

# **INSPECTION REPORT**



**6789 Locust St  
Philadelphia PA 19100  
PREPARED BY  
INSPECTIONS UNLIMITED INC.**



**INSPECTIONS UNLIMITED INC.**  
**THIS DOCUMENT IS FOR THE CONFIDENTIAL AND EXCLUSIVE USE OF**  
**Michael Jackson for the property located at 6789 Locust St Philadelphia PA 19100**

May 19, 2010  
Michael Jackson  
1234 Main St  
Philadelphia PA 19100

Re: 6789 Locust St  
Philadelphia PA 19100

Dear Michael Jackson,

On May 19, 2009, I inspected the above referenced property, as per your request. The home is a 120± year old building. The temperature was approximately 70± degrees and the weather was clear. The following is a summary of the conditions found from a visual inspection at that time.

Items indicated with an Estimated Cost require repairs or replacements. The dollar values are given as a guide for your information in planing only. For an accurate cost a contractor experienced and qualified in the particular trade must be consulted. Items indicated as recommendations should also be performed in the opinion of this inspector as upgrades and or improvements.

Items including but not limited to the underground sewage lines, piping and electrical lines inside the walls, areas and items hidden by furniture, buried or environmental issues **INCLUDING THE PRESENCE OF RADON AND LEAD BASE PAINT** are not included in this inspection. This inspection is based on a **VISUAL** inspection of **ACCESSIBLE** areas of the property that can be accessed without damage to adjacent areas, such as painted shut access panels etc. **MAJOR** fixed systems will be operated, conditions permitting, **AT THE TIME OF THE INSPECTION. NO INSPECTIONS TO ANY GOVERNMENT CODES AND OR REGULATIONS IS INCLUDED IN THIS INSPECTION.**



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All statements regarding the condition of the systems, components and appliances, etc. are as of the date of this inspection and are limited to what was visible and accessible at that time. Any changes after this date are not the responsibility of this inspector or company. No inspection or opinion as to the condition, safety features or operation of any exterior items such as gas grills either portable or connected, playground type equipment, pools etc. is included in the inspection. These items are not to be considered a part of this inspection. If you have any concerns about such items they should be addressed with the current owner prior to the completion of the inspection time frame.

It is recommended that the buyer re inspect the property prior to settlement to check for any changes in conditions, if any changes are noted and are of concern call my office immediately and I will discuss the issues with you at that time and if necessary return to the property.

This inspection report and any verbal information given during the inspection and any time subsequent to the inspection are CONFIDENTIAL and are for the sole use of the client (as indicated on this report). This report is not transferable or assignable to any third party. If any other parties obtain access to this report, whether the report obtained with or without permission neither the inspector nor the company will bear any responsibility under any circumstances for the contents of the report or any verbal information.

In the event that any problems should arise requiring repairs or replacement of any components included in this inspection or believed to be covered by this report, this inspector shall be notified and have the opportunity to make a physical inspection prior to any such repairs or replacement.

Should there be any questions regarding this report please do not hesitate to contact my office. It was a pleasure to have been of service to you.

Very truly yours,

Neil Klein,

Inspections Unlimited Inc.  
American Society of Home Inspectors ®  
Certified Member #202360  
Philadelphia License #24525



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In accordance with the law covering home inspections in Pennsylvania (Act 114 of 2000) Inspections Unlimited Inc. is in full compliance with the law. A fully executed compliance statement has been attached to our contract.

This law in part defines the following:

Home Inspection as a non-invasive, visual examination of some combination of the mechanical, electrical or plumbing systems or the structural and essential components of a residential dwelling designed to identify Material Defects. 75 P.S. §7502.

Material Defects as a problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near at or beyond the end of its normal useful life is not by itself considered to be a Material Defects. 75 P.S. §7502.

Estimated costs of repairs and/or replacement included in this report are presented in a range and are taken from the Home Tech Remodeling and Renovation Cost Estimator, Home Tech Handyman Cost Estimator and/or Marshal & Swift using the most recent available version. It is assumed that all work will be performed by licensed contractors in the related fields. **ALL PRICES SHOULD BE CONFIRMED BY CONTRACTORS QUALIFIED AND LICENSED IN THE PARTICULAR TRADE.**

No home whether new or previously owned is now or will ever be free of defects or items requiring attention and/or repairs. The purpose of an inspection is to provide you the buyer with information to make an informed decision on the purchase of this property. Considering the complexity of any property it is impossible in the limited time of a typical home inspection to identify every possible defect and/or possible problem. Many of the problems with buildings are hidden with in floors or walls in addition to being blocked by items of the current occupant. Every reasonable attempt will be made to identify these items with in the scope of a home inspection, but no guarantees can be given. At the time of you re settlement walk through you responsible to observe any changes and/or areas not visible or accessible at the time of the original inspection. Any such changes or problems should be addressed before final settlement of the property.



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## **ESTIMATED COST**

ESTIMATED COST \$25.00-28.00 per foot Install a rail proper railing for the porch and steps as necessary in all areas. All rails should be a minimum of 36" above the finished floor and have vertical balusters set no greater than 4" o.c. (on center).

ESTIMATED COST \$1000.00-1400.00 Replace the masonry pier in the front right corner of the porch as necessary. When replace it is important that a proper footing be installed. All work must be performed by a licensed and qualified contractor. At the time of repairs by the chimney contractor it is recommended that it be determined if the chimney is capable of safely venting two boilers and a 75 gallon water heater. If additional repairs are needed, there will be an additional cost.

ESTIMATED COST \$3500.00-4500.00 Replace the rotted wood soffits in the various areas as maybe necessary. If additional repairs and/or hidden damage are found an extra cost will be incurred.

ESTIMATED COST \$500.00-600.00 Replace the rotted and damaged wood beam under the roof edge as necessary. It is possible that there is hidden damage present that maybe found after repairs are started. If found an added cost of repairs or replacement will be incurred.

ESTIMATED COST \$75.00-200.00 per set Either removed the window bars or convert them to open from the inside without the need of tools and/or keys, this for safety in the event of a fire or other emergency. All hardware must have approved release mechanisms.

ESTIMATED COST \$125.00-175.00 Consult with a qualified contractor to determine the best means to correct the water infiltration to the basement and or crawlspace areas, the cost of corrections will be additional and can range from \$1500.00-8000.00±. The average cost will range from \$35.00 45.00 per foot in addition to the cost for the sump pump etc, which can add and additional \$700.00-900.00 to the cost. In instances where access or existing conditions are difficult an additional cost maybe incurred.

ESTIMATED COST \$125.00-175.00 each Once access is obtained to the electrical panels a full inspection of each panel should be performed by a licensed electrical contractor must be performed. Any repairs or replacement necessary will be noted along with an estimate of the



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cost.

ESTIMATED COST \$75.00-125.00 Install proper size circuit breakers in unit 7 and possible other units, for all improperly sized devices. In changing the devices to the proper size, in relation to the connected wire in some cases the circuits may fail. This is an indication that the wire is not suited for the connected load. In this case, the possibility of new or additional circuits is likely at an additional cost. This condition cannot be determined by a building inspection.

ESTIMATED COST \$75.00-125.00 each Correct the open splices in all areas above the suspended ceilings in unit 2. All live wires must be in an approved junction box with a cover when spliced or terminated. Failure to properly enclose a splice or wire termination can lead to fire and/or electrical shock, serious injury or electrocution.

ESTIMATED COST \$75.00-100.00 each Provide GFCI protection for all receptacles in the garage, when present and in use as a garage, except for not readily accessible receptacle used for garage door openers, outside, roof tops, bathrooms, crawl spaces, unfinished basements and all receptacles over or in reach of a countertop, except for the refrigerator and any area where there is the danger of electrical shock. The current standards in place at the time of this inspection should be applied. All new GFCI'S should meet the new current standards adopted in 2004. Multiple receptacles can be installed on the load side of a single GFCI receptacle on the same circuit.

ESTIMATED COST \$100.00-150.00 Have a licensed electrical contractor inspect and prepare an estimate to bring the current fire detection system to the current standards set by the local authorities. The cost of the upgrade and/or installation will be additional and should be budgeted at \$7000.00-10,000.00 as a minimum cost for a seven unit building.

It is our recommendation, in any property where fossil fuel is being burn, that carbon monoxide detectors be installed in all living spaces as per the manufactures recommendation. While these are not a full proof means of detecting elevated levels of carbon monoxide, they offer a level of protection not offered by any other means at this time. In some counties these are now required. But regardless whether required by the counties or not we recommend they be installed in all spaces are recommended by the manufactures. These usually are all sleeping areas, mechanical rooms, family rooms etc.



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The items listed above are considered to be major defects as per the Pennsylvania Home Inspection Law as Chapter 75 of Title 68.

A material defect is defined as "A problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to the people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of a normal useful life of such a structural element, system or subsystem is not by itself a material defect."

**IT IS IMPORTANT THAT THE COMPLETE REPORT BE READ TO UNDERSTAND THE ABOVE ITEMS. THIS ESTIMATED COST SUMMERY IS NOT A COMPLETE LISTING OF ALL ITEMS AND OR INFORMATION PERTAINING TO DEFECTS FOR THIS PROPERTY.**

**THE ESTIMATED COST GIVEN IN THIS REPORT ARE NOT INTENDED TO BE USED AS QUALIFIED CONTRACT QUOTES. ALL PRICES SHOULD BE CONFIRMED BY CONTRACTORS QUALIFIED AND LICENSED IN THE PARTICULAR TRADE.**

**IT IS IMPORTANT THAT ALL QUOTES FOR REPAIRS OR REPLACEMENT BE OBTAINED, IN WRITING, PRIOR TO THE EXPIRATION OF THE INSPECTION CLAUSE AS STATED IN YOUR AGREEMENT. FAILURE TO OBTAIN QUOTES MAY HAVE A NEGATIVE IMPACT IF THERE ARE HIDDEN OR ADDITIONAL ITEMS REQUIRING REPAIRS OR REPLACEMENT. OUR INSPECTION IS VISUAL AND LIMITED IN NATURE TO THOSE AREAS ACCESSIBLE AT THE TIME OF THE INSPECTION.**

**ANY DEFECT IN AN ITEM THAT MAY HAVE AN IMPACT ON OTHER ITEMS OR SYSTEMS WITH IN THE PROPERTY, SUCH AS DEFECTS IN ELECTRICAL, PLUMBING, HVAC ETC. MUST BE FULLY EVALUATED ONCE THE NOTED DEFECT IS CORRECTED. FAILURE TO MAKE THESE EVALUATIONS CAN AND MAY LEAD TO UNDISCOVERED DEFECTS NOT FOUND DURING THE ORIGINAL INSPECTION. IF SUCH CONDITIONS DO EXIST THESE TOO MUST BE CORRECTED. NEITHER THIS COMPANY OR INSPECTOR HAS NO CONTROL OVER THESE ITEMS AND IS THEREFORE NOT RESPONSIBLE FOR UNDISCOVERED DEFECTS.**



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ITEMS INDICATED AS RECOMMENDED REPAIRS ARE REPAIRS AND/OR IMPROVEMENTS THAT THIS INSPECTOR STRONGLY BELIEVES SHOULD BE MADE TO THE PROPERTY TO MAKE IT SAFER AND MORE HABITABLE, ALTHOUGH NOT CONSIDERED MATERIAL DEFECTS AS DEFINED.

***NO RE INSPECTION OF ANY COMPONENTS, SYSTEMS OR DEFECTS FOUND OR ASSUMED ARE INCLUDED AS A PART OF THIS INSPECTION OR REPORT. IN THE EVENT A RE INSPECTION IS REQUESTED OF ANY ITEM INCLUDED OR DUE TO CONDITIONS AT THE TIME OF THE INSPECTION NOT INCLUDED A MINIMUM CHARGE OF 60% OF THE ORIGINAL INSPECTION WILL BE DUE AT THE TIME OF THE RE INSPECTION.***

## **RECOMMENDED REPAIRS**

Although the following items may not be considered as material or major defects as indicated in the Pennsylvania law, in the opinion of this inspector they should be addressed and where necessary corrected.

ESTIMATED COST \$1000.00-1400.00 At this time it is necessary that all the roofs be coated with a "silver" coating or other suitable material that is compatible with the installed roofing. This will extend the life of the roof and reflect the sun rays, reducing heat build up, in addition all seams etc. must be properly coated. If replacement of the flashings is necessary an additional cost will be incurred. If during the repair/coating process any additional damage or conditions are found and added cost for repairs and/or replacement maybe incurred. In addition provide the minimum requirement of a two year guarantee by a licensed roofer.

ESTIMATED COST \$450.00-550.00 Repair the areas of the roof that are holding water, if re roofing is required and additional cost will be incurred. This should be repaired by a licensed roofing contractor.

