missing cover plate(s).



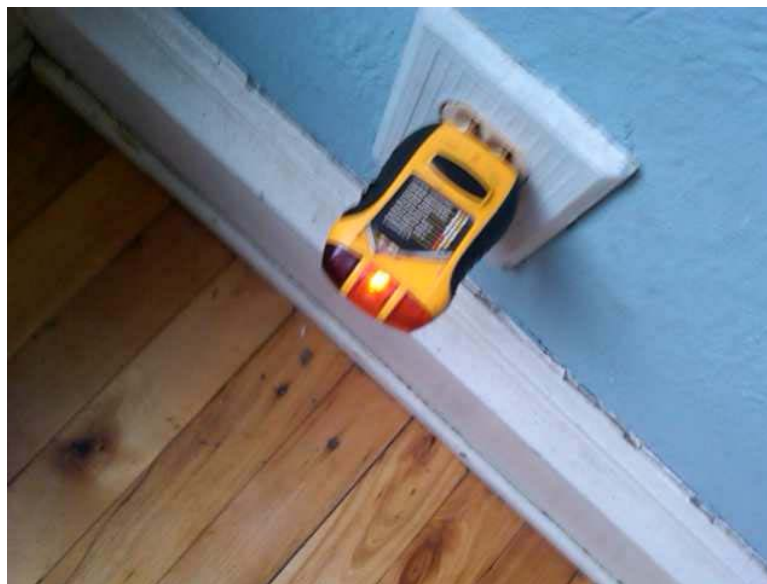
5.15 ELECTRICAL SYSTEM

Electrical



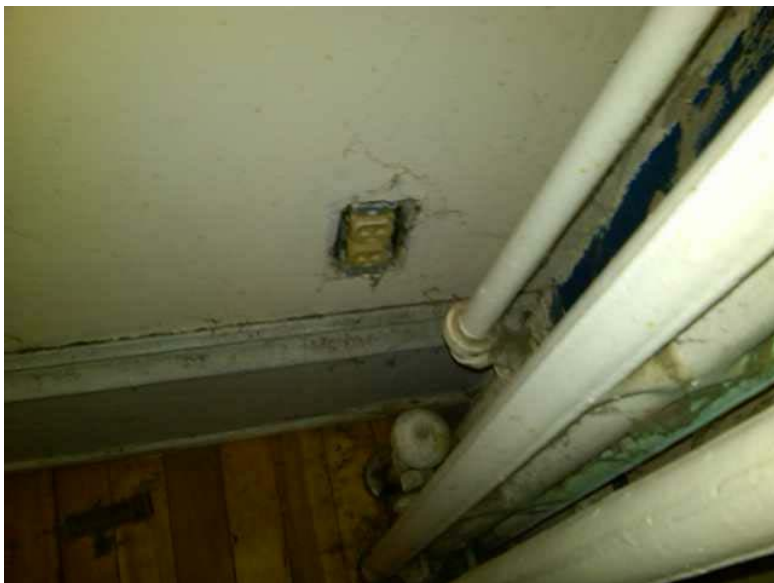
5.15 ELECTRICAL SYSTEM

Electrical



5.15 ELECTRICAL SYSTEM

Electrical



5.16 ELECTRICAL SYSTEM - Bathroom(s)

Electrical



Upper Unit: Ungrounded 3 prong outlet(s). No GFCI outlets.

**5.16 ELECTRICAL SYSTEM**

Electrical



**5.17 ELECTRICAL SYSTEM**

Electrical



**5.17 ELECTRICAL SYSTEM - Halls / Stairways / Entries**

Electrical



Lower Unit: Missing hardwired smoke alarm.

Upper Unit: Rear staircase - lights hanging by wires, Ungrounded 3 prong outlet(s). Missing smoke alarm, Lacks Carbon Monoxide Detectors one at least 10 feet from bedrooms.

