PROPERTY INSPECTION REPORT

ALPHA INSPECTIONS
Home & Commercial Building Inspections

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601 Main St
Inspection Prepared For: Kirk Beattie
Agent: Warren Clement - Re / Max Innovative Bayside Laconia

Date of Inspection: 4/24/2024

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Thank you for choosing
Alpha Commercial Building Inspections

This Property Condition Assessment Report is supplemental to the Property Disclosure Statement. It is the responsibility of the Client to obtain any and all disclosure forms relative to this real estate transaction. This inspection does not include testing for radon, pest, private septic systems, water quality, tenant fit up, specialty equipment, mold or other hazardous materials unless specifically requested.
This report is based on the ASTME 2018-15 Standards of Practice
view at http://www.astm.org/Standards/E2018.htm
A commercial property condition assessment is intended to assist in evaluation of the overall condition of the property. The inspection is based on observation of the visible and apparent condition of the structure and its major components on the date of the inspection and not the prediction of future conditions. Material defects that are hidden or located at inaccessible areas or non observable areas are excluded. ALL DEFICIENCIES NOTED IN THE REPORT SHOULD BE ASSESSED PRIOR TO CLOSING ON THE PROPERTY.
A commercial property condition assessment will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection. It is not an insurance policy protecting against all present or future deficiencies that may or may not have been observable at the time of inspection. A material defect is a condition with a real property that would have a significant adverse impact on the value of the real 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 the normal useful life of such a structural element, system or subsystem is not by itself a material defect.
Note:
Comments in **BLUE** below, indicate a condition that should either be monitored closely, assessed or be repaired by a qualified contractor .
Comments highlighted in **yellow** can be hovered on for additional information found in report glossary.

Inspection Details

1. Attendance

Client , Buyer Agent , Building owner

2. Occupancy

Occupied - Furnished

3. Building Faces

West

4. Weather Conditions

Cloudy, Rain, 50-59 degrees, ground is damp

5. Purpose and Scope

• Executive Summary

I appreciate the opportunity to conduct this inspection for you. Please carefully read your entire inspection report. Remember, when the inspection is completed and the report is delivered, I am still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation, snow cover and stored items and possessions. This report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.
For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.
We recommend for commercial condominiums that client review all condo documents and budget.

General Description

The subject property is a main street Commerical Retail Space with a shared wall, approximately 22,000 sq ft, reported to be constructed circa 1950.

Purpose and Scope

At the request of Kirk Beattie a visual review was performed on the subject property. This was a visual review of readily accessible areas and components. It was not technically exhaustive and no excavation, disassembly or removal of covers, panels or obstructions was performed. Some components were assessed on a random sampling of like items. This review was limited to identifying the existing conditions of the structure, plumbing system, heating / cooling and electrical system. Fire protection systems were noted but not assessed in this report. Specialty equipment, store fixtures and tenant fit up are not assessed in this inspection. This assessment is in accordance with the ASTM standard E2018-15 for Property Condition Assessments.
This assessment does not identify minor, inexpensive repairs or maintenance items that are usually done on a regular basis. This Inspection Report is supplemental to the Property Disclosure Statement.

This document was prepared as a report of all visual defects noted at the time and date of the inspection. It is not necessarily an all-inclusive summary, as additional testing or inspection information/processes and analysis may be pending. It is subject to all terms and conditions specified in the Inspection Agreement. It should be noted that a standard pre-purchase or pre-lease inspection is a visual assessment of the condition of the structure at the time of inspection and is subject to day to day changes. The inspection and inspection report are offered as an opinion only, of items observed on the day of the inspection. Although every reasonable effort is made to discover and correctly interpret indications of previous or ongoing defects that may be present, it must be understood that no guarantee is expressed nor implied nor responsibility assumed by the inspector or inspection company for the actual condition of the building or property being examined. This firm endeavors to perform all inspections in substantial compliance with the Commercial Building Standards as established in ASTM E2018-15. The scope of the inspection is outlined in the Inspection Agreement, agreed to and signed by the Client. Our inspectors inspect the readily accessible and installed components and systems of a property. This report contains observations of those systems and components that are, in the professional opinion of the inspector authoring this report, significantly deficient in the areas of safety or function. When systems or components designated for inspection in the Standards are present but are not inspected, the reason the item was not inspected may be reported as well.

• Due to the age of the property it is assumed that lead paint and asbestos may be present. They are in and of themselves not necessarily a hazard. It is important when doing repairs on a building this age to use proper protocol to prevent contamination from lead or asbestos debris and dust. As of February 22, 2010 EPA is requiring any contractor doing work on a property built prior to 1979 and disturbing more that 6 square feet in any room be certified lead disturbance and containment. For more information contact your realtor or visit www. epa.gov. This inspection takes into consideration that the building is over 74 years old and an expected amount of deterioration, wear and tear will be present and considered typical for a building this age.
Due to the overall condition of the property, the listed items are not intended to reflect each and every possible maintenance issue/defect, but are merely intended to reflect the overall condition of the property at the time and date of the inspection.

• The interior of the property is occupied and cluttered. Many of the surface areas such as the floors, walls, cabinets and counters were not fully visible, and in accordance with industry standards we only inspect those surfaces that are exposed and readily accessible. There may be defects that will only become visible once the occupants equipment and fit up have been removed.

• Due to the age and general disrepair of the property this report is intended to communicate the general condition of the property and not to report on each and every deficiency or area of damage. Reported areas of damage are a sampling of conditions. For a complete assessment of every deficiency you will need to have individual contractors perform more detailed assessments of those specific areas in their area of expertise.

Grounds

1. Parking Lot / Walk Ways

Observations:

1.1. There is municipal parking only with town side walk at front / side of building and alley way with service access to building at rear of property.

