

Capitol Hill Home Inspection, LLC

Confidential - Property Inspection Report - Confidential



1820 Calvert St NW, Washington DC
Inspection prepared for: Alexander Hamilton
Inspection Date: 2/28/2011 Time: 11.00 AM
Age: 1910 Size: 4,005 SQ FT
Weather: Rain & 60s

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Plumbing System

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Kitchen & Appliances

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<i>Interior</i>		
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<i>Bathrooms</i>		
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Page 30 Item: 5	Ventilation/Heat	• Exhaust fan duct caps were missing or damaged at the exterior
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<i>Laundry Area</i>		
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Inspection/Site Details

1. Inspection Time

Start: 11:00 AM
End : 4:00 PM

2. Weather Conditions

Raining • 60 degrees

3. Present at Inspection

Client present • Selling Agent present

4. Residence Type/Style

Single Family Home - Row home

5. Orientation Of Front Entrance

Faces North

6. Occupancy

Vacant - property had been winterized

7. Approximate Age of Home

1910

8. Approximate Size of Interior

4005 SQ FT

9. Approximate Lot Size

2240 SQ FT

10. Lowest Level

Basement - bathroom, kitchen, 2 bedrooms, living room, laundry room & mechanical room

11. 1st Floor Layout

1st floor - 1 kitchen, dining room, living room & 1/2 bathroom

12. 3rd Floor Layout

Materials: 3rd floor - 2 bedrooms & 1 bathroom

Grounds

1. Site Grading & Drainage

Serviceable	Needs Repair	Not Safe	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description

- Site grading: rear concrete surfaces slope towards the property

Observations:

- Site drainage at rear concrete surfaces is improper

2. Driveway/Parking

Serviceable	Needs Repair	Not Safe	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description & Materials:

- Location: rear entry
- Material: concrete

Observations:

- Evidence of poor drainage



Evidence of poor drainage

3. Decks/Porch/Balcony

Serviceable	Needs Repair	Not Safe	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description & Materials:

- Location: Rear deck
- Material: treated wood

Observations:

- Appeared serviceable

4. Retaining Walls

Serviceable	Needs Repair	Not Safe	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description & Materials:

- Location: front basement window planter

Observations:

- Planter may caused sustained moisture exposure at front basement wall

Exterior Surfaces

1. Exterior Siding/Walls

Serviceable	Needs Repair	Not Safe	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description & Materials:

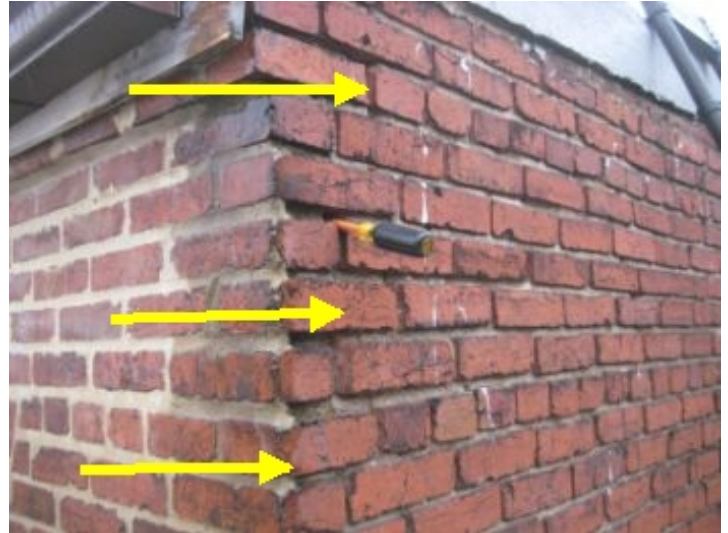
- Material: brick

Observations:

- Cracks & openings in mortar joints at 3rd floor exterior wall were deteriorated
- Several gaps present at exterior vent/duct penetrations



Several gaps present at exterior vent/duct penetrations



Cracks & openings in mortar joints at 3rd floor exterior wall were deteriorated

2. Eaves, Soffits and Fascia

Serviceable	Needs Repair	Not Safe	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description & Materials:

- Material: metal and wood

Observations:

- Appeared serviceable

3. Exterior Flashing & Trim

Serviceable	Needs Repair	Not Safe	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description & Materials:

- Material: metal and wood

Observations:

- Several rear windows have deteriorated trim and are not sealed against the brick



Several rear windows have deteriorated trim and are not sealed against the brick

4. Exterior Doors

Serviceable	Needs Repair	Not Safe	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Description & Materials:

- Location: front entry, rear entry & basement entry

Observations:

- Front basement security door cannot be opened from the interior without a key - lacked safe means of egress



Front basement security door cannot be opened from the interior without a key - lacked safe means of egress

5. Exterior Stairs/Steps

Serviceable	Needs Repair	Not Safe	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description & Materials:

- Location: rear & front entry
- Material: concrete, brick and metal railing

Observations:

- Appeared serviceable

Foundation/Structure

1. Foundation

Serviceable	Needs Repair	Not Safe	N/A
X			

Description & Materials:

- Type/Construction: concrete slab with brick & mortar walls

Observations:

- Appeared serviceable

2. Visible Floor Structure

Serviceable	Needs Repair	Not Safe	N/A
	X		

Description & Materials:

- Floor construction: visible joists were dimensional lumber joists supported by joist pockets at party walls

Observations:

- 2nd floor hallway had a significant slope
- Baseboard at basement floors were substantially deteriorated - possible termite presence
- Basement baseboards had an elevated level of moisture present



Basement baseboards had an elevated level of moisture present



Baseboard at basement floors were substantially deteriorated - possible termite presence

3. Visible Wall Structure

Serviceable	Needs Repair	Not Safe	N/A
X			

Description & Materials:

- Wall construction: brick exterior walls & conventional framing with dimensional lumber between joists at the interior

Observations:

- Appeared serviceable

4. Visible Ceiling Structure

Serviceable	Needs Repair	Not Safe	N/A
	X		

Description & Materials:

- Construction: ceiling joists appeared to be constructed with dimensional lumber resting in joist pockets at the party walls

Observations:

- Ceiling around 3rd floor skylight appeared to be damaged from a possible leak



Ceiling around 3rd floor skylight appeared to be damaged from a possible leak



Ceiling around 3rd floor skylight appeared to be damaged from a possible leak

Garage

1. Garage Structure

Serviceable	Needs Repair	Not Safe	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Description & Materials:

- No garage present

Observations:

- None Present

Roof

1. Roof Structure & Style

Serviceable	Needs Repair	Not Safe	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description & Materials:

- Structure: 1) Main - conventional low slope framing with a wood deck attached to rafters that run perpendicular to wood beams resting in the party walls 2) Front - mansard styled pitched roof

Observations:

- Roof structure appeared serviceable

2. Roofing Material(s) & Condition

Serviceable	Needs Repair	Not Safe	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description & Materials:

- Material: 1) main roof - modified bitumen 2) rear roof - EPDM 3) front roof - asphalt shingle on felt

Observations:

- Modified bitumen roof was deteriorated with substantial cracking at the surface



Modified bitumen roof was deteriorated with substantial cracking at the surface

3. Flashing & Roof Penetrations

Serviceable	Needs Repair	Not Safe	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description & Materials:

- Materials: Rubber collar, metal & asphalt based sealants

Observations:

- Step flashing at front front was not functional and cover with asphalt based sealant without UV protection
- Penetrations at main roof lack storm collars
- Refrigerant lines at EPDM roof were sealed with expanding foam which was deteriorated at the time of the inspection



Refrigerant lines at EPDM roof were sealed with expanding foam which was deteriorated at the time of the inspection



Step flashing at front front was not functional and cover with asphalt based sealant without UV protection

4. Roof Drainage

Serviceable	Needs Repair	Not Safe	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description & Materials:

- Type: k-style aluminum fascia at rear gutters & box gutter at front roof

Observations:

- Rear PVC gutter extension did not appear to be negatively sloped for proper drainage



Rear PVC gutter extension did not appear to be negatively sloped for proper drainage

5. Description of Skylight(s)

Serviceable	Needs Repair	Not Safe	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description & Materials:

- Style/Construction: Velux fixed window

Observations:

- Flashing around sky lights was deteriorated and improperly repaired



Flashing around sky lights was deteriorated and improperly repaired

6. Chimney(s)

Serviceable	Needs Repair	Not Safe	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Description & Materials:

- Location: rear corner wall & parapet wall at the roof line
- Material: Brick & mortar with clay flue liners

Observations:

- Recommend consulting with a licensed chimney contractor to determine scope of work to repair chimneys & fireplaces
- Bricks and mortar were substantially deteriorated at all 3 chimneys
- Chimneys lacked caps
- Large TV antennae attached to chimney



Bricks and mortar were substantially deteriorated at all 3 chimneys



Recommend consulting with a licensed chimney contractor to determine scope of work to repair chimneys & fireplaces



Large TV antennae attached to chimney



Bricks and mortar were substantially deteriorated at all 3 chimneys

Attic

1. Attic Access/Space

Serviceable	Needs Repair	Not Safe	N/A
X			

Description:

- Attic access location: 3rd floor hallway ceiling panel
- Attic space: approximately 12 inch gap from ceiling joists to roof decking

Observations:

- Attic access appeared serviceable

2. Attic Insulation

Serviceable	Needs Repair	Not Safe	N/A
	X		

Description & Materials:

- Insulation type: blown in fiberglass

Observations:

- Insulation was compressed & had poor coverage

3. Attic Ventilation

Serviceable	Needs Repair	Not Safe	N/A
	X		

Description:

- Attic ventilation present: no

Observations:

- Attic lacked ventilation

Heating System

1. Heating System

Serviceable	Needs Repair	Not Safe	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description:

- Location: basement utility room
- Approximate age: 2005 (average life expectancy of a gas boiler is 15 - 20 years)
- Type: gas fired boiler with radiators

Observations:

- **Recommend heating system be serviced by a licensed heating contractor**

2. Ventilation & Combustion

Serviceable	Needs Repair	Not Safe	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description:

- Type: metal single wall into masonry utility flue

Observations:

- **Rust flakes were present in the combustion chamber**



Rust flakes were present in the combustion chamber

3. Heating Distribution System

Serviceable	Needs Repair	Not Safe	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description:

- Materials: cast iron radiators and piping with circulating pump

Observations:

- Appeared serviceable

4. Thermostat & Controls

Serviceable	Needs Repair	Not Safe	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description:

- Thermostat Type: manual
- Thermostat location: 1st floor dining room

Observations:

- Appeared serviceable

Air Conditioning System

1. Air Conditioning System

Serviceable	Needs Repair	Not Safe	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description:

- Type: Window AC units in middle bedrooms & basement, hung split systems at 1st and 2nd floor & central AC at 3rd floor
- Estimated Age: 2004 (average life expectancy of an AC system is 10 -15 years)
- Refrigerant: R-22 (New systems require R-410A)

Observations:

- 3rd floor unit has a number of issues that should be reviewed by a licensed HVAC contractor
- 3rd floor AC system lacked an electrical disconnect switch



3rd floor AC system lacked an electrical disconnect switch

2. Evaporator Coil & Condensate

Serviceable	Needs Repair	Not Safe	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description:

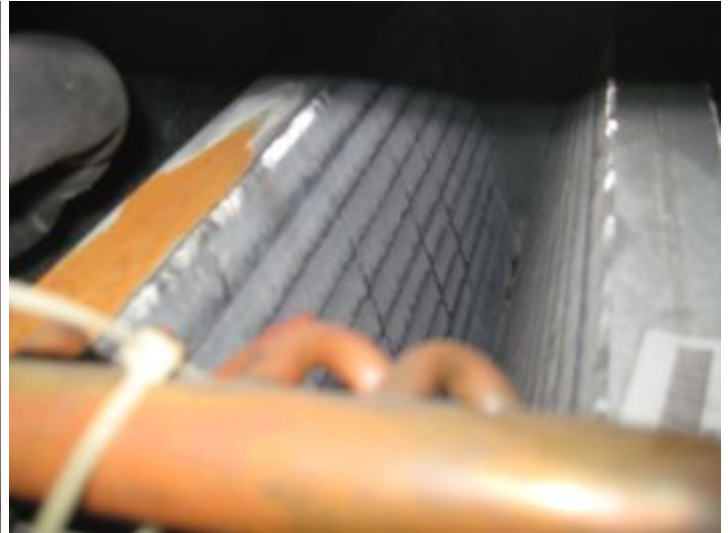
- Evaporator location: individual coils for ductless units & 3rd floor mechanical closet
- Condensate Drain Termination Location: condensate pump at 2nd floor, basement crawlspace for 1st floor units & roof for 3rd floor unit

