



SCHAEFER INSPECTION SERVICE

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<https://mhschaefer.com/>



COMMERCIAL - SCHAEFER COPY

1234 Main St.

Buyer Name

02/01/2022 9:00AM



Inspector

Bruce Schaefer

ASHI,, InterNACHI

2033872131

office@schaeferinspectionct.com



Agent

Agent Name

555-555-5555

agent@spectora.com

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Reading your Property Condition Inspection Report:

The inspection report is an impartial professional assessment of the property for the day it was created. It is essential you read this report in its entirety and determine what you feel is important and will impact your purchase and ownership. It is not intended to reflect the value of the property, or to make any representation as to the advisability of purchase. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. This inspection is not a guarantee or warranty of any kind.

We inspect the readily accessible, visually observable, installed systems and components of a property. This Property Inspection Report contains observations of those systems and components that, in the professional judgment of the inspector, are not functioning properly, significantly defective, unsafe, or are near the end of their service lives. While the inspector makes every effort to thoroughly inspect all aspects, some areas can be overlooked due to areas that are inaccessible or not visible to the inspector at the time of inspection. Some areas can prohibit full view because of objects, belongings, or impediments that block or hinder full view of the space.

Home Inspectors are generalists. Our role is to discover basic visible defects with the home and suggest action or recommend further evaluation by a specialist in the appropriate field.

Any repairs or work suggested in this report should only be performed by qualified licensed individuals. Licensed contractors must perform their work according to building code and have their work inspected for code by the local building official. We will not be responsible for any and all repairs made by sellers or unqualified individuals. Certain repairs may need to be performed, then an additional inspection may be needed to fully inspect an area.

A thorough final walk-through should be performed by the purchaser within 24 hours of closing and transfer of possession, to avoid surprises after closing. Our materials include a check-list for your use during your final walk-through just before closing.

The report has been prepared for your exclusive use, as our client. No use by third parties or re-sale of the report is permissible. We will not be responsible to any parties for the contents of the report, other than the party named herein.

When right and left are mentioned in the report it should be referenced as if the building were being viewed facing it in the front yard.

INSPECTION RATINGS/CODING:

The report has three categories: Information, Limitations, and Observations. The Observations are coded for severity with the colors blue, orange, and red.

Items coded in **blue**:

Primarily comprised of small cosmetic items, items that have minor deficiencies, and simple handyman or do-it-yourself maintenance items.

It is common for items in this category to have deferred maintenance by the homeowner and be past due for attention by a professional but are apparently functioning.

This is not a guarantee of future functionality, condition, or failure. Latent deficiencies may be present but were not visible at the time of inspection. There may be general recommendations that may apply to your home.

Items coded in **orange**:

Are in need of improvement, attention, upgrade, repair that require monitoring and/or attention by appropriate professional.

Are approaching replacement. It also may indicate an item is near or beyond its estimated useful life. In this case you should expect replacement soon or budget for replacement due to age.

The item, component or unit was inspected/tested, and is not functioning as intended.

Monitoring will typically be recommended if the system or component is potentially near end of service life or functioning is marginal. The buyer should understand that the condition may worsen, and the cost of correction may be required of them after taking ownership of the home.

Further evaluation will be recommended when a professional tradespersons expertise may be able to discover additional deficiencies that are beyond the scope of this inspection, were not readily accessible to the inspector at the time of the inspection, or additional deficiencies may be discovered during the correction process. A qualified specialist should be consulted for further investigation and pricing for repair or replacement.

Some systems or components may be overdue for regular maintenance or could have improved safety or energy efficiency if upgraded.

Items coded in **red**:

Are deficient and in need of correction.

Are safety issues.

Significantly impeding habitability and that could represent a significant expense to repair or replace.

Limitations:

THIS IS NOT A CODE COMPLIANCE INSPECTION

Older structures were built according to the requirements of their construction era.

Some systems and components will likely not meet current standards or codes.

The inspector conducts a property condition inspection of all readily available and visible components and systems as they appear on the day of inspection.

Latent or unseen defects may exist which are not visible to the inspector on the day of the inspection but may contribute to a system failure beyond the date of the home inspection.

Schaefer Inspection Service, Inc. does not represent that every component was inspected, or that every possible defect was discovered.

The inspector cannot predict if or when a system will fail. If it is functioning on the day of inspection it is reported to be functional.

Systems can fail after inspection and before changing possession. It is extremely important to conduct a detailed and thorough walk-through just prior to closing on the purchase.

The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. With some items such as windows, doors, outlets etc. testing a representative number of these items will be done.

The report is the professional opinion of the inspector, based upon visual impressions of the conditions that exist at the time of the inspection only.

This report is intended as a general guide to help the client make their own evaluation of the overall condition of the building and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The inspection and report are not technically exhaustive.

If any part of this report is not clear to you, contact your inspector or our office staff before making any important decisions. Your inspector is available by phone or email consultation for as long as you own this home.

1: INSPECTION DETAILS

Information

Contact Information: Client

John Smith

Occupancy

Furnished, Occupied

People Present

Client, Building Manager,
Tenants

Year Built

There is a plaque on the front of the building indicating 1894.

Type of Building

Mixed Retail and Residential

Number of Buildings

1



Stories

2

Outside Temperature (F)

20-30

Weather Conditions

Clear

Soil Conditions

Dry

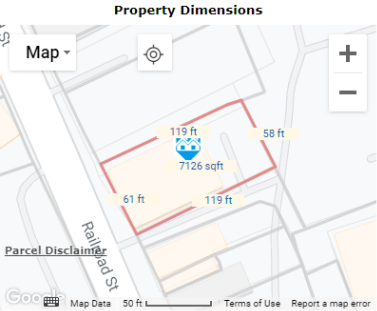
Site Location Map: FIGURE 1: SITE LOCATION MAP

Site Location Map



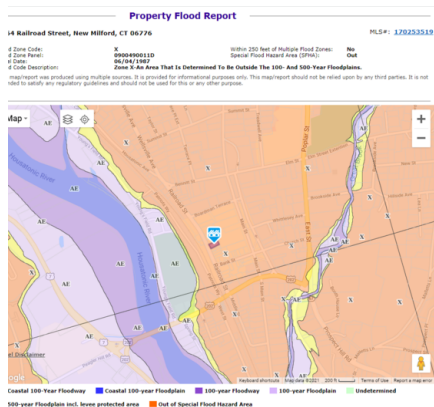
Site Plan: FIGURE 2: SITE PLAN

Site Dimensions



Flood Hazard: Flood Hazard Zone

Flood Zone



Limitations

Building Characteristics

ENVIRONMENTAL AND SAFETY CONSIDERATIONS

Monitor: For any properties built prior to 1988, there be some materials that contain some asbestos . This can only be verified by laboratory analysis which is beyond the scope of this inspection. The Environmental Protection Agency (E.P.A.) reports that asbestos represents a health hazard if "friable" (damaged, crumbling, or in any state that allows the release of fibers). Further guidance is available from the Environmental Protection Agency (E.P.A.). Due to the age of construction, there may be materials such as siding, ceiling textures, insulation, floor tiles, or pipe wrap within or outside the home that contain asbestos but are not identified by this inspection report.