ESTIMATED COST \$200.00-250.00 It is recommended that the single ply-membrane roof, for the porch, be coated with a "silver" coating or other suitable material that is compatible





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with the installed roofing. This will extend the life of the roof and reflect the sun rays, reducing heat build up.

ESTIMATED COST \$200.00-450.00 each Repair or replace rotted wood columns on the porch as necessary. All new columns will be set on proper standoffs. This estimated cost is assuming no additional deterioration is found, that requires replacement.

ESTIMATED COST \$600.00-700.00 Replace the asphalt shingles in the rear with vinyl siding or another suitable material. Repairs will also be necessary to the flashings under the siding at the roof.

ESTIMATED COST \$200.00-300.00 Properly caulk around the windows, doors etc. of the house as necessary, failure to properly seal openings will lead to water infiltration and damage.

ESTIMATED COST \$ Tuck point the brick on an as needed basis for the building. This estimated is for normal access and at a rate of \$125.00± for 10 square feet, with adjustments made for the size of the project and difficulty in access and/or scaffolding required. In some areas the bricks have deteriorated and replacement is necessary on an as needed basis. These will at an additional cost.

ESTIMATED COST \$100.00-150.00 Install a proper metal cap for the metal chimney. All metal chimneys and chimneys with a liner must have a cap installed at all times to reduce damage from water infiltration. Failure to maintain a proper cap may result in premature failure of the liner. If any damage or defects are discovered, due to the lack of cap, an additional cost of repairs maybe incurred. In addition to the installation of a cap an inspection, by a licensed chimney contractor is necessary.

The windows in some areas are less then the required 18" above the finished floor or ground. These windows do not meet current requirements requiring the use of safety or tempered glass. At the time of installation or construction these standards did not exist or were not enforced. Therefore this may not be considered a major defect but it is our recommendation that you be aware of this and if desired make the necessary modifications to the windows panes.

ESTIMATED COST \$30.00-50.00 each Install, adjust or replace the locks for all windows



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throughout the building as maybe necessary. Properly operating locks reduce air infiltration and more important add an extra deterrent to small children from opening windows. If adjustments cannot be made an additional cost for repairs will be incurred.

ESTIMATED COST \$30.00-40.00 each Repair as necessary all stuck windows. It is assumed that replacement will not be required.

ESTIMATED COST \$100.00-125.00 each Repair or replace the failed window counter balance in unit 2. When replacing the counter balances they should always be replaced as a set.

ESTIMATED COST \$75.00-150.00 each Replace the rotted wood trim in the various areas as maybe necessary. If additional repairs and/or hidden damage are found an extra cost will be incurred. When replacing trim that is now available in PVC or other types of plastic, it is recommended that this be used to reduce future problems.

ESTIMATED COST \$200.00-300.00 each Install proper railings for all exterior steps, having (3) three or more risers. All railings should be securely installed and placed 30"-38" above the tread, with the grippable portion being 1 1/4" to 2". Where conditions exist that the steps are wider then 5' a railing is required on each side or if the open side has a drop off of greater then 24" a second rail maybe required. In addition normal maintenance to any existing railings should be exercised to maintain a safe walk area.

ESTIMATED COST \$ Dash coat the walls of the basement as necessary. All coatings should be installed over galvanized wire lath. A budgeted cost of \$9.00-11.00 per square foot should be used for work at today's prices.

ESTIMATED COST \$2.50-3.00 per square foot of the total wall space required, normally 80± square feet. Build a bearing wall consisting of 2 x 4 studs 16" o.c. with a double header and a single plate, to support the stairwell joists. The wall must also have a means of racking to prevent movement.

There was what appears to be termite activity in the basement. Its determination as to whether its active of not can only be determined by a licensed and certified individual, neither this inspector or any inspector from this company, Inspections Unlimited Inc. is licensed or certified as a WDI (Wood Destroying Insects) inspector. This should not to be



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considered a termite inspection which must be performed by a certified individual, nor is this to be considered a list of all infested areas. A complete inspection by a state certified individual is required. Termite infestation and damage can be very extensive, is often hidden, and cannot be found by a visual inspection. As per the American Society of Home Inspectors standards of practice, our inspection is of visual and accessible areas only.

If you are concerned about hidden damage, from the termites, in this or other areas of the building, a through inspection is necessary that may require removal of wall, floor and ceiling covering, during the inspection period. This should be arranged and performed by a qualified contractor.

Neither a termite inspection nor opening of walls etc. is part of a home inspection as per the standards of practice of American Society of Home Inspections and was not performed as a part of this inspection.

ESTIMATED COST \$250.00-400.00 Have this building exterminated by a qualified licensed contractor as necessary.

ESTIMATED COST \$ 75.00-150.00 Repair the leaking water pipe in the rear of the basement near the water heater as necessary.

ESTIMATED COST \$250.00-350.00 each Repair as necessary the active leaks at the plumbing access panels visible in the basement under the units 1,2,and 3. If it is necessary to open walls or ceilings an additional cost will be incurred. In addition if any instances of mold are found there removal and/or testing will be additional. Because most of the other panels were not removed, it must be assumed that other leaks are present but not visible.

ESTIMATED COST \$75.00-150.00 Repair or replace the shower head in unit 2 as necessary.

ESTIMATED COST \$100.00-350.00 each Repair or replace the kitchen faucets as necessary in units 3 and 6.

ESTIMATED COST \$125.00-175.00 each Re secure the toilets in the units 1,2,5 and 6 and replace the wax ring as necessary. This and all plumbing work should be done by a licensed plumber. If it appears that the substrate or area surrounding the toilet is damaged further



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investigation and repairs maybe necessary. The cost will be determined after the extent of damage is determined. It is assumed no additional work will be required.

ESTIMATED COST \$200.00-250.00 Properly secure the sink in the bathroom of unit 3 as necessary. If replacement is necessary there will be and additional cost.

ESTIMATED COST \$150.00-250.00 each Correct the slow plumbing drains in the bath tub and the kitchen in unit 6. It is assumed that opening of walls, floors, ceilings etc. will not be required. If walls, ceilings etc. must be opened an additional cost will be incurred. If you are concerned about possible hidden problems with the drains it is recommended that you consider video inspection of the drains, this will allow for a more detailed inspection of the drainage system. The drains are located in the following areas:

ESTIMATED COST \$25.00-35.00 each Extend relief valve for the hot water boiler, to with in 6"± of the ground in a visible location with a ¾" pipe, unthreaded at the bottom.

ESTIMATED COST \$25.00-35.00 Extend temperature and pressure relief valve for the water heater, to with in 6"± of the ground in a visible location with a ¾" pipe, unthreaded at the bottom.

ESTIMATED COST \$250.00-450.00 Install a gas range for the kitchen in unit 6 as necessary.

ESTIMATED COST \$150.00-400.00 Repair or replace the kitchen exhaust in unit 1. It is assumed that no opening of walls or ceilings will be required. It is also assumed that a "standard" type hood will be used..

ESTIMATED COST \$3.25-4.00 per square foot trash removal Remove all damaged plaster and lath and replace with drywall. The cost of to remove the debris will depend on the amount, conditions and accessibility.

ESTIMATED COST \$125.00-175.00 Determine the source and cause of the leak found in the kitchen of unit 3. The cost of repairs will be additional and depend on the cause of the leak and whether remediation of mold is necessary. If mold is present or found treating and/or testing will be additional.



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ESTIMATED COST \$300.00-500.00 Repair the railings hallway railings so as to provide a safe system of support.

ESTIMATED COST \$100.00-125.00 Install rails to the bathroom in unit 6, attached to the wall.

ESTIMATED COST \$100.00-150.00 Adjust and/or repair the doors to rooms and/or closets as necessary for proper operation. If replacement of any doors and/or hardware is required an additional cost will be incurred.

ESTIMATED COST \$100.00-150.00 each Remove old caulking and replace with a quality latex or preferably a silicone caulk. Failure to properly maintain caulking may lead to extensive and costly damage to the substrate, adjacent areas and where applicable areas below. If damage is found to the substrate or any areas an additional cost will be incurred.

Because of the location and condition of the possible Asbestos Containing Material removal at this time is not recommended. But in the event any work is performed in this area or conditions change removal will be required if the material tests to be Asbestos Containing Material.

If you have concerns about this material you may request testing and removal at this time as a part of the real estate transaction.

ESTIMATED COST \$100.00-150.00 Permanently seal the fireplace in unit 5, or repair it bringing t up to current safety standards. This includes but is not limited to the chimney.

ESTIMATED COST \$15.00-25.00 Install proper blanks for all openings in the electrical boxes as necessary.

ESTIMATED COST \$ Obtain an estimate from a licensed electrician to properly wire the sub panels throughout the building in accordance with today's standards.

ESTIMATED COST \$50.00-75.00 each Remove the temporary receptacle from all areas where it has been permanently installed. If replacement of the receptacle is necessary or desired, there will be an additional cost.



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ESTIMATED COST 20.00-30.00 Install covers on all open junction boxes as necessary in the basement, unit 2 and any other areas.

ESTIMATED COST \$50.00-75.00 each Properly correct open ground receptacles in units 1,2,3,4, and 7. ANY RECEPTACLE IN THE BATHROOMS, OUTSIDE, UNFINISHED BASEMENTS CRAWL SPACES OR KITCHEN BEHIND A COUNTER TOP OR IN REACH OF A COUNTER TOP THAT REQUIRED REPAIRS MUST BE PLACED ON GFCI (GROUND FAULT INTERRUPTER) PROTECTED CIRCUIT, THERE WILL BE AN ADDITIONAL COST FOR ALL GFCI RECEPTACLES.

There is a possibility that there are other improperly installed receptacles in the house. These may not have been accessible and there fore could not be checked. Once access to the outlets is possible, it is recommended that they be checked and repaired as necessary.

ESTIMATED COST \$45.00-65.00 each Correct reversed polarity receptacle in unit 3. ANY RECEPTACLE IN THE BATHROOMS, UNFINISHED BASEMENTS, OUTSIDE OR KITCHEN BEHIND A COUNTER TOP OR IN REACH OF A COUNTER TOP THAT REQUIRED REPAIRS MUST BE PLACED ON GFCI (GROUND FAULT INTERRUPTER) PROTECTED CIRCUIT. If a GFCI is required and additional cost maybe incurred.

There is a possibility that there are other improperly installed receptacles in the house. These may not have been accessible and there fore could not be checked. Once access to the outlets is possible, it is recommended that they be checked and repaired as necessary.

ESTIMATED COST \$75.00-125.00 Properly correct dead receptacles in the kitchen of unit 2. ANY RECEPTACLE IN THE BATHROOMS, OUTSIDE, UNFINISHED BASEMENTS CRAWL SPACES OR KITCHEN BEHIND A COUNTER TOP OR IN REACH OF A COUNTER TOP THAT REQUIRED REPAIRS MUST BE PLACED ON GFCI (GROUND FAULT INTERRUPTER).

There is a possibility that there are other improperly and/or dead installed receptacles in the house. These may not have been accessible and there fore could not be checked. Once access to the outlets is possible, it is recommended that they be checked and repaired as necessary.



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ESTIMATED COST \$50.00-75.00 each Replace the broken receptacles in the bedroom and living room of units 1 and 2. ANY RECEPTACLE IN THE BATHROOMS, OUTSIDE, UNFINISHED BASEMENTS CRAWL SPACES OR KITCHEN BEHIND A COUNTER TOP OR IN REACH OF A COUNTER TOP THAT REQUIRED REPAIRS MUST BE PLACED ON GFCI (GROUND FAULT INTERRUPTER).

There is a possibility that there are other improperly and/or dead installed receptacles in the house. These may not have been accessible and there fore could not be checked. Once access to the outlets is possible, it is recommended that they be checked and repaired as necessary.

ESTIMATED COST \$50.00-75.00 each Repair or replace the loose switch(s) as maybe necessary in the bedroom of unit 7.

ESTIMATED COST \$50.00-75.00 each Repair the loose lighting fixture in the kitchen of unit 1.

ESTIMATED COST \$50.00-75.00 each Repair the loose smoke alarms throughout.

It is your responsibility on the day of settlement to do a pre settlement walk-through of the home. At that time all systems should be checked determine if they are in working condition as they were at the time of the inspection or if repairs requested were properly performed. This should include but not be limited to the following.

1. Check heating and air conditioner, if present for proper operation. If the outside temperature is has been below 55 degrees in the last 24 hours the air conditioner can not and should not be operated as this can damage the unit.
2. Operate ALL plumbing fixtures in the home and determine that the hot water heater is in operating condition.
3. Turn on and off all light fixtures and if possible check a random number of receptacles.
4. Visually inspect all walls and ceilings for signs of changes that may have



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occurred, including new water stains.

