INSPECTION REPORT

2100 Williams Ave
Philadelphia PA 19100

PREPARED BY

INSPECTIONS UNLIMITED INC.

INSPECTIONS UNLIMITED INC.

702 Manchester Drive Maple Glen PA 19002-2863

215 793- 0900 215-725-9176 610 667 2922 Fax 215-643-8498

www.inspections-unlimited.com

February 27, 2007

William Costner
2500 Main Street
Philadelphia PA 19100

Re: 2100 Williams Ave
Philadelphia PA 19100

Dear William Costner,

On February 26, 2007, I inspected the above referenced property, as per your request. The building is a 90± year old building. The temperature was approximately 42± degrees and the weather was overcast. 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.**

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.

It is recommended that the buyer reinspect 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 is **CONFIDENTIAL** and is 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,

Fred Klein,
Inspections Unlimited Inc.
American Society of Home Inspectors ®
Certified Member #8465
Philadelphia License #24524

CERTIFIED INSPECTOR

ESTIMATED COST

ESTIMATED COST $2200.00-2600.00 Replace all of the existing roofs and all flashings. It is assumed for this estimate that the roof will not have to be stripped. If stripping is found to be necessary an increase of 30-40% maybe incurred.This should include replacement of all flashings and painting of all skylights and metal if present. If replacement of a skylight is required and additional cost of $600.00-700.00 will be incurred.

ESTIMATED COST The exterior requires replacement of the stucco at this time. The estimated cost for repairs is $11.00-14.00 per square foot for small areas, but if all areas are repaired/replaced an estimated cost of of $9.00-12.00 per square foot can be used. In addition the cost for removal must be considered along with any possible hidden damage.

ESTIMATED COST $1400.00-1800.00 Rebuild the chimney on an as needed basis to the point of the existing termination. This cost includes scaffolding. It is important that this work be professionally done to insure the future stability of the chimney.

It is recommended that you consider the installation of replacement windows for all existing windows. The average cost for a single 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. If is also recommended that the wood frame be capped at the same time this will normally cost $75.00-85.00 each additional.

ESTIMATED COST $350.00-450.00 A microbial investigation of the affect area by a certified company is required. This is necessary to assess the impact of the mold on the area and the building. If the entire building or additional testing is required, the cost may exceed $2000.00.

ESTIMATED COST $1500.00-1800.00 Install a flue liner for the existing chimney as necessary. Sealing and/or repairs to the structure of the chimney should be made on an as needed basis.

ESTIMATED COST $150.00-200.00 Light and service and the hot water boiler and determine the cause of the problem or if the unit is usable, for safety and insurance reasons

we do not light a pilot if out at the time of the inspection. The cost of repairs or replacement will be additional. In addition all parts of the system should be inspected for proper operation. It was also noted there is signs of rust on the side panels possible the result of leakage which would require a new boiler.

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.

As discussed this property requires complete renovations for the second and third floors, including all walls/ceilings, plumbing, electrical, HVAC etc. When this work is done and walls opened additional problems, some structural maybe found and should be expected. As discussed these areas have not been occupied for many years and finding newspaper on the floor of the third floor from 1943 should confirm this in part. Because of the lack of gas, water and electric the various system if present were not fully inspected. Although renovation without a complete rehabilitation are possible it is not a cost effective means of proceeding and therefore not recommended.

ESTIMATED COST $100.00-175.00 Install proper size circuit breakers 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 of the basement and elsewhere, all splices must be enclosed in an enclosure designed for this purpose.

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 $2500.00-3500.00 as a minimum cost for a three to four unit

building. In addition the plastic covering the detector should be removed as it defeats the purpose of the unit.

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.

ITEMS INDICATED AS RECOMMENDATIONS ARE REPAIRS 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 ONE HALF 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 in the opinion of this inspector they should be addressed and where necessary corrected.

ESTIMATED COST $150.00-250.00 each Repair or replace damaged wood window sills. Hidden damage if found will incur an added cost for repairs. When installing replacement windows this may, in some areas cover the insills.

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 $ Perform a complete inspection of the garage interior, door and any related components once access to the garage is possible, if defects are found an added cost for repairs will be incurred. As per information presented the interiors are in poor condition and complete replacement maybe more cost effective than repairs.