Monitor: There is the potential for lead content in the drinking water within the property. Lead in water may originate from; the piping system of the utility delivering water to the house and/or the solder used on copper pipes prior to 1988. Lead based paint was in use until approximately 1978, but may have been used at a later date if in storage. According to the Federal Department of Housing and Urban Development, a lead hazard can be present in a property of this age. An evaluation of lead in paint and lead in water is beyond the scope of this inspection and can be only be confirmed by laboratory analysis. For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.

Monitor: Radon gas is a naturally occurring gas that is invisible, odorless and tasteless. A danger exists when the gas percolates through the ground and enters a tightly enclosed structure (such as a building). Long term exposure to high levels can cause cancer. The Environmental Protection Agency (E.P.A.) states that a radon reading of more than 4.0 picocuries per liter of air represents a health hazard. **A radon evaluation is beyond the scope of this inspection (unless specifically requested).** For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.

Monitor: It would be wise to **install smoke and carbon monoxide detectors within and throughout the property** at proper locations IAW local rules. Carbon monoxide is a colorless, odorless gas that can result from a faulty fuel burning furnace, range, water heater, space heater or wood stove. Proper maintenance of these appliances is the best way to reduce the risk of carbon monoxide poisoning. Testing for CO gas is beyond the scope of the inspection, unless requested prior as an additional paid service. The client should visit <http://www.nfpa.org> for more information and consult with a qualified technician regarding fire safety.

MONITOR: Clients are highly encouraged to visit www.cpsc.gov to **check recalls for the appliances** within the structure and property for defect or safety recalls.

Building Characteristics

ADA COMPLIANCE

ADA compliance was not verified. It is recommended the CLIENT hire an ADA specialist for further guidance and conformance with these regulations.

2: EXTERIOR

Information

Inspection Method Visual	Siding, Flashing & Trim: Siding Material Brick, Wood	Siding, Flashing & Trim: Siding Style Vertical Plank
Exterior Doors: Exterior Entry Door Metal, Wood	Walkways, Driveways/Parking Lot: Driveway/Parking Lot Material Asphalt	Walkways, Driveways/Parking Lot: Walkway Material Concrete
Retaining Walls: Type Of Retaining walls Concrete.	Trash collection area: Dumpster area Rear of building.	



Observations

2.1.1 Siding, Flashing & Trim

DAMAGED SIDING

Correction: Damaged siding needs immediate repair at Unit C entry. Step cracking is visible.

Recommendation

Contact a qualified masonry professional.

 Safety Hazard



2.1.2 Siding, Flashing & Trim

NEEDS PAINT

Correction: Finish on exterior coverings is at or past the time for painting or stain. Maintaining the exterior finish is important to protect it from damage.

Recommendation

Contact a qualified painting contractor.

 Recommendation



2.1.3 Siding, Flashing & Trim

ROTTED SIDING



Recommendation

Evaluate and Correct: Siding is softened and/or rotted from moisture at rear stairs. When siding is rotted on the surface, there is potential for additional decay on underlying components.

Recommendation

Contact a qualified professional.



2.1.4 Siding, Flashing & Trim

BRICK DEFICIENCIES



Recommendation

Deficiencies such as spalling, missing mortar at joints, bowing, cracked, settled, detached, rusted or expanded lintels were observed on the brick exterior. Further evaluation and/or repairs by a qualified mason are recommended.

Recommendation

Contact a qualified masonry professional.





2.2.1 Exterior Doors

MISSING DOOR TRIM

 Recommendation

Correction: Trim missing at left side door near retaining wall. Installation/replacement is recommended.

Recommendation

Contact a qualified professional.



2.2.2 Exterior Doors

WEATHER-STRIPPING NEEDS REPLACEMENT

 Recommendation

Correction: Exterior door weather stripping needs repair/replacement to make the door weather resistant. Outside air and moisture should not be able to enter.

Recommendation

Contact a qualified professional.



2.2.3 Exterior Doors

DOOR RUST

 Recommendation

Correction: Exterior door observed has rust or is rusted through and will need replacement soon.

Recommendation

Contact a qualified professional.



2.2.4 Exterior Doors

FRONT STOOP NEEDS PAINT

Correction: The front entry stoop needs paint to prevent water damage.

Recommendation

Contact a handyman or DIY project



Recommendation



2.3.1 Walkways, Driveways/Parking Lot

WALKWAY CRACKING - MINOR

Minor cosmetic cracks observed. Recommend monitor and/or patch/seal.



Maintenance Item



2.3.2 Walkways, Driveways/Parking Lot

SETTLED PORTIONS

Some areas of the parking lot and front walkway were settled or heaved and are trip hazards. Recommend a qualified contractor evaluate and repair, resurface, or replace for safety.

Recommendation

Contact a qualified concrete contractor.



Safety Hazard



2.3.3 Walkways, Driveways/Parking Lot

RUSTED RAILINGS

Attention: Rust removal and painting to prevent deterioration is recommended for the rails.

Recommendation

Contact a qualified professional.



Recommendation



2.3.4 Walkways, Driveways/Parking Lot

NO RAILINGS

Correction: Installation of rails for safety is recommended at the front entry steps.

Recommendation

Contact a qualified professional.



Safety Hazard



2.6.1 Deck

FINISH BAD

Attention: Decking planks were weathered. Refinishing is recommended.

Recommendation

Contact a qualified professional.



Recommendation



2.6.2 Deck

ROTTED RAILS AND/OR POSTS

 Recommendation

Correction: The deck railings and/or posts are rotted and will need replacement soon.

Recommendation

Contact a qualified professional.



3: ROOF

Information

Inspection Method Roof	Roof Type/Style Flat	Estimated Age 10-15 Years It was disclosed that the roof was replaced in 2009.
Estimated manufacturer's represented life expectancy 20-25 years	Roof Materials EPDM Glued	Estimated Layers 1 visible layer
Gutter Materials Built-in	Flashings Material Aluminum	Chimney Type Present Brick



General Photo(s) of Roof



Observations

3.1.1 Coverings

PATCHED IN MANY AREAS

Attention: The roof has been patched due to past leakage in several areas and should be monitored.

Recommendation

Contact a qualified roofing professional.

Recommendation



3.1.2 Coverings

PONDING

Observed ponding water in one or more areas of the roof. Ponding can lead to erosion and deterioration of the roof. Recommend a qualified roofing contractor evaluate and repair as needed.

Recommendation

Contact a qualified roofing professional.

 Recommendation



3.1.3 Coverings

HOLES IN ROOF COVERING

Correction: There are holes in the EPDM roofing material that should be patched to prevent water intrusion and damage.

Recommendation

Contact a qualified roofing professional.

 Recommendation



3.1.4 Coverings

EPDM ROOF COVERING WRINKLES

Correction: The EPDM roofing material has significant wrinkles in the corners of the roof. Repair is recommended.

Recommendation

Contact a qualified roofing professional.

 Recommendation



3.1.5 Coverings

LOOSE ROOF PATCH

Correction: One or more roof patches have come loose and needs to be re-sealed to prevent water intrusion.