5. Visually inspect all windows for broken glass or failed insulated glass panels.
6. Operate all kitchen appliances including cooking, plumbing and cabinets.
7. Any signs of recent water infiltration in the basement or other areas of the home should be noted and brought to the agent and sellers attention.

**IF THERE ARE ANY DEFECTS OR DISCREPANCIES FOUND THEY MUST BE  
ADDRESSED PRIOR TO SETTLEMENT.**

It is recommended that before you purchase any home you have it inspected by a wood destroying insect (WDI) control firm. We do not inspect for the presence or absence of wood destroying insects.





## **ROOF**

The roofs which are flat designs were mounted and inspected in all visible and accessible locations.

The visible covering on the lower roofs appears to be built up roofs consisting of multiple layers of roofing felts covered with hot asphalt.

All roofs of this type should be recoated every 4-5 years to maintain the water tight integrity and help extend their normal life span. *At the time of recoating all flashings, that is the terminal enclosures around all the vents stacks, chimneys, sky lights, etc. and eaves boxes should also be checked and repaired as necessary.* In addition any metal surfaces present including sky lights should be painted and/or repaired as needed. A flat roof can typically be coated once or twice after which time stripping down to the substrate is necessary. This will result in an additional cost to be added to any roof replacement estimated cost.

The inspected roof appears to have been "silver" coated with in the last 4-5 years and is in need of a coating at this time. When a roof has been covered with a silver color roof coating, it is assumed that the applied coating is compatible with the roofing material. Because of the coating the actual roofing material is covered and can not be readily inspected.

There are also areas where there are single ply-membrane roofing material present, often referred to as a "rubber roof". This is a newer type of material for residential and commercial roofing and is considered by many as superior to a traditional "hot roof". A silver coating that is compatible with the material is normally applied for protection from the sun and to extend the life of the roofing. As with all roofs the seams and flashings should be repaired and a silver coating applied every 4-5 years to extend the life of the roof and reduce water infiltration. The coating is recommended after the first six months of installation.

It is recommended that all the roofs of the house be silver coated at this time.

**ESTIMATED COST \$1000.00-1400.00 At this time it is necessary that all the roofs be coated with a "silver" coating or other suitable material that is compatible with the installed roofing. This will extend the life of the roof and reflect the sun rays, reducing**



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**heat build up, in addition all seams etc. must be properly coated. If replacement of the flashings is necessary an additional cost will be incurred. If during the repair/coating process any additional damage or conditions are found and added cost for repairs and/or replacement maybe incurred. In addition provide the minimum requirement of a two year guarantee by a licensed roofer.**

*Although there were no signs of water infiltration from the roof and/or the related flashings, at the time of this inspection you should be aware that roofs and flashings can fail and leak at anytime. Flashings that show no evidenced of leaking in the past can leak suddenly, or if wind driven rain or snow finds its way up under the flashing(s). A common condition referred to as "ice damming" can occur on sloped roofs where snow or ice melts and re freezes during the normal freeze thaw cycle. The likely hood of this condition occurring can not be determined by a visual inspection. Correcting or reducing the occurrence of this requires the installation of a special material under the roof shingles. This is normally done at the time the roof is installed or renovated. If no water infiltration sites were identified in this report, Inspections Unlimited Inc. cannot predict future roof or flashing leaks and cannot assume any responsibility leaks that were not visible at the time of the original inspection, the pre settlement walk-through inspection or leaks that develop after the original inspection. It is recommended that you request, from the present owner any documents regarding the warranty period on the existing roofing system.*





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It was observed that the roof in various areas is holding water. In time this will cause this area of the roof to prematurely deteriorate and fail. Repairs should be made accordingly by a licensed roofing contractor.

**ESTIMATED COST \$450.00-550.00 Repair the areas of the roof that are holding water, if re roofing is required and additional cost will be incurred. This should be repaired by a licensed roofing contractor.**



There is a large fixed skylight present on the roof. This unit has been covered with roofing material. When this is done, the body of the skylight can not be inspected. It should be assumed that ongoing repairs have been performed to the area in the past. Additional repairs and maintenance will be necessary in the future.



There is no rail present for the porch, due to the height above the ground a railing is necessary.

**ESTIMATED COST \$25.00-28.00 per foot Install a rail proper railing for the porch and steps as necessary in all areas. All rails should be a minimum of 36" above the finished floor and have vertical balusters set no greater then 4" o.c. (on center).**



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Because of the conditions present access was not possible and the area was not visible inspected. Removal of installed lattice would be necessary and is beyond the standards of our inspection.

The porch floor is wood and in fair condition for its age.

The porch ceiling is covered with tongue and groove wood and is in fair condition for its age, there are signs of past leaks. Eventual replacement maybe necessary. Considering the age of the ceiling it maybe assumed that lead base paint was used at sometime in the past. Care should be used when working on any surface that has or may have had lead base paint installed. For additional information you can access <http://www.leadsafeusa.com/>.

The installed porch roof is a single ply-membrane type roofing material without a silver coating and is in fair condition. This is a newer type of material for residential and commercial roofing and is considered by many as superior to a traditional "hot roof". As with all roofs the seams and flashings should be repaired every 4-5 years to maintain the watertight integrity and help extend their normal life span.

**ESTIMATED COST \$200.00-250.00 It is recommended that the single ply-membrane roof, for the porch, be coated with a "silver" coating or other suitable material that is compatible with the installed roofing. This will extend the life of the roof and reflect the sun rays, reducing heat build up.**

The wood columns in the front show signs of deterioration and require repairs or replacement at this time.

**ESTIMATED COST \$200.00-450.00 each Repair or replace rotted wood columns on the porch as necessary. All new columns will be set on proper standoffs. This estimated cost is assuming no additional deterioration is found, that requires replacement.**



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It was observed that the front right masonry pier was tilted more than is acceptable. While it is possible that this has been like this for many years, replacement is necessary with a proper footing. This must be installed by a licensed and qualified contractor.

**ESTIMATED COST \$1000.00-1400.00 Replace the masonry pier in the front right corner of the porch as necessary. When replace it is important that a proper footing be installed. All work must be performed by a licensed and qualified contractor. At the time of repairs by the chimney contractor it is recommended that it be determined if the chimney is capable of safely venting two boilers and a 75 gallon water heater. If additional repairs are needed, there will be an additional cost.**



The installed gutters consist of a built in system and as such are a part of the roof. This is an older method of installation and is prone to failures and resulting water infiltration and damage. Yearly inspections and repairs are recommended to insure a sound and functioning system.

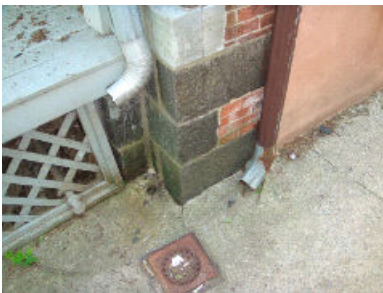


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The installed downspouts are aluminum and galvanized metal. Galvanized gutters and/or downspouts are an older installation and subject to failure due to age. It is recommended that aluminum be used for replacement when necessary. It is important that all downspouts be kept clear and free of debris. Failure to properly maintain the downspouts will result in blockage, which will result in water ponding on the roof which can lead to premature failure of the roof system.

The system discharges on the ground and to what is assumed to be an underground system of pipes. ***The condition of these buried pipes as with all such pipes etc. can not be checked as a part of a visual inspection and are not a part of this inspection.*** In the city of Philadelphia, discharging on the ground is not common and is discouraged, the normal and preferred method it to discharge to the underground system, which is directed to the rivers. In some cases, where the underground pipes have failed owners have taken to discharging on the ground. This will lead to water infiltration to interior spaces in some instances.



## EXTERIOR

The construction of the building, a three story semi detached property and is covered with and/or constructed of brick and stone. Some areas were covered with asphalt shingles. It is recommended that you replace the asphalt shingles with vinyl siding.

**ESTIMATED COST \$600.00-700.00 Replace the asphalt shingles in the rear with vinyl siding or another suitable material. Repairs will also be necessary to the flashings under the siding at the roof.**

Some areas were covered with asbestos siding, if at some time in the future the asbestos siding is removed it must be handled as hazardous waste. This should be done by a contractor licensed to handle the material. In addition any documentation pertaining to the



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removal of the asbestos siding should be retained in the event of future questions pertaining to its removal and disposal. In addition some areas were covered vinyl siding. When vinyl siding is used it is important to keep all grills a minimum of 3' from the siding to reduce the chance of melting the siding.



**Proper flashing detailing and installation is a critical component of a waterproofing system. This applies to roofs, basements, crawlspaces, exterior cladding, windows, doors etc. Flashings are applied at intersections of horizontal and vertical planes, points of penetration to provide waterproofing protection at these vulnerable junctures. These areas are the most vulnerable points of the entire system. Many reports of failures or leaks can be traced to improper flashing design, detailing or application. Successful flashing system design and installation is required at all points of terminations. It is essential that the flashing system be designed in compliance with the material manufacturers requirements for materials and application methods being used.**

**As inspectors many of these areas are not readily visible at the time of the inspection, since they may be covered by the finished material. But signs of poor workmanship, improper application or excessive wear may be visible and are so noted in our report. All flashings require maintenance over the life of the roof and structure system. Minor cracks are to be expected in any masonry material whether it be brick, stone, stucco or any other material. These will occur in most instances from normal movement and expansion and contraction. Such minor cracks 1/16 to 1/8" should be monitored and where necessary repaired using mortar or in some instances a quality expandable material such as silicone caulk. But in most cases these normal cracks do not present any major concern and are to be expected and do not require repairs.**



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The general condition of the visible areas is fair for its age at this time. All buildings will require ongoing maintenance to extend the life of the exterior coverings. Failure to provide proper maintenance will result in costly repairs or replacements. It is recommended that you perform the normal maintenance necessary on the house, such as caulking the windows in the house.

**ESTIMATED COST \$200.00-300.00 Properly caulk around the windows, doors etc. of the house as necessary, failure to properly seal openings will lead to water infiltration and damage.**

The exterior brick is in need of tuck pointing for some areas on an as needed basis. Pointing is important to the overall maintenance of the building and to maintenance and the water tight integrity of the building.

**ESTIMATED COST \$ Tuck point the brick on an as needed basis for the building. This estimated is for normal access and at a rate of \$125.00± for 10 square feet, with adjustments made for the size of the project and difficulty in access and/or scaffolding required. In some areas the bricks have deteriorated and replacement is necessary on an as needed basis. These will at an additional cost.**



There is a liner installed for the chimney, this type of chimney requires a cap to be installed to reduce water infiltration and rust. At this time is no cap present, one must be properly installed.

**ESTIMATED COST \$100.00-150.00 Install a proper metal cap for the metal chimney. All metal chimneys and chimneys with a liner must have a cap installed at all times to reduce damage from water infiltration. Failure to maintain a proper cap may result in premature failure of the liner. If any damage or defects are discovered, due to the lack of cap, an additional cost of repairs may be incurred. In addition to the installation of**





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**a cap an inspection, by a licensed chimney contractor is necessary.**



There are multiple abandoned chimneys present on the roof These should be sealed and stabilized. Failure to make these repairs will lead to water infiltration and result in possible additional damage.

**ESTIMATED COST \$150.00-200.00 each Seal and stabilize the abandoned chimneys. If hidden damage is found an added cost will be incurred. Before the chimneys are sealed it must be made sure that they are not being used.**



The doors are wood and metal and are in fair condition for there age. All exterior doors should be maintained on a regular basis and all weather stripping checked periodically to assure proper function and the reduction of air infiltration. It is also recommended that security locks and/or bolts be installed with all keys being alike for ease of entrance. All exterior doors should be designed to lock automatically when exiting.

The glass in some doors and/or side panels maybe standard glass. This type material was commonly used when this building was built or the doors and/or panels were installed. It has not been used for many years because of the potential danger of serious injury or death from broken glass. For your safety it is recommended that all non safety glass in doors, side panels with in 24" of a door way and windows were necessary be replaced with safety, tempered glass or plastic panels.



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The installed windows are wood prime windows and vinyl replacement windows, the functionality of the tilt in mechanism, when present, is not tested as a part of our inspection as it is not necessary for normal operation, but is for cleaning purposes. There are both standard and insulated glass panels present in the accessible areas. Insulated glass will reduce energy cost, but is subject to eventual failure due to the leakage of the argon gas when the seal fails. When this occurs replacement of the glass panel will be required. With operation of the windows consist of double hung units and fixed panels.

**The windows in some areas are less then the required 18" above the finished floor or ground. These windows do not meet current requirements requiring the use of safety or tempered glass. At the time of installation or construction these standards did not exist or were not enforced. Therefore this may not be considered a major defect but it is our recommendation that you be aware of this and if desired make the necessary modifications to the windows panes.**

Not all windows have screens installed, it is recommended and the owners should be questioned if the screens are available.