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 todays prices. Considering the limited visible area is is likely that all of the basement should be dash coated.

ESTIMATED COST $150.00-250.00 Properly secure and support the basement steps to the structure, providing proper and adequate support at all points of bearing.

ESTIMATED COST $150.00-250.00 each Replace the multiple temporary post jack at location. The use of a permanent post jack or 6 x 6 beam mechanically secured to the joist and floor are recommended. If a footing is necessary, as required, an additional cost will be incurred.

ESTIMATED COST $150.00-200.00 each Properly secure the permanent post jacks and install necessary footings.
It was observed that there appears to have been a fire in the basement at sometime in the past. Charring was observed, but most of the area has been painted over and/or repaired. It is recommended that if possible the extent and cause of the fire be determined.

ESTIMATED COST $125.00-175.00 each Once the gas to the upper floor unit have all gas appliances inspected by a licensed contractor, repairs if needed will be additional.

ESTIMATED COST $75.00-100.00 Properly support all gas pipes using metal straps designed and approved to the purpose.

ESTIMATED COST $50.00-75.00 Properly support all copper pipes using copper or plastic straps in the basement.

ESTIMATED COST $50.00-75.00 Replace all metal straps use of copper pipes to copper or plastic in the basement. If damage is found an added cost will be incurred.

ESTIMATED COST $25.00-35.00 each Install a permanent cap for the disconnected or terminated water lines in the basement and above the suspended ceiling on the first floor and elsewhere as maybe found once full access is possible.

ESTIMATED COST $125.00-175.00 each Re secure the toilet in the first floor powder room 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.

ESTIMATED COST $100.00-150.00 Repair the toilet in the first floor powder room continues to run after filling. This and all plumbing work should be done by a licensed plumber.

ESTIMATED COST $25.00-35.00 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 $50.00-75.00 Properly secure the vent from the water heater to the chimney. All vents should be mechanically secured at all joints and installed with an upward pitch of 1/4" per foot to the chimney. All vent piping must be of an approved material for the type fuel being used.
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 $150.00-450.00 each ceiling Stabilize or remove the ceiling above the suspended ceiling to prevent injury from falling pieces.

ESTIMATED COST $150.00-200.00 Install balustrades for basement steps either vertical set at a maximum of 4" o.c. or a board 10-12"± wide [following the angle of the steps]. In addition install a second standard design railing on the open side.

ESTIMATED COST $50.00-100.00 each 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 $75.00-125.00 Have a licensed electrician correct the use of a "green" wire connected to a circuit breaker. If any rewiring outside of the panel is required an added cost will be incurred.

In some locations active (live) knob and tube wiring is present. 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 the 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.

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.

It has come to our attention that many insurance companies are either refusing to write coverage for buildings knob and tube wiring or are requiring complete replacement, the cost of which will vary from home to home 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.

ESTIMATED COST 20.00-40.00 Install covers on all open junction boxes as necessary in various locations.

ESTIMATED COST 20.00-30.00 each box Install connectors for all wires at the electrical panel as necessary.

ESTIMATED COST $25.00-35.00 Install proper jumper for water meter, this must be a minimum of a #6 bare copper wire with proper clamps. The ground for the system is to a ground rod. The length of the rod should be 8', but because it buried this can not be confirmed, just assumed.

The smoke detector in the basement is covered with "plastic" for an unknown reason and will not work. This and all units must be in proper working condition.

ESTIMATED COST $100.00-150.00 Install a trap for the air conditioner condensate line.

It is your responsibility on the day of settlement to do a pre settlement walk through of the building 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 occurred, including new water stains.

5. Visually inspect all windows for broken glass or failed insulated glass panels.

6. 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 property you have it inspected by a termite control firm. ***We do not inspect for the presence or absence of termites.***

ROOF

The installed roof shows signs of active leakage and requires replacement at this time.This should include replacement of all flashings and painting of all skylights and metal if present. If replacement of a skylight is required and additional cost of $600.00-700.00 will be incurred.