Recommendation

Contact a qualified roofing professional.



Recommendation



3.1.6 Coverings

DEBRIS NEEDS REMOVAL

Attention: There is debris (appears to be awning frames) on the roof that should be removed to prevent roof damage.

Recommendation

Contact a qualified professional.



Maintenance Item



3.4.1 Skylights, Chimneys & Other Roof Penetrations

CHIMNEY CAP MISSING

No chimney cap was observed. Installation by a qualified roofer is recommended to prevent water and/or pest intrusion.

Recommendation

Contact a qualified roofing professional.



Recommendation



3.4.2 Skylights, Chimneys & Other Roof Penetrations

CROWN CRACKS

Recommendation

Correction: Cracks in chimney crown. Not correcting these cracks can lead to additional damage from seasonal moisture due to freeze and thaw.

Recommendation

Contact a qualified professional.



3.4.3 Skylights, Chimneys & Other Roof Penetrations



Recommendation

DETERIORATED LINER

Evaluate and Correct: Liner was deteriorated and/or worn. This may prevent proper draft and create build up of soot and creosote.

Recommendation

Contact a qualified chimney contractor.



3.4.4 Skylights, Chimneys & Other Roof Penetrations



Recommendation

VENT COVER MISSING

Correction: There is a pipe penetrating the roof that appears to be a vent pipe that is missing a cap/cover. Installation of a cap is recommended.

Recommendation

Contact a qualified professional.



4: BASEMENT, FOUNDATION AND CRAWLSPACE


Information

Inspection Method Visual	Foundation Type Brick, Stone	Floor Structure: Material Wood Beams
Floor Structure: Sub-floor Plank	Floor Structure: Basement/Crawlspace Floor Concrete, Dirt	

Observations

4.1.1 Foundation

POINTING NEEDED

 Recommendation

Correction: Loose or deteriorated mortar joints observed. Pointing (joint repair) is recommended.


Recommendation

Contact a qualified masonry professional.



4.1.2 Foundation


OPENINGS SHOULD BE SEALED

 Recommendation

Correction: There are inadequately covered openings at the basement foundation that should be sealed to prevent water intrusion and cold air into the basement.

Recommendation

Contact a qualified professional.



4.6.1 Moisture Issues

EVIDENCE OF RECENT WATER INTRUSION

 Recommendation

Monitor: There was evidence of recent water intrusion in the basement. This area should be monitored to determine if corrective action is necessary.

Recommendation

Contact a qualified professional.



5: ELECTRICAL

Information

Branch Wire 15 and 20 AMP
Copper

Electrical Service Conductors
Below Ground

Main Panel Location
Multiple Panels
Panels for the apartments and retail stores are in each unit.



Panel Manufacturer
Unknown

Panel Type
Circuit Breaker

Wiring Method
Romex, BX

Grounding Location
Grounding at the water supply line in the basement.



Electrical Panel(s) Photo(s)
Electrical panels in both retail stores and three of the apartments were concealed or not located.



Unit C

Panel Capacity

100 AMP, 125 AMP

Apartments and retail store on the right side are 100 AMP.

Retail store on the left side is 125 AMP.



Observations

5.3.1 Branch Wiring Circuits, Breakers & Fuses

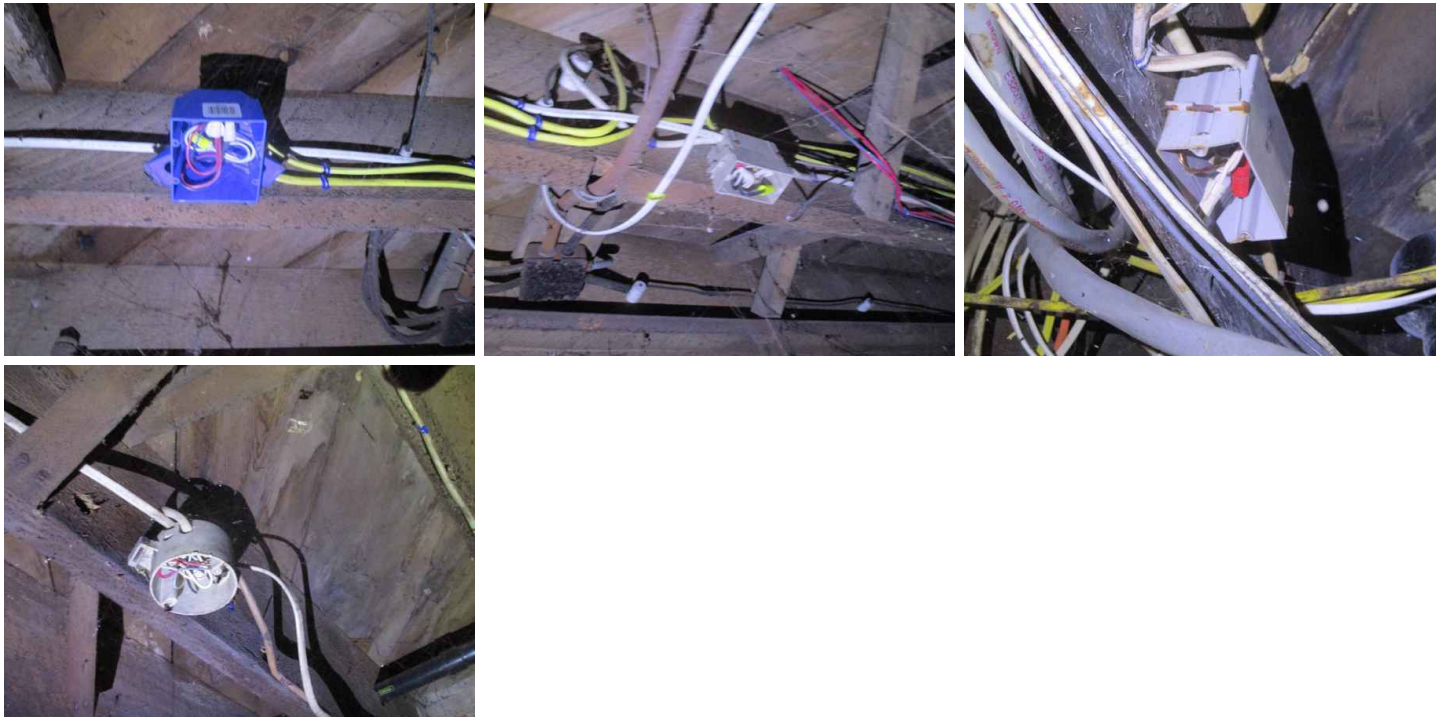


OPEN JUNCTION BOX

Correction: There are open junction boxes in the basement, which should have covers for safety.

Recommendation

Contact a qualified professional.



5.6.1 Smoke Detectors



DAMAGED SMOKE DETECTOR

Correction: Smoke detector was damaged or missing components and needs replacement in Unit D.

Recommendation

Contact a handyman or DIY project



5.7.1 Carbon Monoxide Detectors

**MINIMAL CARBON MONOXIDE DETECTORS**

Correction: There is a minimal number of carbon monoxide detectors. A CO detector should be installed that is capable of sensing the amount of CO present as a reading in parts per million. It should be capable of providing an alarm suitable to warn occupants when it is activated. Battery operated detectors are acceptable. They should be installed on every level of the building.