2. Grading / Storm Water Drainage

Observations:

2.1. Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of 5% or 6 inches for a distance of 10 feet around the perimeter of the building.

2.2. There is one or more surface drain at exterior of building, recommend monitor for proper drainage, keep clear of snow / ice / debris and have cleaned and serviced as needed.

Surface drain at rear alley

3. Vegetation Observations

Observations:

3.1. Recommend always pruning or remove any plants that are in contact or proximity to building to eliminate pathways of wood destroying insects, water intrusion and fungal growth.

3.2. Vegetation such as trees, shrubs and/or vines are in contact with or less than one foot from the structures exterior. Vegetation can serve as a conduit for wood destroying insects and fungal growth and may retain moisture against the exterior after it rains. Vegetation should be pruned and/or removed as necessary to maintain a one foot clearance between it and the structures exterior.

Vegetation in contact with siding at rear of building

4. Wall or Fence Condition

Materials: Concrete Wall
Observations:

4.1. Retaining walls should be monitored for movement and integrity on a regular basis. Spring is the best time to monitor for movement from winter conditions and spring rains.

Exterior Areas

1. Doors

Observations:

1.1. Exterior doors were checked for evidence of damage and improper installation, they were opened and closed on a random basis.

1.2. Unable to operate one or more door, locked / sealed shut or tied into fire security system at the time of inspection.

1.3. Front entrance is glass store front style doors are in good condition and operated cleanly with no binding. Rear loading dock door frames are damaged, excessive corrosion on rear metal doors, recommend repairs by a qualified contractor.

Broken glass on cargo elevator door at right side

Door at right side is locked, could not assess

Door at right side is locked, could not assess

Broken glass at rear / door is sealed could not assess

2. Sidewall System

Materials: Brick veneer noted.
Observations:

2.1. A visual inspection of exterior surfaces is performed, checking for evidence of deterioration, damage, excessive staining, or improper installation.

2.2. One or more areas of damage to exterior wall surfaces, recommend full assessment and repairs by a qualified contractor.

2.3. Gaps exist at one or more openings around the exterior, such as those where outside faucets, utility supply pipes penetrate the exterior or at transitions or flashings. Gaps should be sealed as necessary to prevent moisture intrusion and entry by vermin.

Penetration gaps at rear

Deterioration to brick and grout

Damaged / missing brick at front

Awning at front reported to bind when closing, not assessed

3. Window Condition

Materials: Wood , Aluminum, Single Pane
Observations:

3.1. A visual inspection of exterior window surfaces is performed, checking for evidence of deterioration or damage.

3.2. There is broken glass at one or more window, recommend repairs by a qualified tradesman.

3.3. Deterioration of frames or trim at one or more window. Recommend assessment of all windows and repairs as needed by a qualified contractor.

Corrosion on frame at rear

Broken glass at right side, similar areas throughout

Broken glass at right side

Broken glass at front

4. Electrical Exterior

Observations:

4.1. One or more loose or damaged exterior light, recommend repair by a licensed electrician.

Damaged / loose fixture at rear

Roof

1. Roof Condition

Age of Roof: 20+ Years, Design Life: 20-30 Years, Observations were conducted from walking roof
Materials:
• Flat roof, rubber membrane
Observations:

1.1. The roofing system consists of fastened insulation panels and glued down EPDM rubber membrane sheets. (Ethylene propylene diene terpolymer, EPDM). Recent studies have shown that these roofs can last as long as 20 - 30 years if properly maintained. See following link: http://www.epdmroofs.org/epdm-todays-choice/long-term-performance
Regular maintenance will help to extend the life of roof. The roof age appears to be within its intended design life and in acceptable condition, except where noted. Recommend regular inspection of all seams and roof penetrations and maintenance by a qualified roofing contractor, to prolong life of roof and protect against leaks.

1.2. There are areas of lifting and or damage to roof surfaces, recommend assessment and repairs as needed by a qualified roofing contractor.

Rear / upper roof surface

Rear / upper roof surface

Front / lower roof surface

Front / lower roof surface

Numerous patches / repairs noted to roof surface

Damaged / lifting patches on rear roof surface

Deterioration to rear roof surface

2. Flashing

Observations:

2.1. Recommend inspection and maintenance on a regular basis of all seams, flashing and roof penetrations by a qualified roofing contractor, to prolong life of roof and protect against leaks.

2.2. Damaged flashing at drip edge and or transitions at one or more area of building, recommend assessment and repairs by a qualified roofing contractor.

Sections of damaged flashing at front

Damaged flashing around HVAC penetrations

Dried / cracking flashing sealant at shared wall

3. Sky Lights

Observations:

3.1. Sky lights are not opened or operated during inspection

3.2. Sky lights have damage to framing or glass, recommend repair or replacement as needed by a qualified contractor.

Damaged skylight / broken glass at rear

Damaged skylight / broken glass at rear

4. Gutter

Observations:

4.1. The roof system is drained through internal roof drains. The roof appears to have proper grading towards drains, recommend regular cleaning and inspection by a qualified roofing contractor. The system was not observed during rain conditions, system appears to be in good functional condition. Client should observe gutters during heavy rains to confirm rain runoff is being properly diverted. It is important that all gutters properly divert water outside of and away from building to prevent water intrusion.

4.2. One or more of the roof top gutter screens are missing or damaged. Recommend installation of drain screens to help prevent clogging and ponding on roof, and regular maintenance of drains and gutter system.

Internal roof drains throughout

Damage roof drain cover

Damage roof drain cover

5. Chimney

Observations:

5.1. Masonry Chimney

5.2. Chimney(s) are over 50 years old and will require inspection and maintenance from time to time.

5.3. Flue is not included in this inspection, recommend having flue inspected by a qualified masonry / chimney contractor.

5.4. No chimney rain cap observed, suggest installing a chimney raincap to prevent the entrance of the elements and local wildlife and to preserve the life of the chimney as well as minimize maintenance.