ESTIMATED COST $2200.00-2600.00 Replace all of the existing roofs and all flashings. It is assumed for this estimate that the roof will not have to be stripped. If stripping is found to be necessary an increase of 30-40% maybe incurred.This should include replacement of all flashings and painting of all skylights and metal if present. If replacement of a skylight is required and additional cost of $600.00-700.00 will be incurred.

EXTERIOR

The property is an end of row multi use building and is covered with and/or constructed of brick that has been covered with stucco over masonry and man made stone, the method of installation and whether or not wire lath is present can not be determined by a normal visual inspection. The preferred method of application is over galvanized wire lath, this provides a better base and a longer life cycle.

The general condition of the visible areas is fair at this time, with some signs of differed maintenance. 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 budget for exterior maintenance at this time.

There are area where the stucco has failed and requires replacement at this time. This appears to be common to the majority of the areas. It also appears the stucco and man made stone was poorly installed and the presents of wire lath is questionable. But at a minimum the wire lath, if present was not properly secured to the structure. In addition no visible provisions were made for the drainage of water that will migrate behind the stucco.

ESTIMATED COST The exterior requires replacement of the stucco at this time. The estimated cost for repairs is $11.00-14.00 per square foot for small areas, but if all areas are repaired/replaced an estimated cost of of $9.00-12.00 per square foot can be used. In addition the cost for removal must be considered along with any possible hidden damage.

The chimney is in need of rebuilding at this time from above the roof line. It is important that this work be professionally done to insure the future stability of the chimney.

ESTIMATED COST $1400.00-1800.00 Rebuild the chimney on an as needed basis to the point of the existing termination. This cost includes scaffolding. It is important that this work be professionally done to insure the future stability of the chimney.

The doors are 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 doors to the rear roof were locked and not inspected. Once a key is made available, the door should be inspected for proper operation. If repairs are required, an additional cost will be incurred.

The installed "Bilco" or "Bilco"doors to the basement are metal and appear to be in fair condition for there age. Although they are not 100% water tight when properly installed they should greatly reduce the water infiltration.

The wood steps to the basement are in fair condition, due to the excessive amount of items in the basement access was not practical.

The installed windows are aluminum replacement windows and glass block windows The installed accessible panels are standard glass. With operation of the windows consist of double hung units Not all windows have screens installed, it is recommended and the owners should be questioned if the screens are available. In addition numerous windows screens are torn and require repairs or replacement. 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.

It is recommended that you consider the installation of replacement windows for all existing windows. The average cost for a single 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. If is also recommended that the wood frame be capped at the same time this will normally cost $75.00-85.00 each additional.

The wood insills for the accessible windows, in some areas, were in fair to poor condition. Failure to properly maintain these areas will lead to failure and water infiltration. It is recommended that all sills be properly painted and repaired on an as needed basis.

ESTIMATED COST $150.00-250.00 each Repair or replace damaged wood window sills. Hidden damage if found will incur an added cost for repairs. When installing replacement windows this may, in some areas cover the insills.

There are signs of deferred maintenance. It is recommended that a full survey of all exterior painted surfaces be performed by a qualified contractor with an estimated for painting and repairs if necessary being provided. There is considerable areas of deferred maintenance visible. In addition it can be expected that when a full survey is taken additional damage will be found. It is recommended that a budget of $2500.00-3500.00 be established for repairs and/or replacement of the wood. 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.


The concrete sidewalks and/or walkways are in fair condition for there age, with some areas covered with snot. It is important that all walkways and steps be kept free from tripping hazards both now and in the future. This applies to broken or lifted concrete and any other area that may cause a person to trip. In cases where the steps are of a solid material, such as concrete or brick and are adjacent to the home the joint between the steps and the building is subject to movement. This joint should be monitored and when necessary repaired and or filled with a flexible sealer such as a silicone caulk. This will help reduce water infiltration to the building and deterioration of the steps.

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. It 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 concrete and marble and are in fair to poor condition at this time, but as with all exterior steps ongoing maintenance and repair as necessary to maintain a safe area. Care should be taken that water does not collect in the low areas and freeze during the cold weather, particularly on the marble steps. In addition the ramp should be monitored and repaired on an as needed basis.

Some deterioration of the base to the side steps was noted and will require repairs in the next 1-2 years. As previously noted when the stucco is replaced these too should be repaired.