Recommendation

Contact a qualified professional.

6: PLUMBING

Information

Water Distribution Material Copper, Pex	Water Source Public	Water Supply Material Copper
Water Heater Location Basement, Four Apartments (1 each)	Main Water Shut-Off Location Basement	Water Heater Gallons 40, 50, Unknown



Drain, Waste, & Vent Systems:	Drain, Waste, & Vent Systems:
Drain Size 1 1/2", 4"	Material ABS, Iron, PVC

Water Heater Manufacturer
GE, Rheem, Bock

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding. [Here is a nice maintenance guide from Lowe's to help.](#)



Basement



Manufactured in February 1998



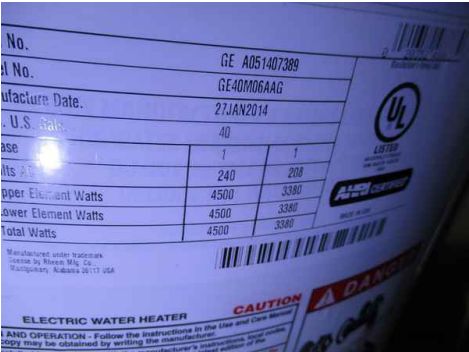
Unit A



Manufactured August 2006



Unit C



Manufactured January 2014

Water Heater Power Source/Type

Electric, Oil

Water heater for the first floor retail stores is oil-fired.

The water heaters for the four apartments are each electric.

Limitations

General

NO ACCESS

There was no access to the water heater in Unit B due to a hatch cover that was screwed in place. Water heater in Unit D was not located.



Observations

6.1.1 Drain, Waste, & Vent Systems

OPEN WASTE PIPE

Correction: Open waste pipe was observed. An open waste pipe can allow sewer gasses to enter home and create an unhealthy condition. Correction is recommended.

Recommendation

Contact a qualified plumbing contractor.



6.3.1 Hot Water Systems, Controls, Flues & Vents

NEAR END OF LIFE

Water heater showed normal signs of wear and tear. Recommend monitoring it's effectiveness and replacing in the near future.

Recommendation

Contact a qualified plumbing contractor.



7: COOLING

Information

Brand	Configuration	Energy Source/Type
Unknown	Through-wall unit(s), Window unit(s)	Electric

AC Units Photos



Unit B

8: HEATING AND VENTILATION

Information

Energy Heat Source Electric, Oil	Heating System Type Electric baseboard, Forced warm air	Heating Manufacturer Regal
Heating Unit Age 10-15 years	Additional Comments (Heating) Heat present when thermostat turned up	Distribution Systems: Ductwork Non-insulated
Oil Supply: Oil Tank Location Basement	Oil Supply: Oil Tank Size 275 Gallons	



Standard Oil Report

Attention: A Standard Oil technician was present during the inspection, evaluated the HVAC system to provide additional information to the client, and issued a report. Their written report will be forwarded to client. Please refer to Standard Oil's report for evaluation and service and repair recommendations. Please call our office if you do not receive that additional report.

Heating Equipment Photo(s)



Observations

8.1.1 Equipment
MAINTENANCE NEEDED

Recommendation

There was not a clear indication as to when this unit was serviced last. The seller should be questioned and confirmation of service history by HVAC company should be obtained. If this system has not been serviced in the last six months it is recommended to service the system during the inspection period. A heating service company may be able to discover deficiencies beyond the scope of this inspection during routine service.

Recommendation

Contact a qualified HVAC professional.

8.2.1 Distribution Systems

DUCTS HAVE RUST DAMAGE



Evaluate and Correct: The heating ducts in the basement have rust damage or need to have rust removed to prevent further damage. Moisture control in the basement should be considered.

Recommendation

Contact a qualified professional.



8.3.1 Oil Supply

OVERFILL STAIN



Monitor: The top of the tank around the fill and vent pipes are stained with oil. This is common, and is due to small amounts of leakage at the pipe connections. It should be monitored, and if the staining is observed to spread down the side of the tank the pipes should be resealed.

Recommendation

Contact a qualified professional.



9: INTERIOR, DOORS & WINDOWS

Information

Ceiling Material Sheetrock	Door Types Raised panel hollow core	Floor Materials Hardwood, Tile, Vinyl flooring
Wall Material Sheetrock, Brick	Window Material Types Double-pane vinyl windows, Double-pane wood framed windows	Window Design Types Double-hung, Fixed
Kitchen Cabinet Types Wood, Laminate	Kitchen Countertop & Backsplash Laminate, Granite	Kitchen Appliance Type Electric range, Electric oven, Refrigerator, Dishwasher

Note (Double Pane)

Double-pane windows are manufactured with an air-tight seal at the edges of the glass. This seal can fail, allowing air and moisture in between the glass panes. This can cause staining, discoloration, or condensation on the interior of the glass panes. Correcting this condition may mean replacing the glass, but in some cases the entire window may need replacing. Sometimes windows are dirty and determining if a seal has failed may not be possible. Schaefer Inspection Service, Inc. does not guarantee that all windows and skylights are free of seal fails.

General Photo(s) of Kitchen



Unit A



Unit B



Unit D



Unit C

Number of Full Baths

4



Unit A



Unit B



Unit D



Unit C

Number of Half Baths

2



Limitations

General

THE BUILDING WAS FURNISHED

There was personal property and/or furnishings still in the building, which limits some areas from inspection.

Observations

9.1.1 Doors

DOOR STOPS NEEDED

Attention: Door stops are recommended for all doors to prevent damage to walls.

Maintenance Item

Recommendation

Contact a handyman or DIY project



9.4.1 Floors

GAPS IN FLOORING

Maintenance Item

Attention: There are gaps in the flooring in some areas: Unit D.

Recommendation

Contact a qualified professional.



9.6.1 Ceilings

PEELING CEILING PAINT

Recommendation

Attention: There are areas where the ceiling paint is peeling in the bathroom of Unit C. This is most likely due to moisture. Current owner or resident should be questioned in order to obtain history of when this occurred.

Recommendation

Contact a qualified professional.



9.6.2 Ceilings

DRY WATER STAINS ROOF

Recommendation

Attention: Dry water stains were observed. While it is possible that the cause has been repaired and stains left untreated, this cannot be guaranteed. Current or recent rainy weather conditions may not produce actual conditions that caused these stains. If available, sellers can be questioned to obtain history; however, only further evaluation or documented proof of repair by a qualified contractor can more fully determine if the cause of the stain has been rectified. If repairs have been adequately represented the staining should be painted over with a stain killing paint and monitored.

NOTE: A hold in the EPDM roof covering was observed.

Recommendation

Contact a qualified professional.



9.7.1 Steps, Stairways & Railings

STAIRS DAMAGED

Correction: The stairs to the basement are damaged and are a current safety hazard. Replacement or repair is recommended for safety.

Recommendation

Contact a qualified professional.