It is important that all windows have properly working locks. Locks serve multiple purposes including security and keeping children from opening windows to reducing air infiltration. Windows should be checked periodically to determine if the locks are working and are locked when the windows are closed. *In instances where safety latches are installed or can be installed they should always be used. These latches prevent the window from being opened more then 3-4 inches.*

Random sampling of accessible windows were inspected. In cases were furniture, personal items, seasonal decorations etc, prevent access an inspection may not have been performed. In such cases it is recommended that you inspect these windows prior to the expiration of the inspections period or if not at the pre settlement walk through.



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The general condition of the windows is fair at this time. A random sampling of the windows was performed in accessible areas. In some cases not all windows were or could be accessed. It is important that all window locks be in operating condition and when necessary repaired or replaced. It is recommended that you consider replacement units. *The average cost for a vinyl double hung or sliding window of standard size unit, 88 united inches height plus width, is \$350.00-450.00 installed. If wood insulated glass replacements are desired the cost can range from \$700.00-900.00 for a comparable sized window. If larger windows or different configurations are necessary the cost will be increased accordingly. It is also recommended that the wood frame be capped at the same time this will normally cost \$75.00-85.00 each additional.*

Windows with air conditioner units or fans installed were not inspected due to lack of access. If you are concerned about these windows separate arrangement should be made for removal and inspection of these windows.





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Install, adjust or place the existing window locks in working condition in various areas throughout.

**ESTIMATED COST \$30.00-50.00 each Install, adjust or replace the locks for all windows throughout the building as maybe necessary. Properly operating locks reduce air infiltration and more important add an extra deterrent to small children from opening windows. If adjustments cannot be made an additional cost for repairs will be incurred.**

Windows are stuck in various areas. All windows should be placed in working condition. If additional repairs or replacement are necessary there will be an additional cost.

**ESTIMATED COST \$30.00-40.00 each Repair as necessary all stuck windows. It is assumed that replacement will not be required.**

Repair or replace the failed window counter balance in unit 2

**ESTIMATED COST \$100.00-125.00 each Repair or replace the failed window counter balance in unit 2. When replacing the counter balances they should always be replaced as a set.**

The trim in various areas show signs of deterioration and will require replacement. It is recommended after replacement that all area be covered with aluminum to reduce future maintenance.

**ESTIMATED COST \$75.00-150.00 each Replace the rotted wood trim in the various areas as maybe necessary. If additional repairs and/or hidden damage are found an extra cost will be incurred. When replacing trim that is now available in PVC or other types of plastic, it is recommended that this be used to reduce future problems.**

The soffits in various areas show signs of deterioration and will require repairs and in some areas replacement. It is recommended after replacement that all area be covered with aluminum to reduce future maintenance. If not covered with aluminum painting will be necessary periodically. If additional hidden damage is found and added cost maybe incurred. Considering the height of the soffits, and the detailed work involved it is strongly recommended that a qualified contractor be consulted.

**ESTIMATED COST \$3500.00-4500.00 Replace the rotted wood soffits in the various**



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**areas as maybe necessary. If additional repairs and/or hidden damage are found an extra cost will be incurred.**



Along the lower roof edge of one of the roof it was noted that the wood was rotted and damaged and in need of replacement at this time. This beam is the support under the roof edge.

**ESTIMATED COST \$500.00-600.00 Replace the rotted and damaged wood beam under the roof edge as necessary. It is possible that there is hidden damage present that maybe found after repairs are started. If found an added cost of repairs or replacement will be incurred.**



Some windows have bars installed for security. It is recommended that all bars be either removed or made to open from the inside without the need of tools and/or keys. This for safety in the event of a fire or other emergency.

**ESTIMATED COST \$75.00-200.00 per set Either removed the window bars or convert them to open from the inside without the need of tools and/or keys, this for safety in the event of a fire or other emergency. All hardware must have approved release mechanisms.**



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The general condition of the painting is fair, all exterior surfaces require ongoing maintenance and painting. It is recommended that the paintable surfaces be painted at this time. Considering the age of the property it maybe assumed that lead base paint was used at sometime in the past. Care should be used when working on any surface that has or may have had lead base paint installed. For additional information you can access <http://www.leadsafeusa.com/>.

The soffit, barge and fascia material is wood and or wood capped with aluminum in the visible and accessible areas. Exterior capping requires ongoing maintenance and caulking. Failure to properly maintain these surfaces will lead to costly repairs or replacement. Although capped the wood can deteriorate due to water infiltration from poorly caulked or maintained joints. When caulking a quality silicone type material should be used and installed in accordance with the manufactures recommendation. Some of the exterior trim has been covered with aluminum. When wood has been capped the condition of the underlying wood can not be determined. It is very important that caulking be maintained to prevent damage to the wood beneath. It is recommend that a quality material such as silicone be used for all caulking. Failure to maintain the capping will allow water infiltration and will lead to damage or failure of the substrate. It is recommended that any areas not covered be capped with aluminum to reduce maintenance. Areas in need of repairs must be properly repaired and painted before they are capped.

The brick sidewalks and/or walkways are in fair condition for there age. All walkways should be monitored for movement and deterioration in the future. Repairs or replacement are normal and should be expected with time. After the winter any areas showing movement should be repaired or replaced as necessary. Brick walkways by nature move and must be monitored and repaired as a normal maintenance item.





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*It has become apparent that some insurance carriers are requiring all uneven or cracked sidewalks, walkways and steps to be replaced as a requirement for insurance. If your carrier imposes these requirements an extra cost will be incurred above that indicated for "ramping". This may be several hundred dollars depending on the amount of work required.*

The exterior steps are stone and pressure treated wood that are in fair condition at this time, but as with all exterior steps ongoing maintenance and repair as necessary to maintain a safe area.



Railings are necessary for safety when there are (3) three or more risers. This condition exist for the front steps

**ESTIMATED COST \$200.00-300.00 each Install proper railings for all exterior steps, having (3) three or more risers. All railings should be securely installed and placed 30"-38" above the tread, with the grippable portion being 1 1/4" to 2". Where conditions exist that the steps are wider then 5' a railing is required on each side or if the open side has a drop off of greater then 24" a second rail maybe required. In addition normal maintenance to any existing railings should be exercised to maintain a safe walk area.**

## GRADING

The exterior grading was checked for proper water run off and low spots in accessible areas. It appears to be satisfactory under normal rain and/or snow conditions. But it must be understood that under abnormal conditions any property may experience some water infiltration. In addition if at sometime the perimeter landscaping is modified by removal of heavy growth this will in some cases allow infiltration to interior spaces that were dry in the past.



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*No opinion as to the undetermined conditions or past problems with grading are made by this inspector. Our inspection is a visual inspection of this property and does not include adjacent properties that might, under extreme conditions impact on this property. Such evaluations would require obtaining plans from the local authorities and the services of an engineering firm specializing in site work. If for any reason you have such concerns it is recommended that during the inspection process you obtain additional information and services as maybe necessary at an additional cost.*

All areas should be angled away from the building with the grading pitched at a minimum of (1") one inch per foot for a minimum of (3') three feet, this will aid in reducing water infiltration to interior spaces. Care should be taken when flower beds are installed not to encroach on the 8" space around the perimeter between the ground and siding.

It is important that all area drains be monitored and kept clear at all times. Failure to keep these drains clear may lead to water infiltration. The condition of underground pipes can not be determined by a visual inspection. In the event that repairs or replacement is necessary the cost will depend in part if excavation is required. When excavation or opening of walls or floors is required the cost will increase substantially. It is important the monitor underground systems for possible blockage. A visual inspection does not include these or any buried pipes.

## **GARAGE/PARKING**

There is no garage present, parking is in the street.

## **STRUCTURE**

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and/or concrete floors. In most cases they do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.





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The visible and accessible portions of the foundation and the main structural members were examined where and or when possible. The underground system, which consists of footings, and or piers with specific load bearing qualities, designed for this particular house and the soil cannot be examined. There is a basement and crawl space present, the visible and accessible areas are in fair condition but show no signs of major defects. *The crawlspace was not accessible due to the physical size of the areas. It is very important for both a home inspector and a WDI (wood destroying insect) inspector to have full access to the areas. Failure to provide this access limits the inspection to those areas visible inspected. The presents of WDI and/or problems pertaining to the general home can not be identified and there fore are excluded from this inspection.*

The stone walls were accessible and visible inspected for the majority of the area. The accessible areas of the walls were in fair condition considering the age of the building. Some areas of the walls have deteriorated mortar and cement coating, "dash coating". This is a normal condition caused by water infiltration and age with all stone foundation buildings. The walls should be "dash" coated with cement over galvanized wire lath where necessary. It is possible that non accessible areas also may require repairs and if in the future these areas are made accessible repairs should be made.

**ESTIMATED COST \$ Dash coat the walls of the basement as necessary. All coatings should be installed over galvanized wire lath. A budgeted cost of \$9.00-11.00 per square foot should be used for work at today's prices.**



The joist, 3 x 12 set 16" o.c. (on center), were visible for 75% of the accessible area, with wood bridging installed.



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Additional structural components consist of double wood beams. The beams in the visible areas are supported by brick piers. These items as well as the joist show no adverse signs of deflection at this time. ***No modifications to any of the structural members should be made at anytime.***

The sub flooring is tongue and grove flooring and was visible inspected for 75%± of the area. There are some areas that have been replaced with plywood possibly from past damage.

The basement stairwell is improperly supported, by current standards, although no excessive movement was observed it is our strong recommendation that additional support be installed. One method of repairs can be done by building a bearing wall with doubled plates at the top under the joists.

**ESTIMATED COST \$2.50-3.00 per square foot of the total wall space required, normally 80± square feet. Build a bearing wall consisting of 2 x 4 studs 16" o.c. with a double header and a single plate, to support the stairwell joists. The wall must also have a means of racking to prevent movement.**



**There was what appears to be termite activity in the basement. Its determination as to whether its active of not can only be determined by a licensed and certified individual, neither this inspector or any inspector from this company, Inspections Unlimited Inc. is licensed or certified as a WDI (Wood Destroying Insects) inspector. This should not to be considered a termite inspection which must be performed by a certified individual, nor is this to be considered a list of all infested areas. A complete inspection by a state certified individual is required. Termite infestation and damage can be very extensive, is often hidden, and cannot be found by a visual inspection. As per the American Society of Home Inspectors standards of practice, our inspection is of visual and accessible areas only.**



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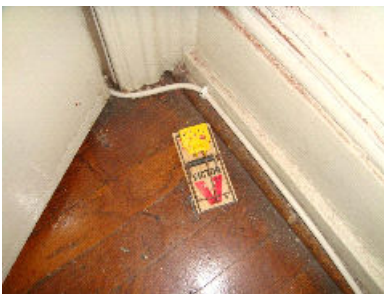
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**If you are concerned about hidden damage, from the termites, in this or other areas of the building, a through inspection is necessary that may require removal of wall, floor and ceiling covering, during the inspection period. This should be arranged and performed by a qualified contractor.**

**Neither a termite inspection nor opening of walls etc. is part of a home inspection as per the standards of practice of American Society of Home Inspections and was not performed as a part of this inspection.**

A mouse trap was seen in one of the units and the tenant confirmed that there are indeed mice in the building. This building must be properly exterminated by a qualified exterminating company.

**ESTIMATED COST \$250.00-400.00 Have this building exterminated by a qualified licensed contractor as necessary.**



As discussed proper grading is the first choice to reduce water infiltration, but if that does not adequately correct the problem a perimeter drainage system will be required. There are visible signs of water infiltration at this time in the basement. The proper installation and discharge of a sump pump, the proper discharge of all downspouts and grading all areas away from the building a minimum of 3' and angled at a minimum of 1" per foot can in most cases reduce or eliminate problems with water infiltration. To determine the best method of dealing with this problem is beyond the scope of a building inspection. A consultation with a qualified contractor is recommended to make this determination and decide the best means of correcting the problem.