The installed rails are in fair condition at this time. It is important that all rails be monitored and repaired on an as needed basis. In time rails tend to become loose or show signs of deterioration from exposure and/or use. Failure to properly maintain rails can result in serious injury to individuals.

Railings are necessary for safety when there are (3) three or more risers. This condition exist for the side 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-DECKS

The exterior grading was checked for proper water run off and low spots in accessible areas.It appears to be fair under normal rain and/or snow conditions. It is recommended that you consider some improvements to reduce the chances of water infiltration in the future. 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.

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.

GARAGE/PARKING

There is a two car attached garage present. The garage door was locked. No inspection of the interior nor the operation of the door was performed. Once access is possible it is recommended that an inspection of the interior and the operation of the garage be performed.

ESTIMATED COST $ Perform a complete inspection of the garage interior, door and any related components once access to the garage is possible, if defects are found an added cost for repairs will be incurred. As per information presented the interiors are in poor condition and complete replacement maybe more cost effective than repairs.

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.

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 full basement present, the general visible and accessible areas show signs of major defects and should be considered to be in poor condition, with needs for repairs on an as needed basis.

The stone walls were accessible and visible inspected for less then 10%± of the area.

The accessible areas of the walls were in fair to poor condition considering the age of the building and will require repairs, the extent of which will depend on your intended use of the area.

All buildings with stone foundations will need "dash" coating periodically. This is a normal condition caused by water infiltration and age with all stone foundation homes. When need, the "dash" coat should be applied over wire lath where necessary. At this time various areas require "dash" coating. Once full access is possible additional problems maybe found and require attention.

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 todays prices. Considering the limited visible area is is likely that all of the basement should be dash coated.

The basement was cluttered with personnel items. This severely limited the inspection to those areas of walls, floors and joist readily accessible. ***IF YOU ARE CONCERNED ABOUT AREAS NOT ACCESSIBLE A RE INSPECTION SHOULD BE PLANED ONCE THESE AREA ARE CLEARED. THIS IS NOT PART OF THIS INSPECTION.***

The joist, 3 x 12 set 16" o.c. (on center), were visible for 25% of the accessible area. The sub flooring is tongue and grove flooring and was visible inspected for 25%± of the area.

The steps to the basement are in poor supported and require repairs at this time. In is important that all steps be properly secured and supported. The point of support at the top must be to a properly installed structural member capable of providing adequate bearing for the steps and any weight on these steps.

ESTIMATED COST $150.00-250.00 Properly secure and support the basement steps to the structure, providing proper and adequate support at all points of bearing.

There is a temporary post jack installed at various locations in the basement, that has become a permanent installation. It is recommended that this be replaced with a permanent jack or post.

ESTIMATED COST $150.00-250.00 each Replace the multiple temporary post jack at location. The use of a permanent post jack or 6 x 6 beam mechanically secured to the joist and floor are recommended. If a footing is necessary, as required, an additional cost will be incurred.

The permanent supports installed should be properly secured to the beam and where necessary a proper footing installed.

ESTIMATED COST $150.00-200.00 each Properly secure the permanent post jacks and install necessary footings.

There are stains from what appears to be past water infiltration in the basement. At this time the there was no active infiltration, but this is not guarantee that under some condition they might not reoccur in the future. A determination of this type is beyond the scope of a visual inspection. It should be noted that the basement appears to be "damp", this is a relative term but dampness is one part of formula to the growth of mold, the others being warmth and a food source both of which were present. It is recommended that a dehumidifier be installed in the area in addition to attention being given to grading and any areas of water infiltration.

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 nor and the company are not 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. There are signs of mold in the basement. The testing and removal should be performed by an individual trained in the testing and/or removal of mold. The cost associated with testing and removal will depend on the findings.

ESTIMATED COST $350.00-450.00 A microbial investigation of the affect area by a certified company is required. This is necessary to assess the impact of the mold on the area and the building. If the entire building or additional testing is required, the cost may exceed $2000.00.