10: CLOSING COMMENTS

Information

Overall Condition: Average

This building was found to be in typical condition for buildings of similar age. This means there are recommendations for repairs, upgrades or improvement, which are common for buildings of its age.

Observations

10.1.1 Overall Condition

MIDDLE OF SERVICE LIFE

Furnace, Roof, Hot water heater

These items are near the middle of service life, according to most manufacturer's representations. It is possible for these items to outlast manufacturers representation, especially with good maintenance. However, based on manufacturers representations, they may be at the middle to latter part of service life, and should be maintained properly and monitored.

Recommendation

Contact a qualified professional.

 Recommendation

10.1.2 Overall Condition

NEAR END OF SERVICE LIFE

Hot water heater

These items are near the end of service life, according to most manufacturer's representations. It is possible for these items to outlast manufacturers representation, especially with good maintenance. However, based on manufacturers representations, they may be near the end of service life, and should be maintained properly and monitored.

Recommendation

Contact a qualified professional.

 Recommendation

STANDARDS OF PRACTICE

Inspection Details

8.1. Limitations:

- I. An inspection is not technically exhaustive.
- II. An inspection will not identify concealed or latent defects.
- III. An inspection will not deal with aesthetic concerns or what could be deemed matters of taste, cosmetic defects, etc.
- IV. An inspection will not determine the suitability of the property for any use.
- V. An inspection does not determine the market value of the property, or its marketability.
- VI. An inspection does not determine the insurability of the property.
- VII. An inspection does not determine the advisability or inadvisability of the purchase of the inspected property.
- VIII. An inspection does not determine the life expectancy of the property, or any components or systems therein.
- IX. An inspection does not include items not permanently installed.
- X. These Standards of Practice apply only to commercial properties.

8.2. Exclusions:

I. The inspector is not required to determine:

- A. property boundary lines or encroachments.
- B. the condition of any component or system that is not readily accessible.
- C. the service-life expectancy of any component or system.
- D. the size, capacity, BTU, performance or efficiency of any component or system.
- E. the cause or reason of any condition.
- F. the cause of the need for repair or replacement of any system or component.
- G. future conditions.
- H. the compliance with codes or regulations.
- I. the presence of evidence of rodents, animals or insects.
- J. the presence of mold, mildew, fungus or toxic drywall.
- K. the presence of airborne hazards.
- L. the presence of birds.
- M. the presence of other flora or fauna.
- N. the air quality.
- O. the presence of asbestos.
- P. the presence of environmental hazards.
- Q. the presence of electromagnetic fields.
- R. the presence of hazardous materials including, but not limited to, the presence of lead in paint.
- S. any hazardous-waste conditions.
- T. any manufacturers' recalls, or conformance with manufacturers' installations, or any information included for consumer-protection purposes.
- U. operating costs of systems.
- V. replacement or repair cost estimates.
- W. the acoustical properties of any systems.
- X. estimates of the cost of operating any given system.
- Y. resistance to wind, hurricanes, tornadoes, earthquakes or seismic activities.
- Z. geological conditions or soil stability.

AA. compliance with the Americans with Disabilities Act.

II. The inspector is not required to operate:

- A. any system that is shut down.
- B. any system that does not function properly.
- C. or evaluate low-voltage electrical systems, such as, but not limited to:
 - phone lines;
 - cable lines;
 - antennae;
 - lights; or
 - remote controls.
- D. any system that does not turn on with the use of normal operating controls.
- E. any shut off-valves or manual stop valves.
- F. any electrical disconnect or over-current protection devices.
- G. any alarm systems.
- H. moisture meters, gas detectors or similar equipment.
- I. sprinkler or fire-suppression systems.
- III. The inspector is not required to:

A. move any personal items or other obstructions, such as, but not limited to:

1. throw rugs;
2. furniture;
3. floor or wall coverings;
4. ceiling tiles;
5. window coverings;
6. equipment;
7. plants;
8. ice;
9. debris;
10. snow;
11. water;
12. dirt;
13. foliage; or
14. pets.

B. dismantle, open or uncover any system or component.

C. enter or access any area that may, in the opinion of the inspector, be unsafe.

D. enter crawlspaces or other areas that are unsafe or not readily accessible.

E. inspect or determine the presence of underground items, such as, but not limited to, underground storage tanks, whether abandoned or actively used.

F. do anything which, in the inspector's opinion, is likely to be unsafe or dangerous to the inspector or others, or may damage property, such as, but not limited to, walking on roof surfaces, climbing ladders, entering attic spaces, or interacting with pets or livestock.

G. inspect decorative items.

H. inspect common elements or areas in multi-unit housing.

I. inspect intercoms, speaker systems, radio-controlled, security devices, or lawn-irrigation systems.

J. offer guarantees or warranties.

K. offer or perform any engineering services.

L. offer or perform any trade or professional service other than commercial property inspection.

M. research the history of the property, or report on its potential for alteration, modification, extendibility or suitability for a specific or proposed use for occupancy.

N. determine the age of construction or installation of any system, structure or component of a building, or differentiate between original construction and subsequent additions, improvements, renovations or replacements thereto.

O. determine the insurability of a property.

P. perform or offer Phase 1 environmental audits.

Q. inspect or report on any system or component that is not included in these Standards.

Exterior

I. The inspector should inspect:

- A. the siding, flashing and trim;
- B. all exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fasciae;
- C. report as in need of repair any safety issues regarding intermediate balusters, spindles or rails for steps, stairways, balconies and railings;
- D. a representative number of windows;
- E. the vegetation, surface drainage, and retaining walls when these are likely to adversely affect the structure;
- F. the exterior for accessibility barriers;
- G. the storm water drainage system;
- H. the general topography;
- I. the parking areas;
- J. the sidewalks;
- K. exterior lighting;
- L. the landscaping;
- M. and determine that a 3-foot clear space exists around the circumference of fire hydrants;
- N. and describe the exterior wall covering.

II. The inspector is not required to:

- A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings or exterior accent lighting.
- B. inspect items, including window and door flashings, that are not visible or readily accessible from the ground.
- C. inspect geological, geotechnical, hydrological or soil conditions.
- D. inspect recreational facilities.
- E. inspect seawalls, break walls or docks.
- F. inspect erosion-control or earth-stabilization measures.
- G. inspect for proof of safety-type glass.
- H. determine the integrity of thermal window seals or damaged glass.
- I. inspect underground utilities.
- J. inspect underground items.
- K. inspect wells or springs.
- L. inspect solar systems.

- M. inspect swimming pools or spas.
- N. inspect septic systems or cesspools.
- O. inspect playground equipment.
- P. inspect sprinkler systems.
- Q. inspect drain fields or dry wells.
- R. inspect manhole covers.
- S. operate or evaluate remote-control devices, or test door or gate operators.

Roof

I. The inspector should inspect from ground level, eaves or rooftop (if a rooftop access door exists):

- A. the roof covering;
- B. for the presence of exposed membrane;
- C. slopes;
- D. for evidence of significant ponding;
- E. the gutters;
- F. the downspouts;
- G. the vents, flashings, skylights, chimney and other roof penetrations;
- H. the general structure of the roof from the readily accessible panels, doors or stairs; and
- I. for the need for repairs.