5.5. Chimney mortar and brick have areas of deterioration or cracking. Recommend having assessed and repaired as necessary by a qualified masonry contractor.

Deterioration to brick and grout

Deterioration to brick and grout

Attic / Mechanical Chase

Limitations of Attic and Insulation Inspection
•Present or possibility of future water leaks is not alway observable.
•Access to all areas of attic space is often limited due to lack of permanently installed walkways, the possibility of damage to insulation, low height and/or stored items. These areas are excluded from this inspection.
•Insulation/ventilation type and levels in concealed areas, like exterior walls, are not inspected.
•Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
•Any estimates of insulation R values or depths are rough average values.

1. Access

Observations:

1.1. Due to the cathedral construction design of this property, the space between the ceiling and roof was not visually inspected, as this area is not visible or accessible to the inspector. If client has concerns regarding this area of the home, a specialist should be contacted for further evaluation and information.

2. Ventilation

Observations:

2.1. No visible ventilation, this can diminish roof life, add to cooling costs and be a contributing factor to elevated moisture in attic and ice damming. Client should monitor attic condition and add ventilation as needed.

Foundation

1. Foundation walls

Observations:

1.1. Foundation walls were checked for visible evidence of staining, damage, settlement cracks and improper installation.

1.2. Concrete walls

1.3. Limited visibility due to finished basement space and or stored items or cluttered conditions.

1.4. Vertical cracks noted on foundation wall at one or more location, recommend monitor for further movement and or water intrusion and sealing / repairs as needed.

Vertical crack on side wall.

Vertical crack on front wall with repairs

Limited visibility in basement space due to stored items / cluttered conditions

2. Under Floor Framing

Observations:

2.1. Beam material: steel

2.2. Steel lally columns

2.3. Metal trusses noted.

2.4. Limited visibility due to finish basement, insulation or cluttered conditions.

2.5. Corrosion / deterioration was observed on one or more framing members, Recommend monitor condition and have evaluated by a qualified contractor as needed.

Corrosion on framing members at left side

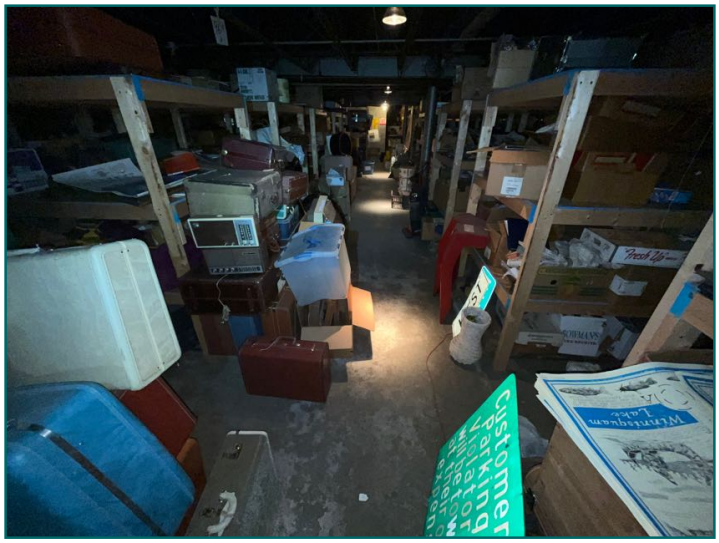
3. Floor Slab

Observations:

3.1. Materials:

3.2. Concrete Floor Slab

3.3. Concrete slab not fully visible due to floor covering and or stored items / cluttered conditions.



4. Sump Pump

Observations:

4.1. Sump pump and drain line should be monitored for proper operation particularly during wet conditions to help prevent water intrusion.

4.2. Unable to test due to a sealed pit with no external switch. Recommend client confirm proper operation prior to close.

4.3. Sump pump is draining directly into sewer system, this is not allowed by most municipalities, should be drained to the exterior of building, recommend repair by a qualified contractor.

Sump pump at rear of basement, drain termination not located.

Sump pump at front of basement drains into sewer system

Electrical

1. Service Panels

Observations:
• The service entrance is under ground to main transformer then enters via metal piping up and through wall to basement mechanical area. The main service is 100-amp, 208Y/120 volt 4-wire 3-phase. Disconnecting power requires the deactivation of single main switch disconnect which is not clearly marked. Numerous sub panels were observed, our inspection was visual only. Visible wiring was copper. The electrical service appeared adequate for the current load and use.
Back up lights, exterior lighting, life safety equipment (such as fire and smoke alarms) and security systems are not inspected. Last service tag for security and or life safety equipment were not located. Recommend obtaining service records and annual testing of life safety system by a qualified security company.
There is an underground transformer in a compartment located behind the main electric panel area that is reported to be no longer in use / disconnected. This area was inaccessible during the inspection, recommend further evaluation by a qualified contractor as needed.

Electric panels and main service entrance

Main electrical disconnect

Sub panel in boiler room

Basement sub panels

Sub panels at right side first floor

Sub panels at right side second floor

Plumbing

1. Plumbing System

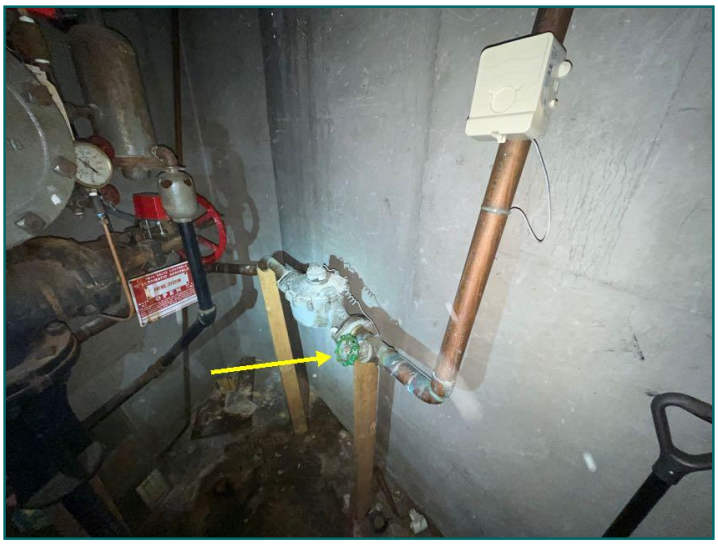
Observations:

1.1. Building is reported to be serviced by municipal water and sewer. There is a 2 " water meter all copper. The main water supply shut off valve is located at the meter. Back flow prevention device was not located, this device requires periodic testing in most municipalities. There are sub slab supply and drain lines that were not observed.