The results of this investigation should be used to estimated the cost of remediation or if it is cost effective to remediate and repair the building. A mold abatement contractor, must perform all removal of damaged walls, ceilings etc. from the property when they exceed the standards set by the E.P.A. and/or the D.E.P. Failure to properly remove the mold and protect the workers may result in additional damage an injury. Additional information is available at www.epa.gov/iaq/molds/images/moldguide.html

It was observed that there appears to have been a fire in the basement at sometime in the past. Charring was observed, but most of the area has been painted over and/or repaired. It is recommended that if possible the extent and cause of the fire be determined.

PLUMBING

The building has a 3/4" 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.

Water quality or hazardous materials (lead) testing is available from local testing labs or Inspections Unlimited Inc. upon request. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground and concealed piping cannot be detected by a visual inspection.

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 gas was not on in all areas those listed were not inspected. The gas to the second floor is off. No inspection of any gas appliances for this unit is included in this report, except for visual conditions. Once the gas is on an inspection and report on the condition of all gas appliances should be performed.

ESTIMATED COST $125.00-175.00 each Once the gas to the upper floor unit have all gas appliances inspected by a licensed contractor, repairs if needed will be additional.

The visible gas piping shows of sagging, it is important that all pipes be properly supported using metal straps designed and approved to the purpose. Otherwise the system shows no signs of excessive deterioration inconsistent with the age of the building.

ESTIMATED COST $75.00-100.00 Properly support all gas pipes using metal straps designed and approved to the purpose.

The visible piping is copper and shows of sagging in the basement, it is important that all pipes be properly supported using copper or plastic strap. Otherwise the system shows no signs of excessive deterioration inconsistent with the age of the building.

ESTIMATED COST $50.00-75.00 Properly support all copper pipes using copper or plastic straps in the basement.

The copper pipes have been supported with steel straps in some locations in the basement. This is incorrect because a dielectric action will occur between the two metals and in time cause deterioration and/or failure. All such straps and supports should be changed to copper or plastic.

ESTIMATED COST $50.00-75.00 Replace all metal straps use of copper pipes to copper or plastic in the basement. If damage is found an added cost will be incurred.

There is no cap or plug for the disconnected or terminated water line in the basement at numerous areas and above the suspended ceiling of the first floor. Repairs are necessary to prevent possible future leaks and related damage.

ESTIMATED COST $25.00-35.00 each Install a permanent cap for the disconnected or terminated water lines in the basement and above the suspended ceiling on the first floor and elsewhere as maybe found once full access is possible.

The toilet is loose and can be moved at the base in the powder room 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 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 toilet in the first floor

powder room 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.

The toilet is continuing to run after filling in the powder room.

ESTIMATED COST $100.00-150.00 Repair the toilet in the first floor powder room continues to run after filling. This and all plumbing work should be done by a licensed plumber.

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.

UNDERGROUND PIPES 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.

HEATING

There is one gas fired forced air heater located in the basement.

The heater was visibly inspected and is in satisfactory condition for its age and functioning as intended, it appears to be 2-3 years old.

No opinion as to the actual adequacy of the system or the distribution is made as a part of this inspection. Making this type of determination is beyond the scope of a home 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 hot air furnaces 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.

The average life expectancy of a standard gas fired hot air heater is 18-22 years and 15-18 years for a high efficiency unit, this is with normal maintenance and repairs on an as needed basis. Oil fired units have an average life of 22-25 years. As units age increased repairs should be expected.

A random check as to the air flow was performed on accessible registers. Not all registers were checked nor was test equipment used. An inspection as to the amount of air flow and it's adequacy is beyond the scope of a home inspection. ***In instances where defects are found with the heating system any determination as to adequacy of air flow should be confirmed once repairs are made, by the licensed contractor. As noted previously our inspection is limited and is not meant to determine adequacy or the quantity of air flow to the various locations.***

It is common with some hot air systems to have to balance the air flow. This requires making changes between summer and winter usage, this is because hot air rises and cold air falls. In some instances it maybe necessary to close or restrict air flow to various areas accordingly.

The filter is a throwaway type and should be changed after every one to two months of use, when the proper type filter is installed. The filter was properly installed, this is important to reduce the chance of air by passing the filter.