II. The inspector is not required to:

- A. walk on any pitched roof surface.
- B. predict service-life expectancy.
- C. inspect underground downspout diverter drainage pipes.
- D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces.
- E. move insulation.
- F. inspect antennae, lightning arresters, de-icing equipment or similar attachments.
- G. walk on any roof areas that appear, in the opinion of the inspector, to be unsafe.
- H. walk on any roof areas if it might, in the opinion of the inspector, cause damage.
- I. perform a water test.
- J. warrant or certify the roof.
- K. walk on any roofs that lack rooftop access doors.

Basement, Foundation and Crawlspcace

I. The inspector should inspect:

- A. the basement;
- B. the foundation;
- C. the crawlspace;
- D. the visible structural components;
- E. report on the location of under-floor access openings;
- F. report any present conditions or clear indications of active water penetration observed by the inspector;
- G. for wood in contact with or near soil;
- H. report any general indications of foundation movement that are observed by the inspector, such as, but not limited to: sheetrock cracks, brick cracks, out-of-square door frames, or floor slopes;
- I. report on any cutting, notching or boring of framing members that may present a structural or safety concern.

II. The inspector is not required to:

- A. enter any crawlspaces that are not readily accessible, or where entry could cause damage or pose a hazard to the inspector.
- B. move stored items or debris.
- C. operate sump pumps.
- D. identify size, spacing, span or location, or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems.
- E. perform or provide any engineering or architectural service.
- F. report on the adequacy of any structural system or component.

Electrical

I. The inspector should inspect:

- A. the service drop/lateral;
- B. the meter socket enclosures;
- C. the service-entrance conductors, and report on any noted deterioration of the conductor insulation or cable sheath;
- D. the means for disconnecting the service main;
- E. the service-entrance equipment, and report on any noted physical damage, overheating or corrosion;
- F. determine the rating of the service disconnect amperage, if labeled;

G. panelboards and over-current devices, and report on any noted physical damage, overheating, corrosion, or lack of accessibility or working space (minimum 30 inches wide, 36 inches deep, and 78 inches high in front of panel) that would hamper safe operation, maintenance or inspection;
H. report on any unused circuit-breaker panel openings that are not filled;
I. report on absent or poor labeling;
J. the service grounding and bonding;
K. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be AFCI-protected using the AFCI test button, where possible. Although a visual inspection, the removal of faceplates or other covers or luminaires (fixtures) to identify suspected hazards is permitted;
L. report on any noted missing or damaged faceplates or box covers;
M. report on any noted open junction boxes or open wiring splices;
N. report on any noted switches and receptacles that are painted;
O. test all ground-fault circuit interrupter (GFCI) receptacles and GFCI circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible;
P. report the presence of solid-conductor aluminum branch-circuit wiring, if readily visible;
Q. report on any tested GFCI receptacles in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not installed properly or did not operate properly, any evidence of arcing or excessive heat, or where the receptacle was not grounded or was not secured to the wall;
R. report the absence of smoke detectors;
S. report on the presence of flexible cords being improperly used as substitutes for the fixed wiring of a structure or running through walls, ceilings, floors, doorways, windows, or under carpets.

II. The inspector is not required to:

A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures.
B. operate electrical systems that are shut down.
C. remove panelboard cabinet covers or dead fronts if they are not readily accessible.
D. operate over-current protection devices.
E. operate non-accessible smoke detectors.
F. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled.
G. inspect the fire or alarm system and components.
H. inspect the ancillary wiring or remote-control devices.
I. activate any electrical systems or branch circuits that are not energized.
J. operate or reset overload devices.
K. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices.
L. verify the service ground.
M. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or the battery- or electrical-storage facility.
N. inspect spark or lightning arrestors.
O. inspect or test de-icing equipment.
P. conduct voltage-drop calculations.
Q. determine the accuracy of labeling.
R. inspect tenant-owned equipment.
S. inspect the condition of or determine the ampacity of extension cords.

Plumbing

I. The inspector should inspect:

A. verify the presence of and identify the location of the main water shut-off valve to each building;
B. verify the presence of a back-flow prevention device if, in the inspector's opinion, a cross-connection could occur between the water-distribution system and non-potable water or private source;
C. the water-heating equipment, including combustion air, venting, connections, energy-source supply systems, and seismic bracing, and verify the presence or absence of temperature-/pressure-relief valves and/or Watts 210 valves;
D. flush a representative number of toilets;
E. water-test a representative number of sinks, tubs and showers for functional drainage;
F. verify that hinged shower doors open outward from the shower, and have safety glass-conformance stickers or indicators;
G. the interior water supply, including a representative number of fixtures and faucets;
H. the drain, waste and vent systems, including a representative number of fixtures;
I. and describe any visible fuel-storage systems;
J. and test sump pumps with accessible floats;
K. describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves;
L. determine whether the water supply is public or private;
M. the water supply by viewing the functional flow in several fixtures operated simultaneously, and report any deficiencies as in need of repair;
N. report as in need of repair deficiencies in installation and identification of hot and cold faucets;
O. report as in need of repair mechanical drain stops that are missing or do not operate if installed in sinks, lavatories and tubs;
P. report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor,

leak, or have tank components that do not operate; and
Q. piping support.

II. The inspector is not required to:

- A. determine the adequacy of the size of pipes, supplies, vents, traps or stacks.
- B. ignite pilot flames.
- C. determine the size, temperature, age, life expectancy or adequacy of the water heater.
- D. inspect interiors of flues or chimneys, cleanouts, water-softening or filtering systems, dishwashers, interceptors, separators, sump pumps, well pumps or tanks, safety or shut-off valves, whirlpools, swimming pools, floor drains, lawn sprinkler systems or fire sprinkler systems.
- E. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply.
- F. verify or test anti-scald devices.
- G. determine the water quality, potability or reliability of the water supply or source.
- H. open sealed plumbing access panels.
- I. inspect clothes washing machines or their connections.
- J. operate any main, branch or fixture valve.
- K. test shower pans, tub and shower surrounds, or enclosures for leakage.
- L. evaluate compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping.
- M. determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices.
- N. determine whether there are sufficient cleanouts for effective cleaning of drains.
- O. evaluate gas, liquid propane or oil-storage tanks.
- P. inspect any private sewage waste-disposal system or component within such a system.
- Q. inspect water-treatment systems or water filters.
- R. inspect water-storage tanks, pressure pumps, ejector pumps, or bladder tanks.
- S. evaluate wait time for hot water at fixtures, or perform testing of any kind on water-heater elements.
- T. evaluate or determine the adequacy of combustion air.
- U. test, operate, open or close safety controls, manual stop valves, or temperature- or pressure-relief valves.
- V. examine ancillary systems or components, such as, but not limited to, those relating to solar water heating or hot-water circulation.
- W. determine the presence or condition of polybutylene plumbing.