**5.17 ELECTRICAL SYSTEM**

Electrical





6.3 HEATING SYSTEM  
Installation & Operation

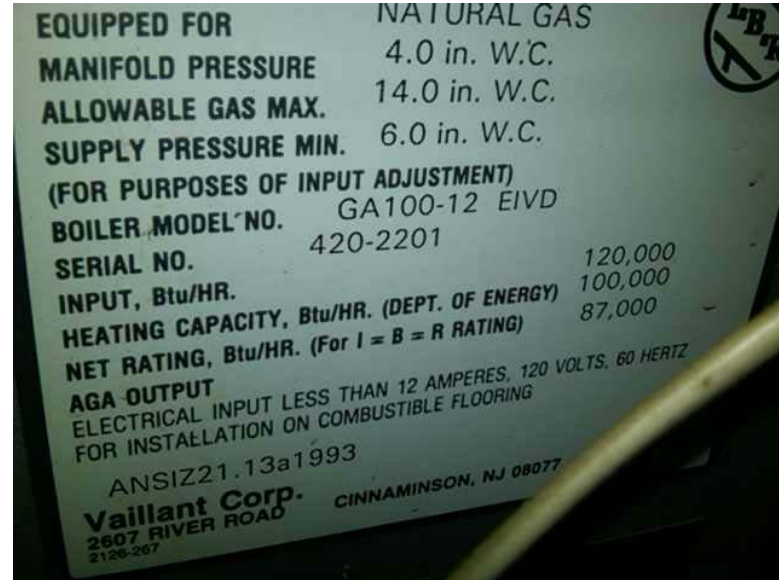


Missing discharge pipe off relief valve. Due to the age and condition of the boiler I would recommend annual boiler inspections be performed for proper function and safety prior to each heating season and budgeting for replacement.

6.3 HEATING SYSTEM  
Installation & Operation



6.5 HEATING SYSTEM  
Central Heating Age



15+ years.

6.6 HEATING SYSTEM  
Central Heating Make/Brand



**8.2 INTERIOR - Kitchen**  
**Ceiling & Walls**



Lower Unit: Cracks in plaster walls and ceilings.  
Upper Unit: Minor wall / ceiling deficiencies noted.

**8.2 INTERIOR**  
**Ceiling & Walls**



**8.3 INTERIOR - Kitchen**  
**Floors**



Lower Unit: Old flooring. Unlevel flooring. Surface wear to flooring. worn flooring at thresholds, Missing base boards.  
Upper Unit: Old flooring. Unlevel flooring. Surface wear to hardwood flooring. Old worn flooring. Gaps in flooring. Refinishing needed.

**8.3 INTERIOR**  
**Floors**

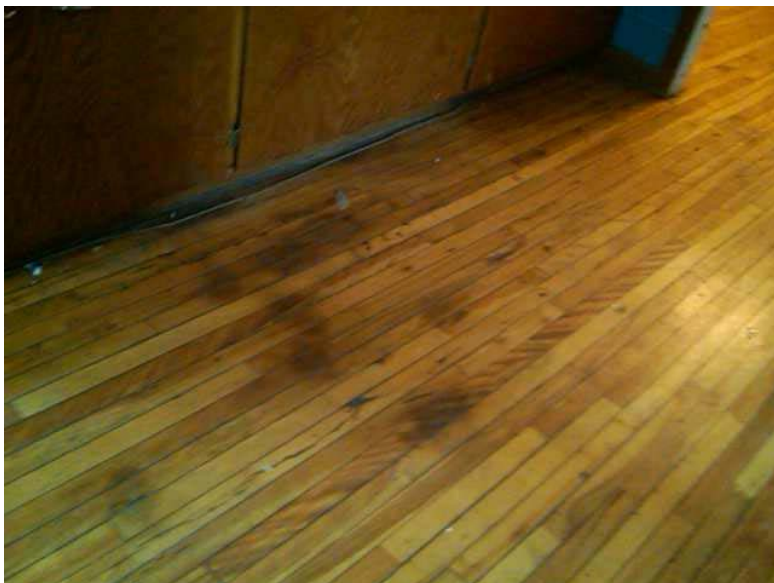




**8.3 INTERIOR**  
**Floors**



**8.3 INTERIOR**  
**Floors**



**8.6 INTERIOR - Kitchen**  
**Counter / Cabinets**



Lower Unit: Older cabinets and countertops. Unsecured countertop. Lacks proper caulk seam at backsplash. Damaged edging. Some of the cabinet doors do not close and latch properly.

Upper Unit: Damaged decayed countertop behind sink. Older cabinets and countertops. Surface wear to countertops and cabinet faces.