**ESTIMATED COST \$125.00-175.00 Consult with a qualified contractor to determine the best means to correct the water infiltration to the basement and or crawlspace**



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**areas, the cost of corrections will be additional and can range from \$1500.00-8000.00±. The average cost will range from \$35.00 45.00 per foot in addition to the cost for the sump pump etc, which can add and additional \$700.00-900.00 to the cost. In instances where access or existing conditions are difficult an additional cost maybe incurred.**



*Whenever there is water infiltration and/or plumbing leakage from any source the possibility of mold and/or mildew growing and becoming a problem is present. As a home inspector, we do not do any destructive or invasive investigations to visibly determine if mold and/or mildew is present. Nor do we test for the present of mold and/or mildew or perform lab tests to determine the type present. If requested these tests can be arranged by outside companies at an additional cost.*

*In addition to possible mold, hidden damage to the ceiling and/or walls, insulation may have occurred. Damage behind walls and/or ceilings are beyond the scope of a home inspection, WHICH IS IN ITS NATURE A VISIBLE INSPECTION OF ACCESSIBLE AREAS AND ITEMS. Neither this inspector or the company are responsible for any hidden damage caused by past water infiltration and/or leaks. To determine the extent of such damage would require the opening of walls and/or ceilings for a visual inspection and possible testing. If you have, a concern about any such damage arrangements should be made for further invasive inspections and related testing, at a cost to be determined.*

*In addition it should be understood that individuals may have varied sensitivities to mold, contaminates etc. If anyone who may occupy this property has high sensitivities to any forms of mold, contaminates etc it is our recommendation that you have testing performed by a individual or firm qualified and if possible certified in determining indoor air quality. This as with any such testing should be completed as part of the inspection process and during the time frame allowed by the sales agreement.*



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## **PLUMBING**

The building has a 1 1/4" copper public water service and terminates in the basement. In the event of a leak, turn the water off at this location or the individual appliance until repaired. All valves should be accessible at all times in the event of an emergency.

***UNDERGROUND PIPES, SPRINKLER PIEST AND PIPES WITHIN WALLS, FLOORS AND CEILINGS ARE NOT A PART OF THIS VISUAL INSPECTION. THIS INCLUDES AREA DRAINS ON THE OUTSIDE, FLOOR DRAINS IN GARAGES STAIRWELLS AND BASEMENTS IF PRESENT. SEEPAGE OR SLOW LEAKS FROM HIDDEN PIPES ARE EXCLUDED FROM THIS VISUAL INSPECTION.***

**WATER QUALITY OR HAZARDOUS MATERIALS (LEAD) ETC. TESTING IS AVAILABLE FROM LOCAL TESTING LABS OR INSPECTIONS UNLIMITED INC. UPON REQUEST AND UNLESS SPECIFIED IN THE AGREEMENT IS NOT INCLUDED IN THIS INSPECTION REPORT.**

The pressure was adequate for the incoming service. It is important to periodically clean all aerators, especially after any plumbing work or repairs have been performed.

The gas main is located in the basement. This should be left accessible at all times for emergency access. In the event of a gas leak it is recommended that the gas company be notified immediately and if necessary the building be evacuated. The visible natural gas piping was checked. The natural gas piping consists of black iron and in some cases flexible piping. No odor of natural gas was noted at the time of this inspection. The piping was traced at all visible sections. In some cases short flexible pipes maybe used to connect to an appliance. These should be handled with care and contact avoided.

The visible piping is copper and shows no signs of excessive deterioration inconsistent with the age of the building.

There are also some areas of galvanized piping present. This is very old and subject to failure at anytime. It is recommended that you budget for replacement on an as needed basis. In addition, whenever renovations are being performed all galvanized pipe should be replaced when observed. The cost of replacement will depend on the areas involved, access and the amount of piping required.



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In the rear of the basement near the water heater there is a leaking water pipe that is in need of repairs at this time.

**ESTIMATED COST \$ 75.00-150.00 Repair the leaking water pipe in the rear of the basement near the water heater as necessary.**



Many of the plumbing access panels in the building were not accessed because the panels were painted shut or covered in such a manner to prevent opening with out damage to the adjacent areas. If possible, it is recommended that this area be inspected. If you are concerned about the condition of the pipes, fittings etc behind the panel arrangements should be made with the owner to have the panel opened for inspection prior to the expiration of your inspection agreement. There are some panels present that were inspected and not leaking at this time

The plumbing access panels are located in the bathroom and visible in the basement. Active leaks were visible from the basement. Repairs and/or replacement will be necessary.

**ESTIMATED COST \$250.00-350.00 each Repair as necessary the active leaks at the plumbing access panels visible in the basement under the units 1,2,and 3. If it is necessary to open walls or ceilings an additional cost will be incurred. In addition if any instances of mold are found there removal and/or testing will be additional. Because most of the other panels were not removed, it must be assumed that other leaks are present but not visible.**



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The faucets and diverters are in fair condition for their age and replacement should be budgeted for in the near future.

Replace the shower head in unit 2.

**ESTIMATED COST \$75.00-150.00 Repair or replace the shower head in unit 2 as necessary.**



The kitchen faucets in units 3 and 6 are leaking and or requires repairs or replacement.

**ESTIMATED COST \$100.00-350.00 each Repair or replace the kitchen faucets as necessary in units 3 and 6.**

The toilets are loose and can be moved at the base in the units 1,2,5 and 6. All toilets must be properly secured to the floor. This must be repaired because the seal of the "wax ring" between the toilet and the floor flange stops the sewer gases from entering the room and water leakage with resulting damage to substrate and surrounding areas. This can be corrected by installing a new "wax ring" and securely bolting the toilet down. Care must be



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taken to avoid over tightening the bolts and cracking the base. *There is always the possibility of hidden damage to the surrounding areas and where possible the areas below the toilet.*

**ESTIMATED COST \$125.00-175.00 each Re secure the toilets in the units 1,2,5 and 6 and replace the wax ring as necessary. This and all plumbing work should be done by a licensed plumber. If it appears that the substrate or area surrounding the toilet is damaged further investigation and repairs maybe necessary. The cost will be determined after the extent of damage is determined. It is assumed no additional work will be required.**

The sink in the bathroom of unit 3 is loose and not properly secured to the wall, this should be repaired accordingly.

**ESTIMATED COST \$200.00-250.00 Properly secure the sink in the bathroom of unit 3 as necessary. If replacement is necessary there will be and additional cost.**

The waste from the building exits to what has been presented as a public disposal system. The conditions of the pipes below the ground, with in walls and/or hidden cannot be determined by a visual inspection and no opinion on their condition is known or is an opinion being presented. The condition of the visible and accessible lines is as noted in this report.

The visible sanitary system drains through horizontal and vertical waste stacks. Drains with in walls, ceilings or otherwise hidden cannot be inspected as a part of a visual inspection. By running the water, we attempt to find active leaks in addition to visually inspecting all accessible areas. However, this is by no means to be considered an inspection of all areas hidden or blocked from view.

The visible drains consist of cast iron with lead seals at the joints and copper drain pipes. PVC drains and/or vents present in an older home, indicate replacement of failed drains was necessary. Future replacement of hidden or in some cases visible drains can be expected in the future as a normal maintenance item.

Lead and or galvanized drains were installed up until the 1960's and maybe in used at this time although not visible. The normal life of a lead or galvanized drain is 25-30 years but if





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not disturbed can last much longer. *Once repairs or modifications to the fixture are made the drain will have to be replaced with plastic or copper drain lines. If in the course of repairs of remodeling when lead or galvanized drains are found they should be replaced while accessible.*

There are no visible signs of failure to the main visible drainage system. This is not to say that possible hidden or slow leaks are not present. Such conditions can not be determined during the limited time span of an inspection. Although we will typically run the water for an extended time in vacant and occupied buildings slow leaks do not always appear.

The vent stacks to the outside are cast iron in the accessible and visible areas.

The trap under various sink shows signs of deterioration by the presents of efflorescent forming on the trap. This is an indication of slow seepage and will require replacement in the future. This is a common occurrence in chrome plated traps. From the appearance of the traps replacement is recommended at this time to avoid the inconvenience of a future leak.



The bathroom tub and kitchen sink are draining slowly and will require possible cleaning and or repairs. It is assumed that no excavation, opening of walls or ceilings etc. will be necessary for these repairs.

**ESTIMATED COST \$150.00-250.00 each Correct the slow plumbing drains in the bath tub and the kitchen in unit 6. It is assumed that opening of walls, floors, ceilings etc. will not be required. If walls, ceilings etc. must be opened an additional cost will be incurred. If you are concerned about possible hidden problems with the drains it is recommended that you consider video inspection of the drains, this will allow for a more detailed inspection of the drainage system. The drains are located in the following areas:**



## **HYDRONIC HEAT**

The hot water boiler(s) are fueled by natural gas, there are two heating units located in the basement.



The average life expectancy of this type of boiler is 40-45 years with proper maintenance. All systems require periodic maintenance along with repairs during their life. Failure to provide these items will shorten the life of the system and lead to premature failure along with higher operating cost. The heater appears to be 4-6 years old.

It is recommended that a service policy be obtained from the local utility or reputable contractor, or your system, if available, which will in part cover repairs to the systems. Although this is a limited policy it may be of help for some repairs that can be expected in time. These policies do not typically cover major repairs or replacement.

A random check was performed at various accessible radiators, where heat was confirmed. An inspection as to the adequacy of the system is beyond the scope of a home inspection.

There is a sealed circulator present on each unit. This type of unit does not require maintenance and has a life expectancy of 10-15 years. The most common problem in hot-water systems is unwanted air in the system. At the start of each heating season, while the system is running, go from radiator to radiator and open each bleed valve slightly, then close it when water starts to escape through the valve. For multi-level homes, start at the top floor and work your way down.

The units were in operation at the time of the inspection and responded to the thermostat. Checking the accuracy or the calibration of the thermostat is beyond the scope of a home inspection. The general visible condition of the system is satisfactory at this time. All systems require replacement and/or repairs with age, between now and replacement some repairs can be expected.



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Since there are two boilers present it was not possible to determine at the time of the home inspection what areas the boilers serviced, but there are thermostats in units 3 and 4.

If one of the boilers only supplies heat to a maximum up to the second floor then only 12-15 pounds of pressure are needed. If one or both of the boilers services the third floor then 19-21 pounds of pressure are needed.

All hot water (hydronic) systems require yearly maintenance which should include, at a minimum checking the pressure in the system, looking for signs of leaks, minor leaks or seepage maybe easy and inexpensive to correct this is before they become major leaks. Once the system has reached operating temperature, normally 180 degrees for radiators and/or convectors, an inspection of the system for proper operation should be performed. This requires checking the radiator or convectors to determine if they are "hot" across the entire unit. Normally this is done at the top floor at the furthest point from the boiler. If that unit is ok one or two more should be checked. Under normal conditions the air will rise to the highest point. Assuming there are no signs of seepage and they are hot across the entire unit and the pressure, at the gauge on the boiler, is proper for the building you are done for this year. If you find air in the system again at mid-season or season after season, don't just keep bleeding the system. Have your system checked by a professional. There is probably a leak in the system, possibly at the expansion tank, or improper piping at the boiler. If the units are not hot across the entire length it is necessary to "bleed" the radiator or convector. This is done by carefully opening the valve using a "radiator key". Be patient ***DO NOT OPEN TOO MUCH AS THE VALVE MAY COME OUT ALLOWING 180 DEGREE WATER TO ESCAPE***. If the unit has ever been painted, which is not recommended, it maybe necessary to *carefully* open the discharge port with a pin or needle.

If you bleed the system it is necessary to add water to replace the air. This is done by slowly opening the fill valve at the heater, or if there is an automatic feed it should add the water automatically. It is not uncommon for automatic feeds to either fail or be improperly set for buildings of three stories or one story. Most units come from the factory set for two story buildings.

The proper pressure for a one floor system is 7-10 pounds when at 180 degrees.  
The proper pressure for a two floor system is 12-15 pounds when at 180 degrees.  
The proper pressure for a three floor system is 20-23 pounds when at 180 degrees.



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Remember be careful and be patient when bleeding the radiators or convectors and adding water to the system. The water is 180 degrees and can cause serious injury if you come in contact.

Here's how long it takes to suffer a severe burn?

150 degree water scalds in just ½" second!

140 degree water scalds in just 1 second!



There is an automatic feed installed for the boiler. These units are designed to monitor the pressure and adjust the water to keep the proper pressure in the system. In many cases they are improperly set, have failed and allow excessive pressures to be present. It is my opinion that a manual feed is preferred. This will require you to monitor the system, as recommended, and make you aware of a leak or other problems before they become serious.

The pressure safety relief valve *should have* a pipe extending to within 6±" of the floor terminating with a *visible* uncapped and unthreaded pipe. This is in case the valve releases the steam and/or hot water will be directed to the floor level away from a person. We do not check the operation of safety relief valves because they are sometimes difficult to reset. In the event of leakage or discharge from this pipe the temperature pressure relief valve should be changed by a qualified contractor.

**ESTIMATED COST \$25.00-35.00 each Extend relief valve for the hot water boiler, to within 6"± of the ground in a visible location with a ¾" pipe, unthreaded at the bottom.**

There is an abandoned oil tank in the basement, we recommended removal of the tank and all lines. In addition, that all openings to the outside be sealed.