1.2. There is a fire suppression system present, not assessed. The system usually requires annual maintenance and inspection by a qualified contractor. Recommend obtaining service records and or assessment by a qualified fire suppression company. Last maintenance service recorded is

1.3. There is corrosion on one or more plumbing line or fitting, recommend monitor for any further corrosion and leaking and have repairs by a licensed plumber as needed.

1.4. There area areas of damaged pipes or fittings, recommend assessment and repairs by a licensed plumber.

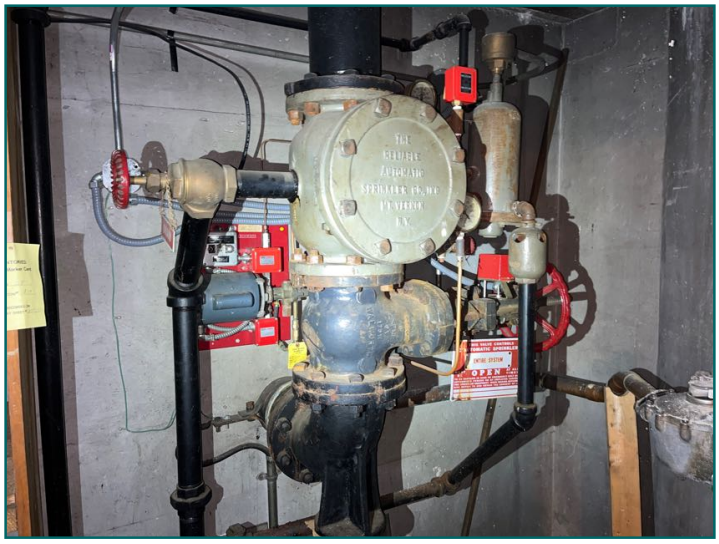


Main water shut off valve is located at water meter

Main drain line termination

Cracked / damaged drain pipe at left side

Corrosion on fittings at left side



Riser for fire suppression system

Fire suppression system service tag

Water Heater

1. Condition

Observations:

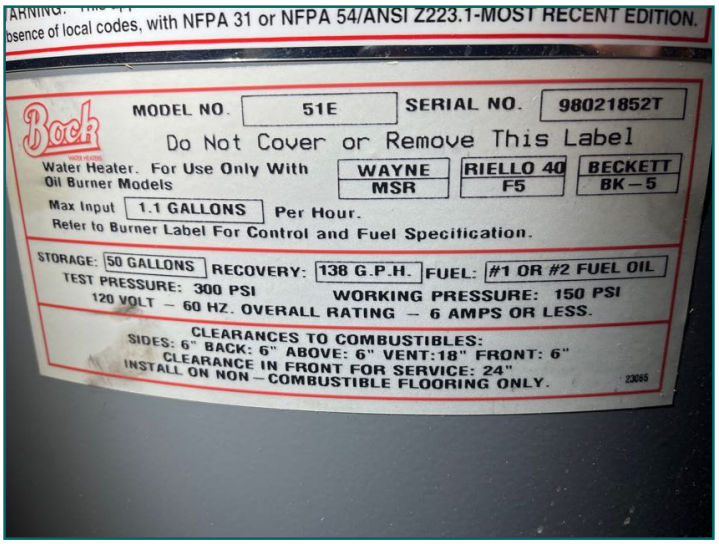
1.1. Building is serviced by an oil fired water heater in basement and an electric water heater in the first floor bathroom. The basement water heater is 25 years old. The first floor water age could not be determined but appears to be within its typical design life. Typical design life for water heater is 10-15 years. Water heater appears to be in acceptable condition and working except where noted.

1.2. One or more water heater is approaching or at the end of its typical service life. Client should monitor condition and have replaced as needed.

1.3. Oil boilers and water heaters require annual maintenance. Last maintenance is not recorded. Recommend inspection, maintenance, and cleaning by a certified oil heating company. Recommend inspection of oil tank during each annual boiler service.

1.4. Basement water heater is shut down, could not assess. Recommend confirming operation with seller prior to closing and further evaluation by a qualified contractor as needed.

Basement water heater



Water heater data plate

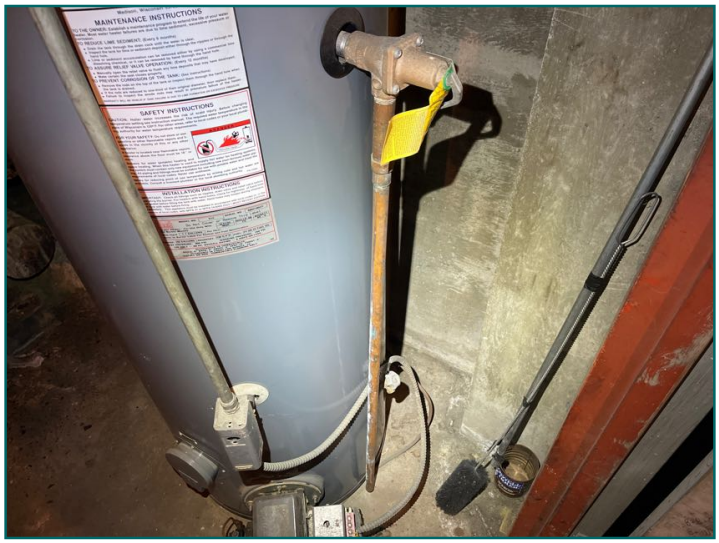
Electric water heater in first floor bathroom, age not determined