**8.6 INTERIOR**  
**Counter / Cabinets**



8.6 INTERIOR  
Counter / Cabinets



8.7 INTERIOR  
Sink / Basin



8.7 INTERIOR - Kitchen  
Sink / Basin



Lower Unit: Unvented drain pipe. Peeling paint under sink.  
Upper Unit: Active leak at the sink faucet.

8.7 INTERIOR  
Sink / Basin





**8.10 INTERIOR - Living / Dining / Family Rooms**  
**Ceilings & Walls**



Lower Unit: Signs of leaking in ceiling at front wall (damaged plaster at ceiling).  
Upper Unit: Cracks in plaster walls/ceilings. Loose plaster, Chipped and peeling paint / stain. Patch work noted in areas.

**8.10 INTERIOR**  
**Ceilings & Walls**



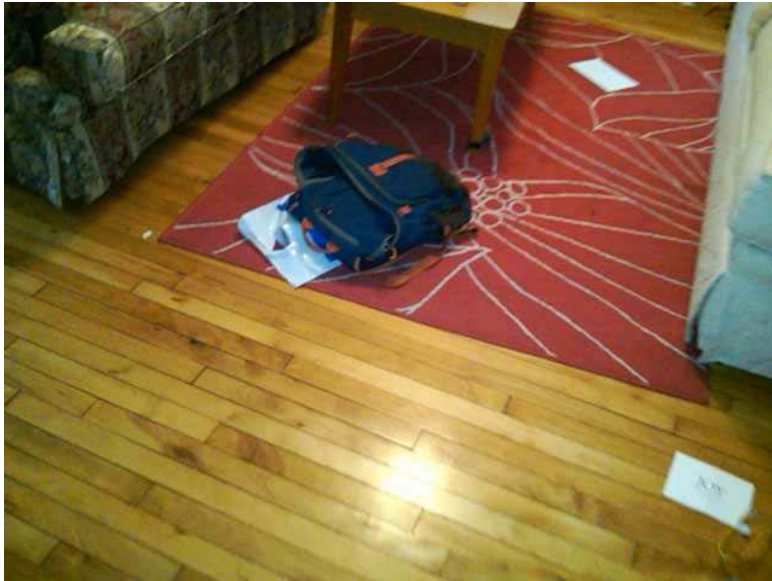
**8.10 INTERIOR**  
**Ceilings & Walls**



**8.10 INTERIOR**  
**Ceilings & Walls**



**8.11 INTERIOR - Living / Dining / Family Rooms**  
**Floors**



Lower Unit: Older flooring. Surface wear to flooring noted in traffic areas. Unlevel flooring. Gaps in flooring.  
Upper Unit: Older flooring. Surface wear to flooring noted in traffic areas. Unlevel flooring.

**8.11 INTERIOR**  
**Floors**



**8.13 INTERIOR - Living / Dining / Family Rooms**  
**Windows**



Lower Unit: Old wood double hung windows. Loose and missing window putty. Weathered wood components. Missing screens.

**8.15 INTERIOR - Bedroom(s)**  
**Ceilings & Walls**



Lower Unit: Minor ceiling/wall deficiencies noted. Cracks in plaster walls/ceilings.

Upper Unit: Cracks in plaster walls/ceilings. Chipped and peeling paint / stain.



**8.15 INTERIOR**  
**Ceilings & Walls**



**8.15 INTERIOR**  
**Ceilings & Walls**



**8.15 INTERIOR**  
**Ceilings & Walls**



**8.15 INTERIOR**  
**Ceilings & Walls**



**8.16 INTERIOR - Bedroom(s)  
Floors**



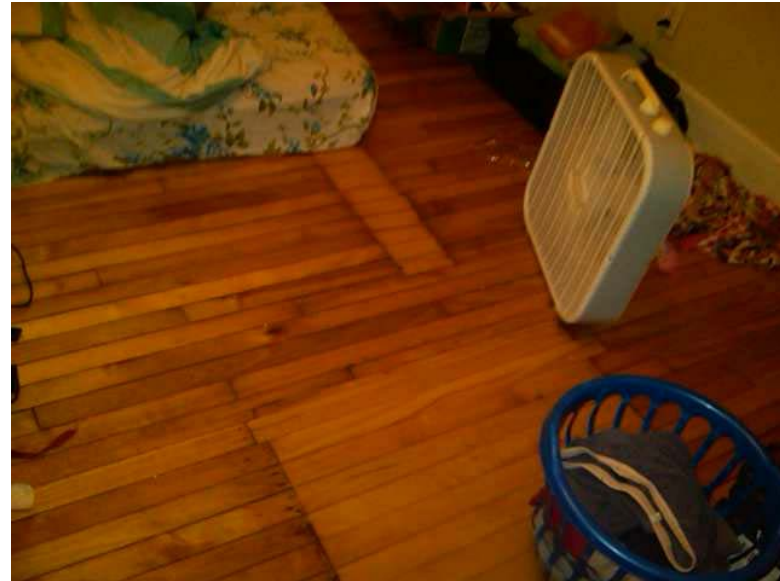
Lower Unit: Older flooring. Unlevel flooring. Squeaks in flooring. Gaps in flooring.