Cooling

I. The inspector should inspect:

- A. multiple air-conditioning compressor installations, such as a building with multiple tenant spaces, and verify that each compressor is clearly and permanently identified with the respective space supplied;
- B. visibly inspect central cooling equipment;
- C. verify that luminaire and receptacle outlets are provided at or near the appliance;
- D. verify that a permanent means of access, with permanent ladders and/or catwalks, are present for equipment and appliances on roofs higher than 16 feet;
- E. verify the presence of level service platforms for appliances on roofs with a slope of 25% or greater;
- F. wood framing with cutting, notching or boring that might cause a structural or safety issue;
- G. pipe penetrations in concrete and masonry building elements to verify that they are sleeved;
- H. piping support;
- I. for connectors, tubing and piping that might be installed in a way that exposes them to physical damage;
- J. for the potential of flooding or evidence of past flooding that could cause mold in ductwork and plenums; and
- K. condensate drains.

II. The inspector is not required to:

- A. inspect or test compressors, condensers, vessels, evaporators, safety devices, pressure gauges, or control mechanisms.
- B. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system.
- C. inspect window units, through-wall units, or electronic air filters.
- D. operate equipment or systems if exterior temperature is below 60° Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment.
- E. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks.
- F. examine electrical current, coolant fluids or gases, or coolant leakage.
- G. inspect tenant-owned or tenant-maintained cooling equipment.
- H. test for mold.

Heating and Ventilation

I. The inspector should inspect:

- A. multiple gas meter installations, such as a building with multiple tenant spaces, and verify that each meter is clearly and permanently identified with the respective space supplied;
- B. visually inspect the heating systems and describe the energy source and heating method;
- C. report as in need of repair heating systems that do not operate;
- D. report if the heating systems are deemed inaccessible;

- E. verify that a permanent means of access, with permanent ladders and/or catwalks, are present for equipment and appliances on roofs higher than 16 feet;
- F. verify the presence of level service platforms for appliances on roofs with a slope of 25% or greater;
- G. verify that luminaire and receptacle outlets are provided at or near the appliance;
- H. verify that the system piping appears to be sloped to permit the system to be drained;
- I. for connectors, tubing and piping that might be installed in a way that exposes them to physical damage;
- J. wood framing with cutting, notching or boring that might cause a structural or safety issue;
- K. pipe penetrations in concrete and masonry building elements to verify that they are sleeved;
- L. exposed gas piping for identification by a yellow label marked "Gas" in black letters occurring at intervals of 5 feet or less;
- M. determine if any appliances or equipment with ignition sources are located in public, private, repair or parking garages or fuel-dispensing facilities;
- N. verify that fuel-fired appliances are not located in or obtain combustion air from sleeping rooms, bathrooms, storage closets or surgical rooms;
- O. for the presence of exhaust systems in occupied areas where there is a likelihood of excess heat, odors, fumes, spray, gas, noxious gases or smoke;
- P. verify that outdoor air-intake openings are located at least 10 feet away from any hazardous or noxious contaminant sources, such as vents, chimneys, plumbing vents, streets, alleys, parking lots or loading docks;
- Q. outdoor exhaust outlets for the likelihood that they may cause a public nuisance or fire hazard due to smoke, grease, gases, vapors or odors;
- R. for the potential of flooding or evidence of past flooding that could cause mold in ductwork or plenums; and
- S. condensate drains.

II. The inspector is not required to:

- A. inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems, fuel tanks, safety devices, pressure gauges, or control mechanisms.
- B. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system.
- C. light or ignite pilot flames.
- D. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment.
- E. over-ride electronic thermostats.
- F. evaluate fuel quality.
- G. verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks.
- H. inspect tenant-owned or tenant-maintained heating equipment.
- I. determine ventilation rates.
- J. perform capture and containment tests.
- K. test for mold.

Interior, Doors & Windows

I. The inspector should:

- A. open and close a representative number of doors and windows;
- B. inspect the walls, ceilings, steps, stairways and railings;
- C. inspect garage doors and garage door-openers;
- D. inspect interior steps, stairs and railings;
- E. inspect all loading docks;
- F. ride all elevators and escalators;
- G. and report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

II. The inspector is not required to:

- A. inspect paint, wallpaper, window treatments or finish treatments.
- B. inspect central-vacuum systems.
- C. inspect safety glazing.
- D. inspect security systems or components.
- E. evaluate the fastening of countertops, cabinets, sink tops or fixtures, or firewall compromises.
- F. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure.
- G. move drop-ceiling tiles.
- H. inspect or move any appliances.
- I. inspect or operate equipment housed in the garage, except as otherwise noted.
- J. verify or certify safe operation of any auto-reverse or related safety function of a garage door.
- K. operate or evaluate any security bar-release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards.
- L. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices.
- M. operate or evaluate self-cleaning oven cycles, tilt guards/latches, gauges or signal lights.
- N. inspect microwave ovens, or test leakage from microwave ovens.
- O. operate or examine any sauna, steam-jenny, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other ancillary devices.
- P. inspect elevators.

- Q. inspect remote controls.
- R. inspect appliances.
- S. inspect items not permanently installed.
- T. examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool/spa, recreational equipment, or self-contained equipment.
- U. come into contact with any pool or spa water in order to determine the system's structure or components.
- V. determine the adequacy of a spa's jet water force or bubble effect.
- W. determine the structural integrity or leakage of a pool or spa.
- X. determine combustibility or flammability.
- Y. inspect tenant-owned equipment or personal property.

SUMMARY

1234 Main St.

Buyer Name

02/01/2022 9:00AM

Bruce Schaefer
ASHI,, InterNACHI
Schaefer Inspection Service
2033872131
office@schaferinspectionct.com



⚠️ 2.1.1 Exterior - Siding, Flashing & Trim: Damaged Siding

Correction: Damaged siding needs immediate repair at Unit C entry. Step cracking is visible.

⊖ 2.1.2 Exterior - Siding, Flashing & Trim: Needs Paint

Correction: Finish on exterior coverings is at or past the time for painting or stain. Maintaining the exterior finish is important to protect it from damage.

⊖ 2.1.3 Exterior - Siding, Flashing & Trim: Rotted Siding

Evaluate and Correct: Siding is softened and/or rotted from moisture at rear stairs. When siding is rotted on the surface, there is potential for additional decay on underlying components.

⊖ 2.1.4 Exterior - Siding, Flashing & Trim: Brick Deficiencies

Deficiencies such as spalling, missing mortar at joints, bowing, cracked, settled, detached, rusted or expanded lintels were observed on the brick exterior. Further evaluation and/or repairs by a qualified mason are recommended.

⊖ 2.2.1 Exterior - Exterior Doors: Missing Door Trim

Correction: Trim missing at left side door near retaining wall. Installation/replacement is recommended.

⊖ 2.2.2 Exterior - Exterior Doors: Weather-stripping needs replacement

Correction: Exterior door weather stripping needs repair/replacement to make the door weather resistant. Outside air and moisture should not be able to enter.

⊖ 2.2.3 Exterior - Exterior Doors: Door Rust

Correction: Exterior door observed has rust or is rusted through and will need replacement soon.

⊖ 2.2.4 Exterior - Exterior Doors: Front Stoop Needs Paint

Correction: The front entry stoop needs paint to prevent water damage.