Observation:

- 2nd floor condensate pump in plugged into a concealed outlet
- 1st floor condensate drains into basement crawlspace
- 3rd floor evaporator coil is corroded
- 3rd floor condensate drain tray was filled with debris



2nd floor condensate pump in plugged into a concealed outlet



3rd floor evaporator coil is corroded

3. AC Condenser & Disconnect

Serviceable	Needs Repair	Not Safe	N/A
X			

Description:

- Condenser location: rooftops
- Electrical Disconnect Present: Yes
- Power: 208/230

Observations:

- Appeared serviceable

4. HVAC Distribution System

Serviceable	Needs Repair	Not Safe	N/A
	X		

Description:

- Type: Metal duct work with conventional registers & ductless blowers

Observations:

- Ductless blower grille were clogged with dust

5. Filter & Blower Housing

Serviceable	Needs Repair	Not Safe	N/A
	X		

Description:

- Filter present: yes
- Viewed blower housing: Yes

Observations:

- Filter Condition: Dirty
- Blower housing was dirty
- 3rd floor AC system lacked a filter

Fireplaces/Solid Fuel Burning Appliances

1. Fireplaces

Serviceable	Needs Repair	Not Safe	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Description & Materials:

- Type: brick with metal fire backs & masonry/clay flue liners
- Locations: 1st floor living & dining room, 2nd floor bedrooms and 3rd floor bedrooms

Observations:

- Recommend consulting with a licensed chimney contractor regarding required repairs
- Chimney Safety Institute recommends level 2 fireplace inspection and cleaning when a home changes ownership
- Cracked tiles were present at most hearths
- Fireboxes were deteriorated and covered in soot
- Fireplace was enclosed at 2nd floor laundry room

2. Dampers

Serviceable	Needs Repair	Not Safe	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description:

- Not present

Observations:

- Working dampers were missing at all fireplaces

3. Flue(s)

Serviceable	Needs Repair	Not Safe	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Description & Materials:

- Flue material: masonry & clay flue liner

Observations:

- Flues were substantially deteriorated



Flues were substantially deteriorated



Flues were substantially deteriorated



Flues were substantially deteriorated

Electrical System

1. Service Entry & Equipment

Serviceable	Needs Repair	Not Safe	N/A
X			

Description:

- Service type: underground
- Estimated Service Size: 2 x 200 amps
- Voltage: 120/240
- Number of conductors: 2
- Meter Location: rear exterior wall of house

Observations:

- Appeared serviceable

2. Main Service Panel(s)

Serviceable	Needs Repair	Not Safe	N/A
X			

Description:

- Location: 1) basement: rear bedroom 2) upper unit: wall next to 1st floor rear doors
- Panel rating: 1) basement - 200 amps 2) upper unit - 225 Amps
- Overcurrent protection device type: circuit breakers
- Proper dedicated circuits present: yes
- Panel Grounded & Bonded: to water main
- Main Disconnect Present: yes

Observations:

- Appeared serviceable

3. Conductors

Serviceable	Needs Repair	Not Safe	N/A
X			

Description:

- Service wire material: Aluminum
- Branch wire material: copper
- Wiring method: non metallic sheathed cable and armored cable

Observations:

- Conductors appeared serviceable

4. Wiring Notes

Serviceable	Needs Repair	Not Safe	N/A
	X		

Description:

- Wiring and branch circuits visible: attic and basement ceiling

Observations:

- Electrical wiring present immediately next to attic access panel
- Open junction boxes present in attic with uncapped & charged electrical wiring



Open junction boxes present in attic with uncapped & charged electrical wiring

5. Fixtures/Switches/Receptacles

Serviceable	Needs Repair	Not Safe	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description:

- Fixtures, switches & receptacles accessible: yes

Observations:

- Several receptacles had been painted - FIRE HAZARD
- Middle basement bedroom lacked a light switch
- Outlets at 1st floor front living room were wired with reverse polarity
- Several outlets in the basement unit were broken or damaged
- Electrical outlets were located over electric baseboard heaters - fire hazard
- Basement hallway lacked outlets
- Outlet behind basement range/oven lacked a cover plate
- Outlet at basement brick living room wall was rusted
- Incandescent fixtures without globes were present in the closets



Electrical outlets were located over electric baseboard heaters - fire hazard

6. GFCI - Ground Fault Circuit Interrupter

Serviceable	Needs Repair	Not Safe	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Description:

- GFCI is an electrical safety device that prevents shocks.