Upper Unit: Older flooring. Unlevel flooring. Surface wear to flooring in traffic areas. Worn hardwood floors.

**8.16 INTERIOR  
Floors**



**8.16 INTERIOR  
Floors**



**8.16 INTERIOR  
Floors**





**8.16 INTERIOR**

**Floors**



**8.17 INTERIOR - Bedroom(s)**

**Doors**



Some of the doors do not close and latch properly. Chipped and peeling paint.

**8.18 INTERIOR - Bedroom(s)**

**Windows**



Lower Unit: Missing screens.

Upper Unit: Missing screens.

**8.20 INTERIOR - Bathroom(s)**

**Ceilings & Walls**



Lower Unit: Minor ceiling/wall deficiencies noted.

Upper Unit: Minor ceiling/wall deficiencies noted.

**8.21 INTERIOR - Bathroom(s)**  
**Floors**



Lower Unit: Damaged and missing tile, Older flooring. Unlevel.  
Upper Unit: Damaged/loose and missing tile, decayed subflooring.

**8.21 INTERIOR**  
**Floors**



**8.21 INTERIOR**  
**Floors**



**8.24 INTERIOR - Bathroom(s)**  
**Counter / Cabinets**



Lower Unit: Older cabinets and countertops. Surface wear to cabinet faces.  
Upper Unit: Older cabinets and countertops.



**8.25 INTERIOR - Bathroom(s)**

**Sink / Basin**



Lower Unit: Old corroded faucet, slight leak.

Upper Unit: Corroded drain piping.

---

**8.25 INTERIOR**

**Sink / Basin**



**8.26 INTERIOR - Bathroom(s)**

**Tub & Shower**



Lower Unit: Some deteriorated grout/caulk. Missing tub stopper.

Upper Unit: Rusted and corroded tub on exterior, leak at shower wand connection, Shower wand extends below the spill line of the tub.

---

**8.26 INTERIOR**

**Tub & Shower**



**8.26 INTERIOR**  
**Tub & Shower**



**8.26 INTERIOR**  
**Tub & Shower**



**8.26 INTERIOR**  
**Tub & Shower**



**8.26 INTERIOR**  
**Tub & Shower**





**8.31 INTERIOR - Halls / Stairways / Entries**  
**Ceilings & Walls**



Lower Unit: Hole and stains in ceiling.

Upper Unit: Rear staircase - rotten roof structure, decayed wood, settled wood, moisture damaged ceiling components. Recommend consulting with a Licensed Contractor.

---

**8.31 INTERIOR**  
**Ceilings & Walls**



**8.31 INTERIOR**  
**Ceilings & Walls**



---

**8.31 INTERIOR**  
**Ceilings & Walls**



**8.31 INTERIOR**  
**Ceilings & Walls**



**8.34 INTERIOR - Halls / Stairways / Entries**  
**Windows**



Weathered windows. Damaged screening.

**8.31 INTERIOR**  
**Ceilings & Walls**



**8.35 INTERIOR - Halls / Stairways / Entries**  
**Stairs & Rails**



Upper Unit rear staircase - sloped and settled staircase/structure, Lacks handrail(s). Headroom less than 6'8" high. Improper stair rise. Improper stair run. Front staircase - Lacks handrail(s). No railing/guardrail on open side of staircase. Headroom less than 6'8" high. Attic staircase - Lacks handrail(s). Lacks guardrail(s). Headroom less than 6'8"



high. Improper stair rise. Improper stair run.

---

**8.35 INTERIOR**  
**Stairs & Rails**



**8.35 INTERIOR**  
**Stairs & Rails**