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No opinion as to the actual adequacy of the heating system or its distribution is made as a part of this inspection. Making this type of determination is beyond the scope of a building inspection and requires the services of a qualified heating contractor. Detailed measurements of the building, windows, the amount of insulation along with heat loss calculations must be taken of the entire building to make an accurate determination.

As with all heating units rust may in time cause a failure of the heat exchanger. This vital part of the heater is for the most part enclosed and cannot be fully inspected as a part of a visual inspection.

***It is recommended that a service policy be obtained from the local utility if available which will in part cover repairs to the systems. Although this is a limited policy, it may be of help for some repairs that can be expected in time.***

There was adequate clearance around the heater. Nothing should be stored in the area of the heater. Failure to maintain this clearance can create a dangerous condition.

The heater is vented to the chimney through a metal stack. The stack appears to be in fair condition at this time. It is recommended that the vent pipe from any fossil burning appliances and or heaters be mechanically fastened so as to reduce the chance of accidental separation. ***In the event of separation carbon monoxide, a colorless and odorless deadly gas may be discharged into the home.***

There was a clean out present. but was stuck and not visible opened or inspected. As inspectors we use the cleanout, when present to check for deterioration or blockage in the chimney. If you are concerned it is recommended that access be gained and inspection performed.



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## **WATER HEATER**

It is very important that the water temperature be set to the lowest practical temperature for daily use. Failure to take these precautions can lead to severe burns and/or scalding.

Here's how long it takes a baby to suffer a severe burn?

150 degree water scalds in just ½" second!

140 degree water scalds in just 1 second!

***However, it takes four minutes for water at 120 degrees to scald.***

One simple step for reducing water-heating energy costs is lowering the thermostat setting on your water heater. Although some manufacturers set water heaters at 140 degrees F (60 degrees C), 120 degrees F (48.9 degrees C) is satisfactory for most household needs. Furthermore, when heated to 140 degrees F, water can pose a safety hazard (i.e., scalding). For each 10 degrees F (5.6 degrees C) reduction in water temperature, water-heating energy consumption can be reduced 3% to 5%.

If your dishwasher does not have a booster heater, lowering the water-heating temperature is not recommended. Also, many dishwasher detergents are formulated to clean effectively at 140 degrees F and may not perform adequately at lower temperatures.

There is one water heater for the whole building. The average life of a standard residential water unit is 8-10 years, although units have been known to last 12-15 years. Because the unit is enclosed, an exact report on its condition cannot be given. Water heater tanks should be flushed at regular monthly intervals to remove accumulated sludge. Draw off one to two gallons of water from the tank drain valve [**SLOWLY**] every two to three months. Should a drip leak develop at the drain valve a hose bib cap installed on the drain valve may control



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the drip leak until replacement can be made. The gas water heater is a 75 gallon unit and was installed in 2006.

The water heater is vented to the chimney through a metal stack. The stack appears to be in satisfactory condition at this time. It is recommended that the vent pipe from gas appliances and or heaters be mechanically fastened so as to reduce the chance of accidental separation. As per manufacture specifications the maximum length of the vent should not exceed 15', this installation appears to be within that range. ***In the event of separation or failure of the system carbon monoxide, a colorless and odorless deadly gas may be discharged into the home.***

The temperature pressure safety relief valve ***should have*** a pipe extending to within 6"± of the floor terminating with a ***visible*** uncapped and unthreaded pipe. This is in case the valve releases the steam and/or hot water will be directed to the floor level away from a person. We do not check the operation of safety relief valves because they are sometimes difficult to reseal. In the event of leakage or discharge from this pipe the temperature pressure relief valve should be changed by a qualified contractor.

**ESTIMATED COST \$25.00-35.00 Extend temperature and pressure relief valve for the water heater, to with in 6"± of the ground in a visible location with a ¾" pipe, unthreaded at the bottom.**

## KITCHEN

The kitchen appliances were turned on where possible, but a complete operational check was not performed nor was any calibration of temperature controlling devices made. That would be a job for an appliance specialist and is beyond the scope of a home inspection. Safety recalls or additional recommended safety devices for appliances are not identified as a part of our visual inspection. Some obvious items when encountered will be addressed on an individual basis when applicable. But this not to be considered an inspection to confirm or identify any or all possible safety concerns in the kitchen. If you are concerned about a specific item further investigation should be performed.

**GAS RANGES WERE PRESENT IN ALL UNITS** ***Flexible hoses should be checked on a yearly basis for leaks, if signs of wear are noted replacement should be made.*** In some instances older brass or other type lines were used, these are no longer accepted in



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most areas. Replacement is recommended and maybe required by the local gas supplier. Because we do not move or disassemble appliances we do not check for this type of installation. No calibration nor checking as to the accuracy of the temperature controls was performed as a part of this inspection and is beyond the scope of a home inspection. There is a stove in unit 6 where the top has rusted or deteriorated and is in need of replacement at this time.

**ESTIMATED COST \$250.00-450.00 Install a gas range for the kitchen in unit 6 as necessary.**



Range tip-overs can happen to anyone. If a child steps on an open stove door or if an adult drops a heavy pot or a turkey on the door, the door acts like a lever, forcing the front of the stove down, and then back up. Not only will the stove tip and possibly land on your feet, but anything on the range top, such as a pot of boiling water, will be launched like a grenade. An anti-tip bracket can be attached to the bottom of the wall behind the stove. The stove slides out from the wall easily, but when it's in place, the stove cant tip up in back. Make sure the anti-tip bracket is installed. If it isn't, you can get one from the manufacturer of your stove at a home center. Installing the bracket is a simple, thirty-minute job if you have an electric stove. If you've got a gas stove, call a professional for installation. This procedure absolutely must be done if you have small children in the house.

As home inspectors we do not move stoves or other appliances out from there installed location, because of possible damaging the floor etc. Once you have possession of the home it is recommended that this easy and simple procedure be followed. In addition this should be done for any new installation of any item in the home subject to accidental tipping over.





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**RANGE HOODS** are present in most units with an internal exhaust. It is recommended, when possible that the range hood be vented to the outside. This will reduce grease and heat in the house. In other units **WINDOWS** are the only source of ventilation, while in unit 3 there is not ventilation present nearby. In unit 1 there is a **WALL EXHAUST** to the outside, the adequacy of these units is beyond the scope of a home inspection. It is recommended that a range hood vented to the outside be installed to better remove grease etc from the kitchen area.

The kitchen exhaust in unit 1 requires repair or replacement for proper operation. At this time the exhaust fan is not working.

**ESTIMATED COST \$150.00-400.00 Repair or replace the kitchen exhaust in unit 1. It is assumed that no opening of walls or ceilings will be required. It is also assumed that a "standard" type hood will be used..**



The installed countertops are in fair condition for their age and show signs of wear. They consist of laminate with a wood edge tops over what is assumed to be particle board and porcelain tops, these are original or very old and replacement should be budgeted for in the future.

The metal cabinets are in fair condition for their age. All cabinets will require some adjustments over time for proper operation of doors and drawers.

The overall condition of the kitchen floors are fair for their age. It is recommended that you budget for replacement in the future. The floors consist of sheet goods, a 12 x 12 tiles, and ceramic tile over what appears to be a wood installation. The installation of ceramic tile directly to a wood floor is not recommended due to possible movement and cracking of the tile and grout. The preferred method of installation is over "wonder board" or "mud".



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## **INTERIOR**

The interior rooms were checked for major structural flaws. In addition ceilings and walls were checked for past leak sites and for significant cracks. The floors were checked for humps, settling and movement or severe separation from the walls, where visible. Doors and windows were checked on a random sampling of those accessible for proper operation.

Any areas covered by carpet, furniture, paintings, house hold items etc. and not visible during a visual inspection performed under the standards of practice of the **AMERICAN SOCIETY OF HOME INSPECTORS** ® are not considered a part of this report.

### **MOLD, MILDEW, LEAD BASE PAINT AND INDOOR AND OUTDOOR AIR QUALITY**

Mold, mildew and indoor and outdoor air quality concerns can be found in any environment and may be especially prevalent in the event that the Inspection Report discloses evidence of moisture or water penetration, active or inactive, anywhere within the property as is common and to be expected. *However, customer understands and agrees that inspection for and detection of any mold, mildew and indoor or outdoor air quality is beyond the scope of and not included within, this inspection.* No fee is being charged to the customer for the inspection of any mold, mildew and indoor or outdoor air quality and no such inspection will be performed by the company, with the exception if radon, testing is indicated in the inspection agreement and a fee is charged. Company is not an expert in the inspection for or detection of mold, mildew or indoor or outdoor air quality, with the exception of radon testing for which an individual license is held. Company cannot and will not offer any representations, guarantees or warranties of any kind, written or oral, that the property is free from any mold, mildew or other indoor or outdoor air quality concerns.

**INSPECTIONS FOR MOLD, MILDEW AND LEAD BASED PAINTS AND INDOOR OR OUTDOOR AIR QUALITY SHOULD BE PERFORMED, DETECTED AND EVALUATED BY OTHER SPECIALISTS OF THE CUSTOMERS CHOICE AND HIRE. IT IS COMMON THAT MOLD OR MILDEW WILL BE FOUND BENEATH WALL COVERINGS, IF REMOVED. THIS IS MOST COMMONLY FOUND IN BATHROOMS ETC WHERE PROPER VENTILATION HAS NOT BEEN PROVIDED OR FANS NOT USED. BUT MOLD**



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**AND OR MILDEW CAN BE FOUND BENEATH ANY WALL COVERING OR ANY PLACE WHERE THE CONDITIONS FOR GROWTH ARE PROVIDED.**

***IF YOU HAVE ANY CONCERN ABOUT THE PRESENCE OR THE POSSIBLE PRESENCE OF MOLD, MILDEW, LEAD BASE PAINTS OR ANY OTHER AIR QUALITY ISSUES A TEST BY A QUALIFIED INDIVIDUAL SHOULD BE ARRANGED FOR DURING THE INSPECTION PERIOD. THE COST OF THIS INSPECTION AND TESTING WILL BE ADDITIONAL AND DEPEND ON THE EXTENT OF THE TEST AND AREAS TESTED.***

***In addition it should be understood that individuals may have varied degrees of sensitivities to mold, contaminates etc. If anyone who may occupy this property has high sensitivities to any forms of mold, contaminates etc it is our recommendation that you have testing performed by a individual or firm qualified and if possible certified in determining indoor air quality. This as with any such testing should be completed as part of the inspection process and during the time frame allowed by the sales agreement.***

**NO TEST FOR THE PRESENCE OF LEAD BASE PAINTS OR OTHER LEAD MATERIALS OF ANY TYPE HAS BEEN MADE AS A PART OF THIS INSPECTION. LEAD BASED PAINTS WERE MANUFACTURED FOR USE UNTIL APPROXIMATELY 1978. THEY WERE COMMONLY USED TILL THAT TIME AND IN SOME CASES AFTERWARDS. IT HAS BEEN DETERMINED THAT LEAD CAN BE VERY HARMFUL IF INGESTED BY CHILDREN. IF YOU HAVE ANY CONCERNS IN REGARDS TO THIS CONDITION TESTING CAN BE ARRANGED UNDER SEPARATED CONTRACT. BUT IS NOT A PART OF THIS INSPECTION.**

The plaster and wood lath walls and ceilings are in poor condition. Wood lath is very old and in ***MOST CASES*** the original material. Do to its age replacement becomes necessary when the walls or ceilings are disturbed, or from eventual failure. Cracks in the walls and ceilings, which are a normal occurrence, can in some cases be repaired by scraping out the crack and then filling with joint compound and then bedding fiberglass tape in the compound and applying two coats of compound over the tape. These methods will in most all cases stop the crack from reappearing. Eventual replacement with dry wall will be necessary.

**ESTIMATED COST \$3.25-4.00 per square foot trash removal Remove all damaged**



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**plaster and lath and replace with drywall. The cost of to remove the debris will depend on the amount, conditions and accessibility.**

The interior walls and ceilings are dry wall in some areas and appear to be in fair condition for their age. But all walls are subject to movement which will result in cracks and/or nail pops. Scraping out the crack or re nailing the nails can repair cracks and "nail pops" in the walls and ceilings, which are a normal occurrence. When repairing cracks in drywall or plaster it is recommended that the crack be covered with fiberglass tape, this will reduce the chance of the crack re appearing. The tape should then be covered with three coats of joint compound over the tape, each coat being wider then the previous. These methods will in most all cases stop the crack from reappearing.

Some of the walls have been covered with paneling. When walls are paneled the condition of the walls beneath can not be checked and no statements as to their conditions can be made. If the paneling is removed extensive repairs may be needed to the walls.