The heater utilizes what is referred to as a "turbo" system for the flame. The gas is forced into the combustion chamber, normally in a horizontal manner. Unlike older systems where the flame exits from an orifice and extends in an upward manner. Both systems provide adequate heat and service. The turbo, system does not allow for checking the flames pattern and any changes that may occur when the blower motor is in used. The flame pattern and/or changes are one method used to check for a failed heat exchanger.

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.

From a visual inspection from the roof and/or the basement, a liner is needed at this time to prevent dangerous gases, carbon monoxide, from entering the house. There are various methods of lining a chimney. A contractor qualified and who specializes in this should be consulted. The cost will vary depending on the method and on site conditions.

When a hot air furnace fails, has a defect in the heat exchanger or there is a defect or failure in the chimney system, the vent pipes to the chimney and the actual chimney, the distribution of deadly carbon monoxide gases may occur. You can't see or smell carbon monoxide, but at high levels it can kill in minutes". "Carbon monoxide is produced whenever any fuel such as gas, oil, kerosene, wood or charcoal is burned.

What is carbon monoxide and who is at risk?

Carbon monoxide (CO) is a colorless, odorless deadly gas. Because you can't see, taste or smell it, carbon monoxide can kill you before you know it's there. At lower levels of exposure, carbon monoxide causes health problems. Everyone is at risk for carbon monoxide poisoning. Medical experts believe, however, that some individuals are more vulnerable to poisoning such as unborn babies, infants, children, senior citizens and people with heart or lung problems.

ESTIMATED COST $1500.00-1800.00 Install a flue liner for the existing chimney as necessary. Sealing and/or repairs to the structure of the chimney should be made on an as needed basis.

HYDRONIC HEAT

The hot water boiler is fueled by natural gas. there is one unit 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 there 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 25-30 years old and not in use at this time.

The pilot light was out to the boiler and the gas off, for safety and insurance reasons we do not light a pilot if out at the time of the inspection. Lighting and servicing and repairs on an as needed basis are necessary to the heater.

ESTIMATED COST $150.00-200.00 Light and service and the hot water boiler and determine the cause of the problem or if the unit is usable, for safety and insurance reasons we do not light a pilot if out at the time of the inspection. The cost of repairs or replacement will be additional. In addition all parts of the system should be inspected for proper operation. It was also noted there is signs of rust on the side panels possible the result of leakage which would require a new boiler.

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 reseat. 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 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.

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.

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.

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 the drip leak until replacement can be made.

The gas water heaters are both 30 gallon units. With the one for the apartments not in

service. The hot water heater was installed in 1992 and for the apartment and for the office in 2004.

The water heater is past its normal life expectancy of 8-10 years. Although still in service it is recommended that you budget for replacement at anytime in the future. The average replacement cost for a standard size 40 or 50 gallon hot water heater is $450.00-550.00.

The water heater is vented to the chimney through a metal stack. As installed the stack is loose and not properly secured. All vents should be mechanically secured at all joints and installed with an upward pitch of 1/4" per foot to the chimney. Failure to properly secure and the vent can lead to failure other serious defects.

ESTIMATED COST $50.00-75.00 Properly secure the vent from the water heater to the chimney. All vents should be mechanically secured at all joints and installed with an upward pitch of 1/4" per foot to the chimney. All vent piping must be of an approved material for the type fuel being used.

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 reseat. 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.

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 PROVICED OR FANS NOT USED. BUT MOLD 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.

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.

As discussed this property requires complete renovations for the second and third floors, including all walls/ceilings, plumbing, electrical, HVAC etc. When this work is done and walls opened additional problems, some structural maybe found and should be expected.

As discussed these areas have not been occupied for many years and finding newspaper on the floor of the third floor from 1943 should confirm this in part. Because of the lack of gas, water and electric the various system if present were not fully inspected. Although renovation without a complete rehabilitation are possible it is not a cost effective means of proceeding and therefore not recommended.

The interior walls and ceilings for the office are dry wall and appear to be in fair condition for their age, in the office. All walls are subject to movement which will result in cracks and/or nail pops. Scraping out the crack or re nailing the nail 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.

All areas of the office have suspended ceilings installed as there prime ceiling covering. The suspended ceilings in most locations were installed in such a manner that removal of the panels was limited possible due to the chances of doing damage. A limited inspection of the area was performed. As is common the electrical lines etc are strung loosely above the ceilings.