2. TPRV

Observations:

2.1. A Temperature Pressure Relief Valve (TPR Valve) present. This safety valve releases water (and thus relieves pressure) if either the temp or pressure in the tank gets too high. The TPR valve discharge tube must be made of copper, iron, or CPVC (NOT regular PVC). It must terminate within 6" above the floor--the end cannot be threaded or have a fitting.
The discharge piping should not be reduced either by fittings, kinks or in any other way. Watts® Regulator Company, a maker of numerous water safety devices, states that discharge piping in excess of 30 feet or the use of more than four 90° elbows will reduce the discharge capacity. Shorter is better.

2.2. Down pipe is Copper



3. Plumbing

Observations:

3.1. Corrosion observed on plumbing fittings, recommend monitor for further corrosion and leaks and repairs as needed by a qualified plumber.

Corrosion on fittings

4. Venting

Water heater is gravity vented

Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum.
The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. HVAC Equipment

Observations:

1.1. There are 4 roof top mounted heating and cooling package units with interior air handlers. The age of these units range from 27 years to 12 years old. Typical design life for a package HVAC unit is 20 years.

There is a cast iron steam boiler in the basement that is shut down / no longer in use. The boiler age could not be determined but appears to be original / beyond its typical design life. Typical design life for boilers is 20-25 years. For steam boilers recommend maintenance by a boiler tech annually. The system will require blow down of the boiler, flush of the returns, check of the air vents and making sure the auto water feed and low water cutoff and pressuretrol work.

The property is reported to be heated by free-standing pellet stoves throughout the interior only.

1.2. For commercial HVAC systems a preventative maintenance and cleaning by a qualified Heating and Cooling company is recommended twice a year. No service records were provided or service on any of the systems reported.

1.3. Unable to run or test air conditioning system, outside temperature is below 65 degrees. Functionality of compressor or condenser coils could not be determined. Recommend assessment by a qualified HVAC contractor when the outside temperature allows.

1.4. Wood, pellet and gas stoves are not included in inspection. Recommend having stove, flue and chimney cleaned and inspected by a qualified contractor before using.

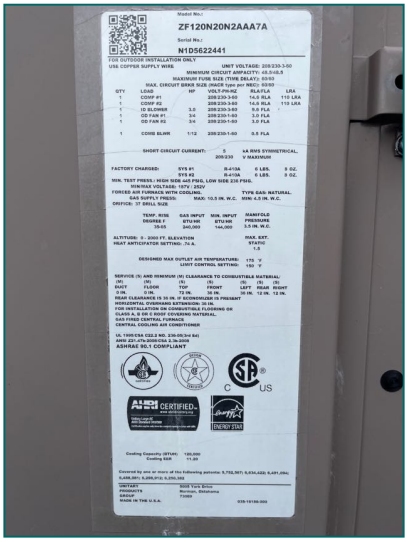
1.5. HVAC systems throughout were shut down at the time of inspection. Unable to test equipment, recommend further evaluation and repairs as needed by a qualified HVAC contractor.

1.6. One or more system component is approaching or beyond its design life, recommend full inspection and service by a qualified HVAC / heating contractor.

1.7. There is corrosion on plumbing fixtures and or outside cabinet surface, this is an indication of leaks, of age or improper combustion. Recommend full inspection and repairs if needed by a qualified heating contractor.

1.8. Oil boilers and furnaces require annual maintenance. Last maintenance is not recorded. Recommend inspection maintenance and cleaning by a certified oil heating company. Recommend inspection of oil tank during each annual boiler service.

York RTU, 12 years old



York data plate

Lennox RTU 27 years old

Right side RTU age not determined, shut down no longer in use

Lennox RTU 27 years old

Lennox RTU data plate

Boiler in basement, age not determined

Corrosion on boiler noted

Suspected asbestos insulation on boiler

Air handler at first floor rear, 27 years old

Air handler at rear stairwell, age not determined

Air handler at rear second floor, age not determined

Air handler at rear second floor, age not determined

Pellet stoves at rear first floor

Pellet stove at right side

2. Venting

Observations:

2.1. Metal single wall chimney vent pipe terminating into masonry chimney

2.2. Metal double wall chimney vent pipe noted.

2.3. There is damage to venting components, recommend assessment and repairs by a licensed heating contractor.

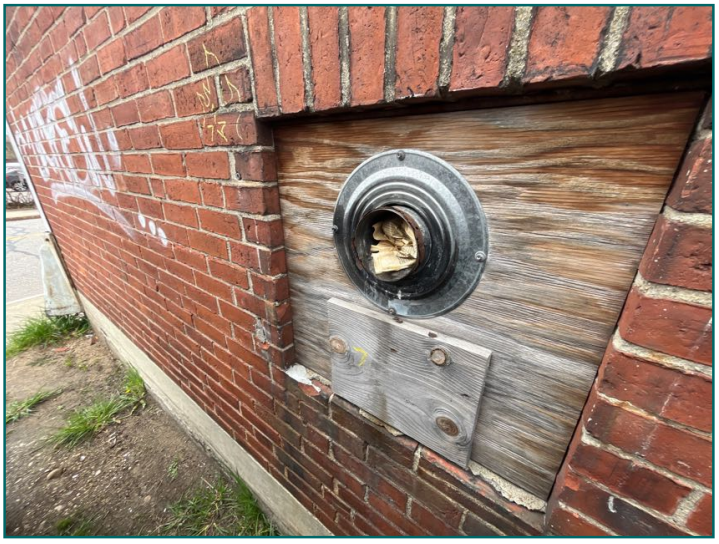
Boiler vent termination

Pellet stove vent termination at right side

HVAC vent terminations on roof

HVAC vent terminations on roof

Vent termination at rear is damaged



Vent termination at rear is sealed / no longer in use

3. Fuel Lines

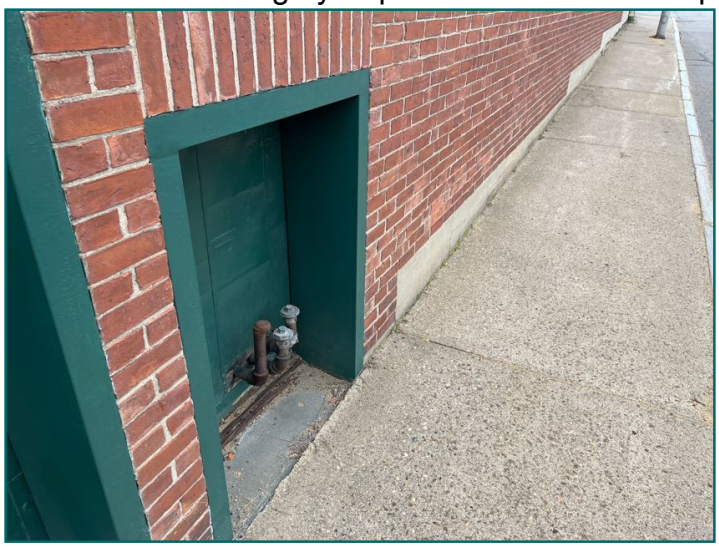
Observations:

3.1. Fuel shut off located at furnace / boiler.

3.2. Heating fuel is:

3.3. Oil (Buyer is advised that oil tanks are prone to corrosion, even from the inside, making leakage a possibility at any time. Inspector cannot warrant this tank from leakage, even between date of inspection and date of close. Many oil company's have their own acceptable standards based their liability insurance, including the type of flooring under the tank. Many oil providers will not fill a tank that is on a dirt surface. Recommend inspection of oil tank by a qualified oil company during each boiler/ furnace servicing and prior to buying home).

3.4. Corrosion or staining on oil tank, recommend inspection by a qualified oil burner company. A leaking oil tank can create environmental hazardous conditions. Oil tank should be inspected for evidence of leaking by a qualified oil burner company and replaced or repaired as needed.



Oil fill located at side of building

Dry oil stains / corrosion on tank noted

Underside of oil tank

4. Distribution

Observations:

4.1. Heat Distribution Method:

4.2. Duct works / air vents

4.3. In floor radiant heat

4.4. HVAC systems throughout were shut down at the time of the inspection, could not assess distribution. Recommend further evaluation by an HVAC contractor as needed.

4.5. Insulation on heat pipes in one or more area of building may contain asbestos. Recommend further investigation and encapsulation or proper removal if needed by a qualified asbestos remediation company.

Suspected Asbestos insulation on boiler distribution noted

Interior Areas

The Interior section covers all surfaces at interior spaces. Interior areas usually consist of hallways, foyer, baths, kitchens, sales floors, work areas, offices and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Stored items, tenant fit up and fixtures in the structure may prevent the inspector from viewing all areas on the interior.
The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Doors

Observations:

1.1. Interior doors were checked on a random basis for evidence of significant damage or improper operation.

2. Windows

Observations:

2.1. Interior windows were checked on a random basis for damage, staining and proper operation.

3. Walls

Observations:

3.1. Interior finish space walls were checked for visible evidence of staining , damage, settlement cracks and improper installation.

3.2. Cluttered conditions in one or more area of the building limiting visibility and access to interior surfaces and components.

Limited visibility throughout due to stored items / cluttered conditions

4. Ceilings

Observations:

4.1. Interior finish space ceilings were checked for visible evidence of staining , damage, settlement cracks and improper installation.

4.2. Stains noted on ceilings in one or more area of building. This is evidence of past or present leaks. They tested dry at the time of the inspection. Recommend asking current building owner for the source and history of any leaks or water intrusion, assessment and repairs by a qualified contractor of any affected areas and monitor for further water staining.

4.3. There is a damage to interior space ceiling at one or more areas, see photos. Recommend assessment and repairs by a qualified contractor.

Damaged ceiling tiles

Stains on ceiling, appear to be dry / reported to be old stains

5. Floors

Observations:

5.1. Interior finish floor surfaces were checked for visible evidence of damage, settlement cracks and improper installation.

5.2. Cracked or loose tiles noted at one or more area of building, recommend assessment and repairs by a qualified contractor.

Cracked / damaged tiles at rear

6. Interior Electrical

Observations:

6.1. A random sampling of outlets, GFI outlets, switches and light fixtures were observed and tested as well as visual inspection of all accessible / visible interior wiring.