There are stains that tested "dry" when checked with a moisture meter. This is normally an indication of an inactive leak, but any leak may come back if not properly repaired. The method and adequacy of the repair is not known and is beyond the scope of this inspection. These stains were found in various areas.

There are stains that tested "wet" when checked with a moisture meter. This is a relative term indicating a measurable difference between adjacent areas. This is normally an indication of an active leak that will require further investigations and repairs. These stains were found in the kitchen of unit 3.

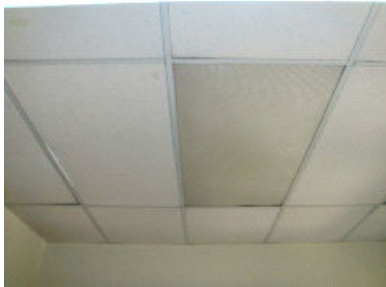
**ESTIMATED COST \$125.00-175.00 Determine the source and cause of the leak found in the kitchen of unit 3. The cost of repairs will be additional and depend on the cause of the leak and whether remediation of mold is necessary. If mold is present or found treating and/or testing will be additional.**

Various areas have suspended ceilings and 12 x 12 tiles installed, in fair condition. If you chose to remove the ceilings you must be ready to repair or replace as needed the original ceilings.



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The suspended ceilings in some locations were installed in such a manner that removal of the panels was not possible due to the chances of doing damage. The conditions of the ceilings and walls of the spaces above is not known nor inspected, because of this no opinion can be made. If you are concerned, you should consult the current owner as to the conditions present above the ceilings and or the reason for the installation of the suspended ceilings. ***IF AT A FUTURE DATE YOU DESIRE TO REMOVE THE SUSPENDED AND OR 12 X 12 CEILINGS EXTENSIVE REPAIRS OR POSSIBLE COMPLETE REPLACEMENT OF THE ORIGINAL CEILING MAY BE NECESSARY.***

The dipping and or squeaking of the floors at this time do not appear to be from a structural defect, but from age. Although an annoyance it does not in most cases present any additional concerns. In addition movement and settlement of floors, although annoying, may not present a major defect as per the standards of our inspection. These conditions are to be expected in older homes as is cracking in the finished walls etc. In instances where this is of concern you may wish to have a licensed contractor perform further investigations and provide an estimate and a feasibility study on leveling the floors. In some situations it is not practical to do so.

There is no washer or dryer connection present. If a dryer is installed it should be vented to the outside through metal vents. Vinyl or foil should not be used, all vents should be to the exterior and consist of galvanized metal and or flex aluminum vents lines. All lines should be installed with a minimum of bends and properly supported and run with a minimum length to the point of termination, outside.

The interior rails between floors are wood and are in fair condition. Railing should be monitored in the future for signs of failure or loose fittings and repaired as needed.

The hallway railings require repairs so as to provide a safe and secure system.

**ESTIMATED COST \$300.00-500.00 Repair the railings hallway railings so as to**

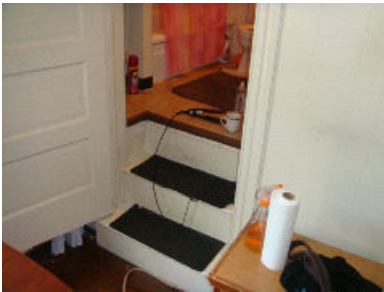


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**provide a safe system of support.**

There is no rail installed to the bathroom in unit 6. This creates a safety hazard and should be properly installed. The rail must be installed from the top of the steps to the bottom and must project 3½", be between 34"-38" from the riser of the steps and be 1 ¼"- 2" wide.

**ESTIMATED COST \$100.00-125.00 Install rails to the bathroom in unit 6, attached to the wall.**



The doors to some rooms and or closets are in need of adjustment and/or repairs. This is a normal result of settlement and expansion of the wood. *It is assumed for this estimate that replacement of the doors will not be required.*

**ESTIMATED COST \$100.00-150.00 Adjust and/or repair the doors to rooms and/or closets as necessary for proper operation. If replacement of any doors and/or hardware is required an additional cost will be incurred.**

The bathroom floors consist of ceramic tile over "wonder board" in some areas and ceramic tiles over wood in other areas. Wonder board is normally a cement bases of cement installed material which when properly installed gives excellent service. Since it is covered this is an assumption drawn from the visible conditions present. The visible areas are in fair condition.

When ceramic tile is installed over a wood base it is not a recommended method of installation, as cracking and excessive movement are possible. Eventual replacement will be necessary and should be budgeted for at a future time.

Minor chipping in tile and or marble at the edges is not considered to be a defect as per the ASHI standards. In most instances this is cosmetic in nature and does not have an effect on the performance of the floor or wall system.



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The bathrooms tubs and/or walls consist of ceramic tile over drywall in fair condition. It is important to maintain a good seal around the tubs, showers and floor joints in all area where water may infiltrate. This can be done with a good quality latex or silicone caulk. Failure to maintain the caulking will result in leakage to the floor below and or deterioration of the sub straight for the tile. Minor chipping in tile and or marble at the edges is not considered to be a defect as per the ASHI standards. In most instances this is cosmetic in nature and does not have an effect on the performance of the floor or wall system.

It is important to maintain a good seal around the tubs, showers and floor joints in all area where water may infiltrate. All joints should be sealed with a quality latex or silicone caulk. Failure to maintain the caulking will result in leakage to the floor below and or deterioration of the sub straight for the wall covering. This can lead to extensive damage to the substrate requiring replacement. In addition any water leakage may lead to mold.

Replacement of the caulking is necessary for the bathroom tubs in various units.

**ESTIMATED COST \$100.00-150.00 each Remove old caulking and replace with a quality latex or preferably a silicone caulk. Failure to properly maintain caulking may lead to extensive and costly damage to the substrate, adjacent areas and where applicable areas below. If damage is found to the substrate or any areas an additional cost will be incurred.**

There is an operating window present for ventilation of the bathroom.

A material believed to contain asbestos, which is a known carcinogenic material, was found in the crawl space.

**Because of the location and condition of the possible Asbestos Containing Material removal at this time is not recommended. But in the event any work is performed in this area or conditions change removal will be required if the material tests to be Asbestos Containing Material.**

**If you have concerns about this material you may request testing and removal at this time as a part of the real estate transaction.**

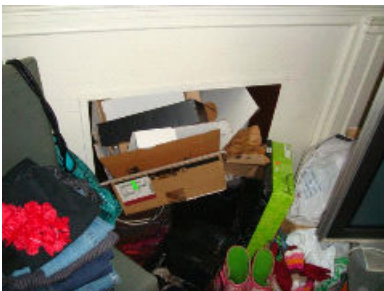


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There is a brick fireplace installed in the living room of unit 5. At this time the unit was not able to be inspected because of items placed inside the fireplace. From the limited inspection it appears as though the unit may have been operable. It is however recommended that the unit be sealed.

**ESTIMATED COST \$100.00-150.00 Permanently seal the fireplace in unit 5, or repair it bringing t up to current safety standards. This includes but is not limited to the chimney.**



## **ELECTRICAL**

The visible and accessible portions of the electrical system where checked where accessible. We do not check under ground cables or items belonging to the electric utilities. This is a job for the power company or a licensed electrician. ***The distribution lines and or the there adequacy to receptacle, switches, fixtures etc. cannot be confirmed as a part of a home inspection. This would require opening every receptacle, switch fixtures, junction etc to confirm the size of the wire and the rating of the connected appliance with the installed overload protection device.***

The service to the building is an aerial 200-amp 120/240 volt three wire stranded aluminum service with 20-30 amps provided to each unit.





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The electrical services terminate outside at the meters with circuit breaker sub panels in the units and the basement. Because the main breaker is present at the meter, that is considered that main panel, and all other panels are subs and should be wired as such. If possible a lock should be installed on the main disconnect covers to prevent unauthorized access to the main breaker.



The covers for the panels in unit 7 and 4 were removed and the interior was visibly inspected for signs of arcing or over heated circuits, no visible signs of damage were observed. It was noted however that the service to this unit was only a 12 gauge two wire system wired as a 120 volt service. This is inadequate by today's standards and replacement is strongly recommended at this time. It is very likely that this condition exists in other circuit breaker panels throughout the building. These too should be repaired as needed and as recommended in the section where 4 wire serviced and isolating are discussed.



We were unable to remove the covers for most of the electrical panels throughout the building because they were painted in place and removal would damage the surrounding areas. Without permission from the owner, removal is not permitted. It is very important that access is obtained and an inspection by licensed electrical contractor be performed



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during the inspection period. If repairs and/or replacement are necessary, the cost will be determined at that time.

**ESTIMATED COST \$125.00-175.00 each Once access is obtained to the electrical panels a full inspection of each panel should be performed by a licensed electrical contractor must be performed. Any repairs or replacement necessary will be noted along with an estimate of the cost.**



There are missing circuit breaker blanks in the electrical panels in various units. All openings must be properly sealed.

**ESTIMATED COST \$15.00-25.00 Install proper blanks for all openings in the electrical boxes as necessary**



The sub panels throughout the building are improperly installed as per today's standards. All sub panels must consist of four (4) wires and have the neutral and ground isolated. In a normal panel the neutral and ground are both connected to the same point of termination.



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**ESTIMATED COST \$ Obtain an estimate from a licensed electrician to properly wire the sub panels throughout the building in accordance with today's standards.**

There are improperly sized breakers installed, this is a potentially dangerous condition. All circuits should be properly protected to avoid the possibility of over heating the wiring, insulation and/or the panel. In changing the devices to the proper size, in relation to the connected wire in some cases the circuits may fail. This is an indication that the wire is not suited for the connected load. In this case, the possibility of new or additional circuits is likely. This condition cannot be determined by a building inspection.

**ESTIMATED COST \$75.00-125.00 Install proper size circuit breakers in unit 7 and possible other units, for all improperly sized devices. In changing the devices to the proper size, in relation to the connected wire in some cases the circuits may fail. This is an indication that the wire is not suited for the connected load. In this case, the possibility of new or additional circuits is likely at an additional cost. This condition cannot be determined by a building inspection.**

The visible wiring was traced from the panel box in all visible and accessible areas. The visible wiring was Romex (non metallic sheathing) and/or Bx (metallic sheathing) MC- Metal-Clad cable, this wiring in generally serviceable condition. The visible and accessible solid branch wiring was copper for 14 ga, 20 ga and 10 ga circuits. In some cases stranded aluminum is and can be used for larger circuits.

Considering the age of the building it is possible and likely that some knob and tube wiring is present, within walls or ceilings and not visible at this time.

Knob and tube wiring is extremely old and most likely the original wiring installed at the time of the original construction or the adding of electricity buildings built before the advent of electricity. This type of wiring was common until the about 1940. The wiring tends to become very brittle because of its age and in some cases due to improper use over the years. When and where possible, all knob and tube wiring should be replaced with Romex (non metallic cable) or MC- Metal-Clad cable and never should it be added to or modified in any manner, except to be replaced. In some instances cases adding to knob and tube wiring have been noted, but these require special conditions and techniques, the same as when originally installed. Today it is very unlikely that an individual would have these skills and or would properly perform such additions, as replacement is the recommended method of wiring or extending the wiring.



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It is our recommendation that you budget for replacement of all knob and tube wiring. But if you plan to continue using these circuits, they should be used only for light use and not for heavy appliances such as air conditioners, kitchen appliances, dryers etc. When any renovations are done all electric should be upgraded and the knob and tube wiring replaced and abandoned.

It has also come to our attention that many insurance companies are either refusing to write coverage for buildings with knob and tube wiring or are requiring complete replacement, the cost of which will vary from property to property due to the conditions present. In some cases an insurance policy maybe issued, but with a much higher premium, due to the potential risk associated with this wiring.

Knob and tube wiring should not be run through or be covered with insulation or covered in any manner. When installed it was designed to be in "free air" to dissipate heat buildup. When covered or the air flow is impeded heat will build up and may lead to failure. If these conditions exist the wiring as is recommended with all knob and tube wiring should be replaced by a licensed electrician.

There is lamp cord installed in a permanent manner in various areas. This is improper and potentially dangerous. All lamp cord used for electrical outlets etc. should be removed. If additional receptacles or switches are necessary they should be installed by a licensed electrician using approved methods and either Romex or MC cable. The cost of this will vary depending on the methods of installation and the accessibility in the area.

**ESTIMATED COST \$50.00-75.00 each Remove the temporary receptacle from all areas where it has been permanently installed. If replacement of the receptacle is necessary or desired, there will be an additional cost.**





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Install proper covers on all junction boxes in the basement, unit 2 and/or other areas.

**ESTIMATED COST 20.00-30.00 Install covers on all open junction boxes as necessary in the basement, unit 2 and any other areas.**



Correct the open splice above the suspended ceilings in unit 2.