⚠️ 2.3.2 Exterior - Walkways, Driveways/Parking Lot: Settled Portions

Some areas of the parking lot and front walkway were settled or heaved and are trip hazards. Recommend a qualified contractor evaluate and repair, resurface, or replace for safety.

⊖ 2.3.3 Exterior - Walkways, Driveways/Parking Lot: Rusted Railings

Attention: Rust removal and painting to prevent deterioration is recommended for the rails.

⚠️ 2.3.4 Exterior - Walkways, Driveways/Parking Lot: No Railings

Correction: Installation of rails for safety is recommended at the front entry steps.

⊖ 2.6.1 Exterior - Deck: Finish Bad

Attention: Decking planks were weathered. Refinishing is recommended.

⊖ 2.6.2 Exterior - Deck: Rotted Rails and/or Posts

Correction: The deck railings and/or posts are rotted and will need replacement soon.

⊖ 3.1.1 Roof - Coverings: Patched in many areas

Attention: The roof has been patched due to past leakage in several areas and should be monitored.

⊖ 3.1.2 Roof - Coverings: Ponding

Observed ponding water in one or more areas of the roof. Ponding can lead to erosion and deterioration of the roof. Recommend a qualified roofing contractor evaluate and repair as needed.

⊖ 3.1.3 Roof - Coverings: Holes in Roof Covering

Correction: There are holes in the EPDM roofing material that should be patched to prevent water intrusion and damage.

⊖ 3.1.4 Roof - Coverings: EPDM Roof Covering Wrinkles

Correction: The EPDM roofing material has significant wrinkles in the corners of the roof. Repair is recommended.

⊖ 3.1.5 Roof - Coverings: Loose Roof Patch

Correction: One or more roof patches have come loose and needs to be re-sealed to prevent water intrusion.

⊖ 3.4.1 Roof - Skylights, Chimneys & Other Roof Penetrations: Chimney Cap Missing

No chimney cap was observed. Installation by a qualified roofer is recommended to prevent water and/or pest intrusion.

⊖ 3.4.2 Roof - Skylights, Chimneys & Other Roof Penetrations: Crown Cracks

Correction: Cracks in chimney crown. Not correcting these cracks can lead to additional damage from seasonal moisture due to freeze and thaw.

⊖ 3.4.3 Roof - Skylights, Chimneys & Other Roof Penetrations: Deteriorated Liner

Evaluate and Correct: Liner was deteriorated and/or worn. This may prevent proper draft and create build up of soot and creosote.

⊖ 3.4.4 Roof - Skylights, Chimneys & Other Roof Penetrations: Vent Cover Missing

Correction: There is a pipe penetrating the roof that appears to be a vent pipe that is missing a cap/cover. Installation of a cap is recommended.

⊖ 4.1.1 Basement, Foundation and Crawlspace - Foundation: Pointing Needed

Correction: Loose or deteriorated mortar joints observed. Pointing (joint repair) is recommended.

⊖ 4.1.2 Basement, Foundation and Crawlspace - Foundation: Openings Should Be Sealed

Correction: There are inadequately covered openings at the basement foundation that should be sealed to prevent water intrusion and cold air into the basement.

⊖ 4.6.1 Basement, Foundation and Crawlspace - Moisture Issues: Evidence of Recent Water Intrusion

Monitor: There was evidence of recent water intrusion in the basement. This area should be monitored to determine if corrective action is necessary.

⚠ 5.3.1 Electrical - Branch Wiring Circuits, Breakers & Fuses: Open junction box

Correction: There are open junction boxes in the basement, which should have covers for safety.

⊖ 5.6.1 Electrical - Smoke Detectors: Damaged Smoke Detector

Correction: Smoke detector was damaged or missing components and needs replacement in Unit D.

⊖ 5.7.1 Electrical - Carbon Monoxide Detectors: Minimal Carbon Monoxide Detectors

Correction: There is a minimal number of carbon monoxide detectors. A CO detector should be installed that is capable of sensing the amount of CO present as a reading in parts per million. It should be capable of providing an alarm suitable to warn occupants when it is activated. Battery operated detectors are acceptable. They should be installed on every level of the building.

⊖ 6.1.1 Plumbing - Drain, Waste, & Vent Systems: Open Waste Pipe

Correction: Open waste pipe was observed. An open waste pipe can allow sewer gasses to enter home and create an unhealthy condition. Correction is recommended.

⊖ 6.3.1 Plumbing - Hot Water Systems, Controls, Flues & Vents: Near End of Life

Water heater showed normal signs of wear and tear. Recommend monitoring it's effectiveness and replacing in the near future.

⊖ 8.1.1 Heating and Ventilation - Equipment: Maintenance Needed

There was not a clear indication as to when this unit was serviced last. The seller should be questioned and confirmation of service history by HVAC company should be obtained. If this system has not been serviced in the last six months it is recommended to service the system during the inspection period. A heating service company may be able to discover deficiencies beyond the scope of this inspection during routine service.

⊖ 8.2.1 Heating and Ventilation - Distribution Systems: Ducts Have Rust Damage

Evaluate and Correct: The heating ducts in the basement have rust damage or need to have rust removed to prevent further damage. Moisture control in the basement should be considered.

⊖ 8.3.1 Heating and Ventilation - Oil Supply: Overfill Stain

Monitor: The top of the tank around the fill and vent pipes are stained with oil. This is common, and is due to small amounts of leakage at the pipe connections. It should be monitored, and if the staining is observed to spread down the side of the tank the pipes should be resealed.

⊖ 9.6.1 Interior, Doors & Windows - Ceilings: Peeling Ceiling Paint

Attention: There are areas where the ceiling paint is peeling in the bathroom of Unit C. This is most likely due to moisture. Current owner or resident should be questioned in order to obtain history of when this occurred.

⊖ 9.6.2 Interior, Doors & Windows - Ceilings: Dry Water Stains Roof

Attention: Dry water stains were observed. While it is possible that the cause has been repaired and stains left untreated, this cannot be guaranteed. Current or recent rainy weather conditions may not produce actual conditions that caused these stains. If available, sellers can be questioned to obtain history; however, only further evaluation or documented proof of repair by a qualified contractor can more fully determine if the cause of the stain has been rectified. If repairs have been adequately represented the staining should be painted over with a stain killing paint and monitored.

NOTE: A hold in the EPDM roof covering was observed.

⚠ 9.7.1 Interior, Doors & Windows - Steps, Stairways & Railings: Stairs Damaged

Correction: The stairs to the basement are damaged and are a current safety hazard. Replacement or repair is recommended for safety.

⊖ 10.1.1 Closing Comments - Overall Condition: Middle of Service Life

These items are near the middle of service life, according to most manufacturer's representations. It is possible for these items to outlast manufacturers representation, especially with good maintenance. However, based on manufacturers representations, they may be at the middle to latter part of service life, and should be maintained properly and monitored.

⊖ 10.1.2 Closing Comments - Overall Condition: Near End of Service Life

These items are near the end of service life, according to most manufacturer's representations. It is possible for these items to outlast manufacturers representation, especially with good maintenance. However, based on manufacturers representations, they may be near the end of service life, and should be maintained properly and monitored.