6.2. One or more outlet / switch cover plates missing. Recommend repairs for safety.

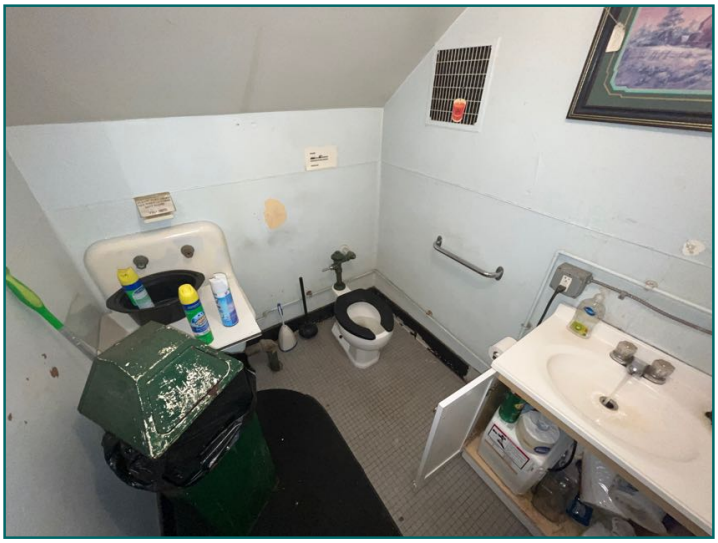
Missing plate covers at rear left

7. Plumbing Fixtures

Observations:

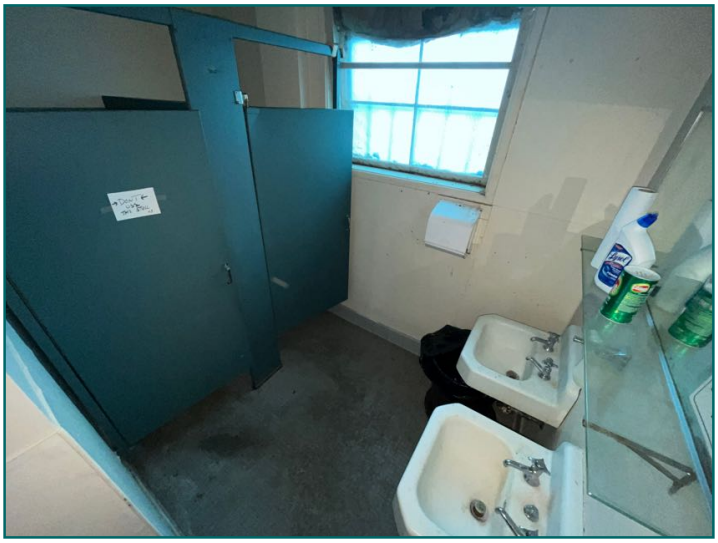
7.1. Plumbing fixtures are operated on a random basis, as well as visually inspected for evidence of leaks, damage or improper operation.

7.2. Water was shut off to one or more plumbing fixture Unable to test. Recommend, licensed plumber turn on water and assess all plumbing components.

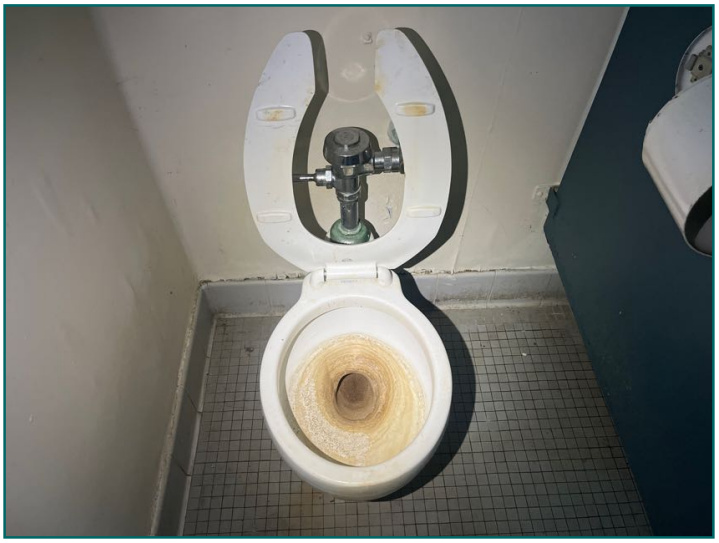


First floor front left bathroom

Second floor restroom



Second floor restroom



toilet not functioning in second floor bathroom

8. Stairs & Handrail

Observations:

8.1. Interior stairs were inspected for any areas of damage, missing or improper hand rails or guard rails and for any areas of improper installation.

8.2. Rail opening on stairs is greater than 4 inches, this is a safety hazard for young children. By todays construction and safety standards vertical ballusters should be installed no greater than 4" apart.

9. Vertical Transportation

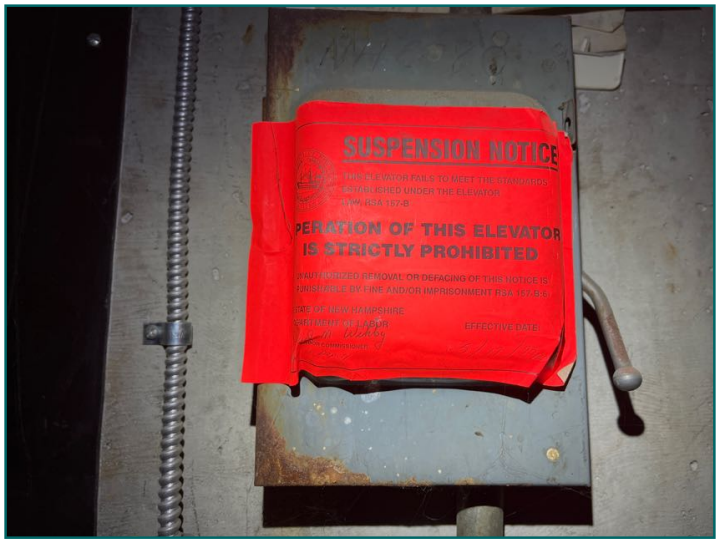
Observations:

9.1. Elevator is shut down / decommissioned by state as of 1995. Recommend full evaluation and repairs by a qualified contractor.

9.2. Elevator shaft is filled with ground water, recommend evaluation and repairs by a qualified contractor.

Elevator / elevator shaft are filled with water

Elevator / elevator shaft are filled with water



Elevator is shut down, could not assess

Elevator doors are blocked at one or more area, could not assess

10. Kitchen Appliances

Observations:

• Kitchen appliances are not operated, visual inspection only.