**ESTIMATED COST \$75.00-125.00 each Correct the open splices in all areas above the suspended ceilings in unit 2. All live wires must be in an approved junction box with a cover when spliced or terminated. Failure to properly enclose a splice or wire termination can lead to fire and/or electrical shock, serious injury or electrocution.**



There were numerous switches the purpose of which could not be determined. This is common in some instances where previous occupants have made changes and/or modifications. Were possible the previous occupants should be questioned as to the purpose of these switches etc. Making a determination of there use or if they are in service is beyond the scope of a standard inspection.

Correct the open ground receptacles in units 1,2,3,4, and 7.

**ESTIMATED COST \$50.00-75.00 each Properly correct open ground receptacles in units 1,2,3,4, and 7. ANY RECEPTACLE IN THE BATHROOMS, OUTSIDE, UNFINISHED BASEMENTS CRAWL SPACES OR KITCHEN BEHIND A**



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**COUNTER TOP OR IN REACH OF A COUNTER TOP THAT REQUIRED REPAIRS MUST BE PLACED ON GFCI (GROUND FAULT INTERRUPTER) PROTECTED CIRCUIT, THERE WILL BE AN ADDITIONAL COST FOR ALL GFCI RECEPTACLES.**

**There is a possibility that there are other improperly installed receptacles in the house. These may not have been accessible and there fore could not be checked. Once access to the outlets is possible, it is recommended that they be checked and repaired as necessary.**

There are receptacles that have reversed polarity. This means that the neutral and the hot wire are reversed. This should be corrected by a licensed electrician. These are located in unit 3.

**ESTIMATED COST \$45.00-65.00 each Correct reversed polarity receptacle in unit 3. ANY RECEPTACLE IN THE BATHROOMS, UNFINISHED BASEMENTS, OUTSIDE OR KITCHEN BEHIND A COUNTER TOP OR IN REACH OF A COUNTER TOP THAT REQUIRED REPAIRS MUST BE PLACED ON GFCI (GROUND FAULT INTERRUPTER) PROTECTED CIRCUIT. If a GFCI is required and additional cost maybe incurred.**

**There is a possibility that there are other improperly installed receptacles in the house. These may not have been accessible and there fore could not be checked. Once access to the outlets is possible, it is recommended that they be checked and repaired as necessary.**

Correct the dead receptacles in the kitchen of unit 2.

**ESTIMATED COST \$75.00-125.00 Properly correct dead receptacles in the kitchen of unit 2. ANY RECEPTACLE IN THE BATHROOMS, OUTSIDE, UNFINISHED BASEMENTS CRAWL SPACES OR KITCHEN BEHIND A COUNTER TOP OR IN REACH OF A COUNTER TOP THAT REQUIRED REPAIRS MUST BE PLACED ON GFCI (GROUND FAULT INTERRUPTER).**

**There is a possibility that there are other improperly and/or dead installed receptacles in the house. These may not have been accessible and there fore could not be checked. Once access to the outlets is possible, it is recommended that they be checked and**



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**repaired as necessary.**

Replace the broken receptacles, with exposed metal parts in the bedrooms and living rooms of units 1 and 2.

**ESTIMATED COST \$50.00-75.00 each Replace the broken receptacles in the bedroom and living room of units 1 and 2. ANY RECEPTACLE IN THE BATHROOMS, OUTSIDE, UNFINISHED BASEMENTS CRAWL SPACES OR KITCHEN BEHIND A COUNTER TOP OR IN REACH OF A COUNTER TOP THAT REQUIRED REPAIRS MUST BE PLACED ON GFCI (GROUND FAULT INTERRUPTER).**

**There is a possibility that there are other improperly and/or dead installed receptacles in the house. These may not have been accessible and there fore could not be checked. Once access to the outlets is possible, it is recommended that they be checked and repaired as necessary.**



Correct and/or replace as maybe necessary the loose switch(s) in the bedroom of unit 7.

**ESTIMATED COST \$50.00-75.00 each Repair or replace the loose switch(s) as maybe necessary in the bedroom of unit 7.**

Correct the loose lighting fixture in the kitchen of unit 1.

**ESTIMATED COST \$50.00-75.00 each Repair the loose lighting fixture in the kitchen of unit 1.**



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The water meter has a properly installed jumper wire and ground rod installed. Due to the fact that the ground rod is in the ground it is not possible as a part of a home inspection to determine if the full 8' of rod has been driven into the ground, this must be assumed. The termination of the ground wire was visible determined and inspected. All grounding wires should be checked periodically for proper connections.

There were no visible GFCI protected outlets found, it is recommended that they be installed in all required locations. They should be installed for all receptacles in the garage, when present and in use as a garage, except for not readily accessible receptacle used for garage door openers, outside, roof tops, bathrooms, crawl spaces, unfinished basements and all receptacles over or in reach of a countertop, except for the refrigerator and any area where there is the danger of electrical shock. The current standards in place at the time of this inspection should be applied.

**ESTIMATED COST \$75.00-100.00 each Provide GFCI protection for all receptacles in the garage, when present and in use as a garage, except for not readily accessible receptacle used for garage door openers, outside, roof tops, bathrooms, crawl spaces, unfinished basements and all receptacles over or in reach of a countertop, except for the refrigerator and any area where there is the danger of electrical shock. The current standards in place at the time of this inspection should be applied. All new GFCI'S should meet the new current standards adopted in 2004. Multiple receptacles can be installed on the load side of a single GFCI receptacle on the same circuit.**

There were visible smoke detectors present. Properly operating smoke detectors must be installed on each floor for safety. In addition it is recommended that they be installed in each bedroom and be electrically connected together. In the event one unit detects smoke all will sound. It is also recommended that all smoke detectors be checked for proper operation on a monthly basis. Although present these units may not meet current safety standards or may not be in service.





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***NO TESTING OF THE SYSTEM WAS PERFORMED AS A PART OF THIS INSPECTION. IT IS OUR OPINION THAT YOU AS THE NEW OWNER SHOULD TEST THE SYSTEM PRIOR TO OCCUPANCY AND ON A PERIODIC BASIS THERE AFTER. ALL BATTERIES SHOULD BE CHANGED YEARLY AND THE SYSTEM TESTED AT A MINIMUM OF EVERY THREE MONTHS.***

For a home and a home based business, a working smoke alarm and fire escape plan are essential. Smoke alarms should be installed on every level of building, including the basement, on ceilings or high on walls. They should be tested once a month, according to manufacturer's instructions. Batteries should be replaced once a year or as soon as the smoke alarm "chirps," indicating the battery is low.

Smoke alarms should be replaced every 10 years, even those that are hard-wired, or "long life," 10-year battery-types. Hard-wired alarms should be installed by a qualified electrician. *If you are not sure of the age of the installed system it is recommended that the units be replaced so you will know the age and can properly monitor the systems age.*

It is our recommendation, in any property where fossil fuel is being burn, ***that carbon monoxide detectors be installed in all living spaces as per the manufactures recommendation.*** While these are not a full proof means of detecting elevated levels of carbon monoxide, they offer a level of protection not offered by any other means at this time. In some counties these are now required. But regardless whether required by the counties or not we recommend they be installed in all spaces are recommended by the manufactures. These usually are all sleeping areas, mechanical rooms, family rooms etc.

The fire detection system may not meet the current requirements of the local authorities for fire and smoke detection for the buildings use. It is important as a safety concern that all systems be upgraded to the current standards and maintained at these standards in the future. The cost of an upgrade or complete replacement will vary depending on the needs and the existing installation.

This appears to be an older system with no signs of any testing or upgrades. It is very likely that a complete new system will be required to meet current standards.

**ESTIMATED COST \$100.00-150.00 Have a licensed electrical contractor inspect and**



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**prepare an estimate to bring the current fire detection system to the current standards set by the local authorities. The cost of the upgrade and/or installation will be additional and should be budgeted at \$7000.00-10,000.00 as a minimum cost for a seven unit building.**

**It is our recommendation, in any property where fossil fuel is being burn, that carbon monoxide detectors be installed in all living spaces as per the manufactures recommendation. While these are not a full proof means of detecting elevated levels of carbon monoxide, they offer a level of protection not offered by any other means at this time. In some counties these are now required. But regardless whether required by the counties or not we recommend they be installed in all spaces are recommended by the manufactures. These usually are all sleeping areas, mechanical rooms, family rooms etc.**

Correct the loose and or missing smoke alarms throughout the building, bringing it up the current safety standards.

**ESTIMATED COST \$50.00-75.00 each Repair the loose smoke alarms throughout.**



## **ATTIC**

The attic was not entered nor inspected, there is either no access nor room to enter the attic as is typical for this type of installation. This is common on this type of home. Even though not accessible proper attic ventilation is very important to maintaining a "healthy house". The changing of air in the attic helps reduce the humidity and prevents condensation. Air from the house migrates to the attic as a normal situation, but the venting to the outside must be adequate to allow for the removal of this moist air. These conditions can, if not attended to create many problems. Proper ventilation must be maintained year round.



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The amount and type of insulation also can not be determined. Care must be taken not to add too much insulation, if you desire to add insulation. Blocking ventilation ports can cause adverse effects and moisture accumulation. Consult with a qualified contractor to do this work is desired.

If not insulated and weatherstripped properly, attic access covers or hatches can be a major source of energy loss for a property. Not only can conditioned air escape around the access panels perimeter, but uninsulated access hatches also facilitate heat gain and loss through the opening itself. Moisture-laden air from the interior of the property can condense on attic surfaces and deteriorate sheathing and insulation. To reduce energy loss and enhance a properties durability, there are several prefabricated systems designed to insulate attic access hatches and to prevent drafts through them. In addition, there are many do-it-yourself methods and materials available for customized thermal sealing of attic openings. The various systems and methods for insulating and sealing the attic access utilize zippers, hinges, and an insulated box and cover. Several sizes are available from each manufacturer to fit different opening dimensions. Some attic stair units come with integral insulation for an all-in-one system that can be installed in one step.

Proper attic ventilation is very important to maintaining a "healthy environment". The changing of air in the attic helps reduce the humidity and prevents condensation, which can result in the growth of mold. Air from the house migrates to the attic as a normal condition, but the venting to the outside must be adequate to allow for the removal of this moist air. Proper ventilation must be maintained year round to reduce the normal moisture and heat in the attic. Failure to provide adequate ventilation may result in the formation of mold and excessive heat will shorten the life expectancy of the roofing.

## **AIR CONDITIONING**

There is no central air conditioning present. Window units if present are not a part of this inspection and there for are not inspected. In some cases these units are not a part of the sales agreement.

Window air conditioning units are not inspected as a part of this inspection as per the ASHI standards of practice. In some cases these units are not a part of the sale of the property. Central air conditioners and heat pumps are rated according to their seasonal energy



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efficiency ratio (SEER), which is the seasonal cooling output in Btu divided by the seasonal energy input in watt-hours for an average U.S. climate. Pre-1992 central air conditioners may have SEER ratings of only 6 or 7. The national efficiency standard for central air conditioners in 2003 requires a minimum SEER of 12, but it has risen to SEER 13 for products manufactured after January 22, 2006. But you should be aware that there are still units with lower SEER ratings in stock and you must confirm with the HVAC contractor the SEER of the unit to be installed.

When installing any air conditioning system it is recommended that you consider purchasing a unit charged with Puron gas as opposed to Freon gas that is being eliminated and will not be available in the future. Under the 1990 Clean Air Act, Freon systems must be phased out by 2010 because it is an ozone-depleting substance.

Like many consumer products that use energy, air conditioners and heat pumps are manufactured to meet or exceed minimum efficiency standards set by the U.S. Department of Energy. For nearly a decade, that minimum has been 10 SEER (Seasonal Energy Efficiency Ratio). On **January 23, 2006**, the minimum will jump to 13 SEER, a 30% increase over the current standard. The Seasonal Energy Efficiency Ratio (SEER) measures the efficiency of air conditioners and heat pumps. The higher the SEER, the more efficient the product.

The 13 SEER minimum applies to everyone - consumers, your local HVAC dealer and all manufacturers of air conditioners and heat pumps. However, it only applies to new equipment *manufactured* on or after January 22, 2006.

Units with a 13 SEER deliver about 23% energy savings compared to 10 SEER models and even more over older units manufactured prior to introduction of the SEER ratings in the mid 1990s Units with 13 SEER delivers about 8% energy savings compared to 12 SEER models

Units charged with Freon can not be converted to Puron gas and at sometime in the future replacement will be required rather than repair or charging.

The seasonal energy efficiency ratio is a federally mandated energy-efficiency rating for central air conditioners Be sure to compare SEER ratings if you're purchasing a new AC system. For more information: [www.aceee.org/consumerguide/aircon.htm](http://www.aceee.org/consumerguide/aircon.htm).