Some areas of the upper floors, which are to be completely remodeled have suspended ceilings. The suspended ceilings in some locations have been installed in such a manner that removal of the panels is 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. In addition, the presents of electrical, plumbing or other items in this space were not viewed, confirmed or inspected. 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. IN ADDITION, IF THE CEILINGS ARE IN POOR CONDITION IT IS POSSIBLE THAT PLASTER MAY FALL CAUSING DAMAGE AND POSSIBLE INJURY. IF THIS OCCURS, REPAIRS WILL BE REQUIRED.

The plaster ceiling above the suspended ceiling is in poor condition and must be properly stabilized or removed to prevent injury form falling sections.

ESTIMATED COST $150.00-450.00 each ceiling Stabilize or remove the ceiling above the suspended ceiling to prevent injury from falling pieces.

Various areas have 12 x 12 tiles installed. If you chose to remove the ceilings you must be ready to repair or replace as needed the original ceilings. At this time the tiles are in fair condition and will require repairs in the future. If you chose to remove the ceilings you must be ready to repair or replace as needed the original ceilings.

The interior of the house was cluttered with personnel items. This severely limited the inspection to those areas of walls, floors and ceilings readily accessible. ***IF YOU ARE CONCERNED ABOUT AREAS NOT ACCESSIBLE A RE INSPECTION SHOULD BE PLANED ONCE THESE AREA ARE CLEARED. THIS IS NOT PART OF THIS INSPECTION.*** 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.

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

The steps to the basement have open rails on one side and no railing on the other. It is recommended that for safety the steps and rail be made safe by properly installing balustrades at a maximum of 4" on center or a 10-12" wide board set between the rail and the steps following the angle of the steps. This will reduce the chances of a child falling though.

ESTIMATED COST $150.00-200.00 Install balustrades for basement steps either vertical set at a maximum of 4" o.c. or a board 10-12"± wide [following the angle of the steps]. In addition install a second standard design railing on the open side.

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 $50.00-100.00 each 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 floor covering consist of carpet, in poor condition. Areas of the subfloor have been replaced, possible from past plumbing repairs. It is recommended that the complete bathroom floor be replaced. 3rd floor

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.

There is an exhaust fan present for ventilation in the bath and/or powder rooms. It is assumed that these are properly vented to the outside. When vented through a accessible attic the point of termination maybe observed, but when discharged through walls to the outside a positive point of termination and the condition of the hidden pipes can not be made.

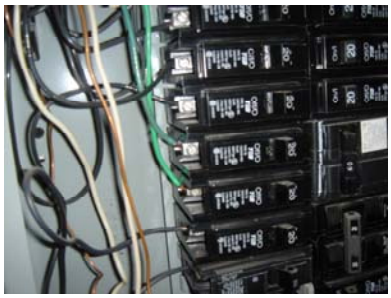
ELECTRICAL

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.

The electrical service terminates in the basement into a trough and then to circuit breaker panel(s). For safety troughs are not normally opened, but if opened the wiring ***is not disturbed***.

The disconnect for the electrical service consist of a main section, six (6) or less breakers or throws.



The cover and/or covers of the electrical panel were removed and the interior were visibly inspected for signs of arcing or over heated circuits, no visible signs of damage were observed.

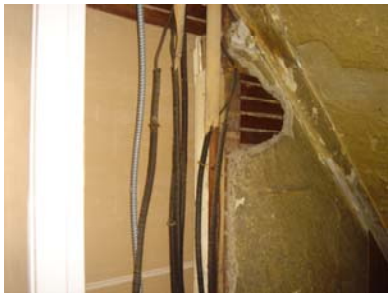
There are "green" wires connected to circuit breakers in the panel. The use of "green" wire is limited to ground wires only and therefore incorrect. This is also the sign that a non professional performed work in the building.

ESTIMATED COST $75.00-125.00 Have a licensed electrician correct the use of a "green" wire connected to a circuit breaker. If any rewiring outside of the panel is required an added cost will be incurred.