• One or more drain lines has corrosion / evidence of elevated moisture/leak, recommend assessment and repairs by a qualified plumber as needed.

Corrosion / suspected leak on fittings below sink at left side / kitchen

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expenses to correct or items I would like to draw extra attention to. ALL ITEMS NOTED IN THE REPORT SHOULD BE ASSESSED PRIOR TO CLOSING ON THE PROPERTY. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. All repairs should be done by a licensed &bonded trade or professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.
You can always call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Grounds		
Page 7 Item: 3	Vegetation Observations	3.2. Vegetation such as trees, shrubs and/or vines are in contact with or less than one foot from the structures exterior. Vegetation can serve as a conduit for wood destroying insects and fungal growth and may retain moisture against the exterior after it rains. Vegetation should be pruned and/or removed as necessary to maintain a one foot clearance between it and the structures exterior.
Exterior Areas		
Page 9 Item: 2	Sidewall System	2.3. Gaps exist at one or more openings around the exterior, such as those where outside faucets, utility supply pipes penetrate the exterior or at transitions or flashings. Gaps should be sealed as necessary to prevent moisture intrusion and entry by vermin.
Page 10 Item: 3	Window Condition	3.2. There is broken glass at one or more window, recommend repairs by a qualified tradesman. 3.3. Deterioration of frames or trim at one or more window. Recommend assessment of all windows and repairs as needed by a qualified contractor.
Page 11 Item: 4	Electrical Exterior	4.1. One or more loose or damaged exterior light, recommend repair by a licensed electrician.
Roof		
Page 12 Item: 1	Roof Condition	1.2. There are areas of lifting and or damage to roof surfaces, recommend assessment and repairs as needed by a qualified roofing contractor.
Page 13 Item: 2	Flashing	2.2. Damaged flashing at drip edge and or transitions at one or more area of building, recommend assessment and repairs by a qualified roofing contractor.
Page 14 Item: 3	Sky Lights	3.2. Sky lights have damage to framing or glass, recommend repair or replacement as needed by a qualified contractor.
Page 15 Item: 4	Gutter	4.2. One or more of the roof top gutter screens are missing or damaged. Recommend installation of drain screens to help prevent clogging and ponding on roof, and regular maintenance of drains and gutter system.

Page 16 Item: 5	Chimney	5.5. Chimney mortar and brick have areas of deterioration or cracking. Recommend having assessed and repaired as necessary by a qualified masonry contractor.
Foundation		
Page 20 Item: 4	Sump Pump	4.3. Sump pump is draining directly into sewer system, this is not allowed by most municipalities, should be drained to the exterior of building, recommend repair by a qualified contractor.
Plumbing		
Page 23 Item: 1	Plumbing System	1.4. There area areas of damaged pipes or fittings, recommend assessment and repairs by a licensed plumber.
Water Heater		
Page 25 Item: 1	Condition	1.2. One or more water heater is approaching or at the end of its typical service life. Client should monitor condition and have replaced as needed. 1.3. Oil boilers and water heaters require annual maintenance. Last maintenance is not recorded. Recommend inspection, maintenance, and cleaning by a certified oil heating company. Recommend inspection of oil tank during each annual boiler service. 1.4. Basement water heater is shut down, could not assess. Recommend confirming operation with seller prior to closing and further evaluation by a qualified contractor as needed.
Heat/AC		
Page 28 Item: 1	HVAC Equipment	1.5. HVAC systems throughout were shut down at the time of inspection. Unable to test equipment, recommend further evaluation and repairs as needed by a qualified HVAC contractor. 1.6. One or more system component is approaching or beyond its design life, recommend full inspection and service by a qualified HVAC / heating contractor. 1.7. There is corrosion on plumbing fixtures and or outside cabinet surface, this is an indication of leaks, of age or improper combustion. Recommend full inspection and repairs if needed by a qualified heating contractor. 1.8. Oil boilers and furnaces require annual maintenance. Last maintenance is not recorded. Recommend inspection maintenance and cleaning by a certified oil heating company. Recommend inspection of oil tank during each annual boiler service.
Page 31 Item: 2	Venting	2.3. There is damage to venting components, recommend assessment and repairs by a licensed heating contractor.
Page 34 Item: 4	Distribution	4.5. Insulation on heat pipes in one or more area of building may contain asbestos. Recommend further investigation and encapsulation or proper removal if needed by a qualified asbestos remediation company.

Interior Areas		
Page 36 Item: 4	Ceilings	4.2. Stains noted on ceilings in one or more area of building. This is evidence of past or present leaks. They tested dry at the time of the inspection. Recommend asking current building owner for the source and history of any leaks or water intrusion, assessment and repairs by a qualified contractor of any affected areas and monitor for further water staining. 4.3. There is a damage to interior space ceiling at one or more areas, see photos. Recommend assessment and repairs by a qualified contractor.
Page 36 Item: 5	Floors	5.2. Cracked or loose tiles noted at one or more area of building, recommend assessment and repairs by a qualified contractor.
Page 37 Item: 6	Interior Electrical	6.2. One or more outlet / switch cover plates missing. Recommend repairs for safety.
Page 38 Item: 8	Stairs & Handrail	8.2. Rail opening on stairs is greater than 4 inches, this is a safety hazard for young children. By todays construction and safety standards vertical ballusters should be installed no greater than 4" apart.
Page 39 Item: 9	Vertical Transportation	9.1. Elevator is shut down / decommissioned by state as of 1995. Recommend full evaluation and repairs by a qualified contractor. 9.2. Elevator shaft is filled with ground water, recommend evaluation and repairs by a qualified contractor.
Page 40 Item: 10	Kitchen Appliances	• One or more drain lines has corrosion / evidence of elevated moisture/leak, recommend assessment and repairs by a qualified plumber as needed.