Locations & Resets:

- kitchens, bathrooms, garages and exterior receptacles

Observations:

- Basement kitchen counter top outlets were not GFCI protected
- 3rd floor balcony GFCI was not working at the time of the inspection



Basement kitchen counter top outlets were not GFCI protected



3rd floor balcony GFCI was not working at the time of the inspection

7. AFCI - Arc Fault Circuit Interrupter

Serviceable	Needs Repair	Not Safe	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Description:

• AFCI is an electrical safety device that helps protect against fires by detecting arc faults. An arc (or sparking) fault is an electrical problem that occurs when electricity moves from one conductor across an insulator to another conductor.

Locations & Resets:

• Absent

Observations:

• There is no AFCI protection.

8. Smoke/Heat Detectors

Serviceable	Needs Repair	Not Safe	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Locations: 1st Floor • 2nd Floor • Basement

Observations: Type: battery operated

Observations:

• Bedrooms lacked smoke detectors

Plumbing System

1. Main Line

Serviceable	Needs Repair	Not Safe	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description:

- System grounded: yes
- Material: copper
- Main water shut off location: front basement wall

Observations:

- Shut off valve at basement was leaking at the time of the inspection



Shut off valve at basement was leaking at the time of the inspection

2. Supply Lines

Serviceable	Needs Repair	Not Safe	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description:

- Material: copper

Observations:

- Supply line leaks at basement ceiling were not properly supported

3. Drain, Waste & Vent Piping

Serviceable	Needs Repair	Not Safe	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description:

- Material: PVC & cast iron

Observations:

- Main drain/waste line in basement mechanical room was leaking at the time of the inspection



Main drain/waste line in basement mechanical room was leaking at the time of the inspection



Main drain/waste line in basement mechanical room was leaking at the time of the inspection

4. Water Heater(s) Condition

Serviceable	Needs Repair	Not Safe	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Description:

- Type: 1) basement - conventional electric 2) upper unit - conventional gas
- Capacity: 50 gallons
- Estimated age: 1) basement - 2002 2) upper unit - 2005 (average life expectancy of a gas water heater is 10 years)

Observations:

- TPR valve installed: Yes
- Water shutoff valve installed: yes
- **Water heater lacked a working gas shut off valve**
- **Basement water heater lacked an electrical disconnect switch**



Water heater lacked a working gas shut off valve

Kitchen & Appliances

1. Countertops & Installed Cabinets

Serviceable	Needs Repair	Not Safe	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- Cabinet Material: wood
- Floor Material: tile
- Counter material: laminate & granite

Observations:

- Basement unit cabinets were damaged at multiple locations

2. Kitchen Sink & Faucet Condition

Serviceable	Needs Repair	Not Safe	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description & Materials:

- Type: surface mount with hose faucet

Observations:

- Upper unit has a "S" trap at the kitchen island sink
- Basement sink lacked a proper drain pipe with a smooth interior



Basement sink lacked a proper drain pipe with a smooth interior

Upper unit has a "S" trap at the kitchen island sink

3. Garbage Disposal

Serviceable	Needs Repair	Not Safe	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description:

- Disposal Present

Observations:

- Appeared serviceable

4. Dishwasher

Serviceable	Needs Repair	Not Safe	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description:

- Dishwasher Present

Observations:

- Upper unit dishwasher appeared serviceable
- Basement unit dishwasher was leaking

5. Ranges, Ovens, Cooktops

Serviceable	Needs Repair	Not Safe	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description:

- Oven Fuel Source: 1) basement - electric 2) upper unit - gas
- Range Fuel Source: 1) basement - electric 2) upper unit - gas

Observations:

- Appeared serviceable

6. Refrigerator

Serviceable	Needs Repair	Not Safe	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Location: kitchen
 • Type: 1) basement - top freezer 2) upper unit - side by side
Observations:
 • Appeared serviceable except where noted
 • Upper level refrigerator electrical outlet lacked a cover plate

7. Ventilation

Serviceable	Needs Repair	Not Safe	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description:
 • Location: 1) basement - kitchen wall 2) upper unit - range hood
Observations:
 • Appeared serviceable

Interior

1. Walls, Ceilings & Floors

Serviceable	Needs Repair	Not Safe	N/A
X			

Description & Materials:

- Material: plaster/lath walls & hardwood, tile and carpet flooring

Observations:

- Appeared serviceable

2. Interior Steps, Stairs & Railing

Serviceable	Needs Repair	Not Safe	N/A
X			

Description & Materials:

- Stairs: present
- Construction: wooden stairs, railing and balusters

Observations:

- Handrail and stairs appear serviceable

3. Window Condition

Serviceable	Needs Repair	Not Safe	N/A
	X	X	

Description & Materials:

- Type: double hung - double pane
- Material: wood & vinyl

Observations:

- Operated windows appeared serviceable
- Rear basement window exceeds height requirements for window egress
- Rear basement bedroom window was obstructed by security bars
- Middle basement window lacks method safe egress to the exterior



Rear basement window exceeds height requirements for window egress

4. Interior Doors

Serviceable	Needs Repair	Not Safe	N/A
	X		

Description & Materials:

- Materials: wood
- Type: pocket and hinged

Observations:

- Pocket door hardware was not working

5. Ceiling Fans

Serviceable	Needs Repair	Not Safe	N/A
X			

Description:

- Locations: bedrooms

Observations:

- Ceiling fans were operational at the time of the inspection

Bathrooms

1. Vanity & Counter Top

Serviceable	Needs Repair	Not Safe	N/A
X			

Description & Materials:
 • Locations: basement, 1st, 2nd & 3rd floors
Observations:
 • Appeared serviceable

2. Faucet & Sink

Serviceable	Needs Repair	Not Safe	N/A
	X		

Description & Materials:
 • Location: basement, 1st, 2nd & 3rd floors
Observations:
 • **Basement sink was leaking**

3. Bathtub(s)

Serviceable	Needs Repair	Not Safe	N/A
	X	X	

Description & Materials:
 • Hydromassage Tub Present: 3rd floor master bathroom
 • Location: basement, 2nd & 3rd floors
Observations:
 • Appeared serviceable except where noted
 • **3rd floor hydromassage tub did not appear to be GFCI protected**
 • **2nd & 3rd floor tubs lacked plumbing access panels**

4. Shower(s)

Serviceable	Needs Repair	Not Safe	N/A
	X		

Description & Materials:
 • Location: basement, 2nd & 3rd floors
 • Material: 1) basement - plastic surround 2) upper unit - tile with glass enclosures
Observations:
 • **Shower fixtures were not sealed against the wall**
 • **Basement shower riser plumbing was corroded**

5. Ventilation/Heat

Serviceable	Needs Repair	Not Safe	N/A
	X		

Description:
 • Ventilation: exhaust fans
Observations:
 • **Exhaust fan duct caps were missing or damaged at the exterior**



Exhaust fan duct caps were missing or damaged at the exterior



Exhaust fan duct caps were missing or damaged at the exterior

6. Floor, Wall & Ceiling

Serviceable	Needs Repair	Not Safe	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description & Materials:

- Floor Material: Tile
- Ceiling Material: drywall
- Wall material: tile & drywall

Observations:

- Basement and 3rd floor bathroom floor tiles were cracked

7. Toilet

Serviceable	Needs Repair	Not Safe	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description & Materials:

- Location: basement, 1st, 2nd & 3rd floors

Observations:

- Toilets appeared serviceable

Laundry Area

1. Washer

Serviceable	Needs Repair	Not Safe	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description:

- Location: basement laundry room & 2nd floor laundry room
- Type: front loading

Observations:

- 2nd floor appeared serviceable
- **Basement drain stand pipe lacked at proper plumbing vent**

2. Dryer

Serviceable	Needs Repair	Not Safe	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description:

- Location: 2nd floor laundry room
- Type: front loading dryer

Observations:

- **Dryer exhaust duct cap was filled with lint**