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 $100.00-175.00 Install proper size circuit breakers 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 central alarm system was not inspected as a part of this professional inspection. These unit in some cases are the property of the alarm company, if the system is connected to a central station. If you wish to use the system, the alarm company or the owner of the system should be contacted.



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.

In some locations active (live) knob and tube wiring is present. 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 the 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.

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.

It has come to our attention that many insurance companies are either refusing to write coverage for buildings knob and tube wiring or are requiring complete replacement, the cost of which will vary from home to home 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 in insulation or covered in any manner. When installed it was designed to be in "free air" to dissipate heat build up. 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.

Install proper covers on all junction boxes in various areas.

ESTIMATED COST 20.00-40.00 Install covers on all open junction boxes as necessary in various locations.

Install proper connectors for all wires to electrical panel and/or other areas.

ESTIMATED COST 20.00-30.00 each box Install connectors for all wires at the electrical panel as necessary.

Correct the open splice in the middle of the basement and elsewhere as needed.

ESTIMATED COST $75.00-125.00 each Correct the open splices in all areas of the basement and elsewhere, all splices must be enclosed in an enclosure designed for this purpose.

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.

The visible and accessible receptacles were two prongs without a ground in some visible and accessible areas. In those areas accessible a sampling of receptacles and switches were tested and operated. In areas where three prong grounded receptacles are required or desired this can be accomplished either by rewiring from the main panel with new three conductor wire or a GFCI receptacle or circuit breaker can be installed. The installation of three prong receptacles without a proper ground gives a false sense of security and should be corrected. Some older two prong receptacles do not have polarized plugs, one side is wider then the other, as now required for some modern appliances. Although an inconvenience this does not constitute a defect. Consult with a qualified licensed electrician for the above mentioned work to rectify the condition.

Numerous receptacles and or switches have been painted, this is not recommended. When a receptacle is painted over inserting the plug becomes difficult and may cause damage to the receptacle. It is recommended that all such items be replaced.

It is recommended that a general upgrade of the electrical distribution be performed to better meet todays needs. This will add additional receptacles, switches and circuits. The cost of this will depend on the extent of the upgrade required and the accessibility to the areas in question.

The water meter does not have a properly installed jumper for the electrical system. This should be installed so that if at any time the water meter is removed the electrical system will still be properly grounded.

ESTIMATED COST $25.00-35.00 Install proper jumper for water meter, this must be a minimum of a #6 bare copper wire with proper clamps. The ground for the system is to a ground rod. The length of the rod should be 8', but because it buried this can not be confirmed, just assumed.

GFCI protected receptacles should be installed for all receptacles in the garage, except for not readily accessible receptacle used for garage door openers, outside, roof tops, bath rooms, 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. It is recommended that GFCI receptacles be installed in all required locations as per current standards.

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 bed room 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. 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. 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.

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 $2500.00-3500.00 as a minimum cost for a three to four unit building. In addition the plastic covering the detector should be removed as it defeats the purpose of the unit.

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.

The smoke detector in the basement is covered with "plastic" for an unknown reason and will not work. This and all units must be in proper working condition.

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.

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.

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, 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 one central air conditioning unit present. The average life expectancy of a residential central air conditioner is 12-15 years with proper maintenance. As they age repairs will become necessary and replacement with a more efficient unit maybe cost effective. The air conditioner appears to be 3-4± years old.The average age for a central system is 12-15 years with normal maintenance.

Central air conditioners are rated according to their seasonal energy 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 will rise to SEER 13 for products manufactured after January 22, 2006.

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.

Due to weather conditions the unit could not be tested. [The outside temperature must be above 55 degrees for 24 hours prior to the inspection to run the air conditioner.]

It is recommended that the current owner be questions as to the condition of the air conditioner this past season. In particular whether the unit was operating properly, were there any unresolved problems with the system and did the unit properly cool the house. Because of the conditions present and our inability to test the system at this time we assume no liability for it's adequacy nor whether or not it is in working order now or next season.

A re inspection is not included in the original inspection and if required will be charged as noted in the ESTIMATED COST segment of this report.

The air conditioner condensate discharges to what appears to be a non trapped drain, this improper and corrections are necessary.

ESTIMATED COST $100.00-150.00 Install a trap for the air conditioner condensate line.