



**2758 Example Avenue  
St. Louis MO**

**Client(s): Example  
Inspection Date: 7/2/2018**

**The Best Inspectors. Anywhere.**

**Inspector: BPG Inspector #IL 450.000775 (IL), (MO)**

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SAMPLE

Thank you for choosing BPG for your property inspection. We value your business and are available should you have any follow-up questions regarding your report.

This report represents our professional opinion regarding conditions of the property as they existed on the day of our inspection. We adhere to the Standards of Practices as outlined in the Standards of Practice of the American Society of Home Inspectors (ASHI) or your specific state standards.

Your **INSPECTION REPORT** includes three sections: **1) Key Findings**, **2) Property Information**, and **3) Inspection Agreement**. It is important to evaluate all three sections in order to fully understand the property and general conditions. The following definitions may be helpful in reviewing your reports.

Action Items may include:

- Items that are no longer functioning as intended
- Conditions that present safety issues
- Items or conditions that may require repair, replacement, or further evaluation by a specialist
- Items that were inaccessible

Consideration Items may include:

- Conditions that may require repair due to normal wear and the passage of time.
- Conditions that have not significantly affected usability or function- but may if left unattended.

### SECTION I. KEY FINDINGS

This section is designed to summarize the findings and conditions that may require your immediate attention. Typically, the Key Findings Summary is used to help prioritize issues with other parties involved in the real estate transaction (home buyer, home seller, and real estate agents). *It is important to review carefully all sections of your report and not rely solely on the Key Findings summary.*

### SECTION II. PROPERTY INFORMATION

This section contains our detailed findings on all items inspected. Component locations, system types and details, maintenance tips, and other general information about the property will be included as appropriate.

### SECTION III. INSPECTION AGREEMENT

This section details the scope of the inspection. BY ACCEPTANCE OF OUR INSPECTION REPORT, YOU ARE AGREEING TO THE TERMS OF OUR INSPECTION AGREEMENT. A copy of this agreement was made available immediately after scheduling your inspection and prior to the beginning of your inspection. In addition, a copy is included on our website with your final inspection report.

**To retrieve your full PROPERTY INSPECTION REPORT (all 3 sections) from our Web site:**

- Point your web browser to <http://www.bpginspections.com>
- Click on **View Your Inspection Report**
- Enter the **Report Id** and **Client Last Name** (shown below)
  - Report Id:
  - Client's Last Name: Example
- Follow the instructions to either view the report online or download it to your computer.

Again, thank you for selecting us as your inspection company. Please contact our Customer Service Center at 800-285-3001 should you have any questions about your reports or desire additional assistance.

## Action Items

### Structure

#### Floor Structure

- ❌ 1. 1. In basement, about center of area over the work tables, sister the deteriorated floor joist to ensure its strength. ~\$300
- 2. There is another floor joist near by same area, that is cracked, sister it. ~\$150

#### Wall Structure

- ❌ 2. At the NE corner of the front building, at the top corner, the wall is leaning outward. There is a star at this area but the wall is bulging around the star somewhat. Have a qualified contractor review this area at this time and rebuild or tie the wall back to existing framing. The wall needs stabilization to ensure long term service. ~\$1000 - \$2000 if the wall can be tied back to framing. ~\$7500 + to rebuild this corner area.

### Exterior

#### Exterior

- ❌ 3. The landing on the fire escape has no railing at the end and is unsafe. Have a railing installed. ~\$400 - \$800

#### Windows

- ❌ 4. 1. At front of first floor, replace the third window from the west that is fogged from a broken thermal seal.
- 2. Also the 2nd from east window has a broken thermal seal and needs replacement.
- 3. ~\$750 - \$1500 for each window.
- ❌ 5. The wood windows at 3rd and 2nd floors: top sashes slide down when unlocked or lower sash is raised, windows are hard/stiff to open/close and overall are weak from age. Have a contractor review each window on 3rd and 2nd floor and service and repair to ensure they operate easily, safely and properly. ~\$75 a window on average. About 15 windows.

#### Balconey / Deck

- ❌ 6. The walls around the rooftop deck are leaning and wavy and deteriorated and a strong wind might blow them over. Repair/replace these walls as needed. \$750 - \$1500 to repair. Cost depends on how thorough you want to be.

#### Walks | Patios | Terraces | Balconies

- ❌ 7. City sidewalk along west side of building is very cracked and deteriorated. Replacement of the concrete seems like the best solution. Inquire if you or the city is responsible. Not estimated due to unknowns.

### Roofing

#### Roofing

- ❌ 8. The roofing over the mid section of the building is deteriorated, about 15 + years old, losing aggregate, has various gaps, is ponding water along the gutter area, no termination bars at edges and rear gutter area and has been sealed with tar at seams. We recommend replacement of this roof section at this time. If not replaced now, the roof possibly has 1 - 2 years of service remaining with possibility of leaks. This section is about 790 square feet. ~\$3000 - \$6000 to replace.
- ❌ 9. The roofing over the third floor is old and deteriorated, has missing aggregate, sealed seams, uphill seams, no termination bars at edges at rear gutter, and needs replacement at this time. The area is about 790 square feet which, is about the same size as the mid-section roof. ~\$3000 - \$6000 to replace.
- ❌ 10. In the rear apartment, there is a water stain in ceiling over the bed. Inquire about any leakage. Repair roof as needed. The stain is suspect mold. Have this section of drywall removed/replaced. This was not a mold inspection but this was noticed. Have a full mold inspection with air sampling for full disclosure. ~\$300 - \$600 to replace section of ceiling.

### Electrical

#### Wiring

## Action Items

### Electrical

- 11. Have an electrician remove the open/loose wiring at the front of the building over the entry way. ~\$150
- 12. Have electrician remove/enclose the open ended wiring over red door at west side of rear building. ~\$150
- 13. Behind the wall at the basement laundry equipment - have electrician place the open wiring in a junction box. ~\$100

### Receptacles & Switches

- 14. Remove or properly install the loose hanging electrical outlet under the 2nd floor bathroom sink. ~\$100 - \$200

### Heating and Cooling

#### Cooling - Central System

- 15. At the basement furnace the condensate pump is leaking out water. Have it repair/replaced at this time. ~\$250 - \$500.

### Warehouse/Garage

#### Garages/Warehouse

- 16. The garage door openers are connected to the light switch. If lights are off the overhead door openers wont work. Have electrician provide dedicated power to the overhead doors. ~\$300 - \$600

### Interior

#### Interiors

- 17. To meet safety standards, install handrailing at all the steps, e.g. at all center area stairs to 2nd floor and basement.

#### Interior Safety Systems

- 18. EXIT lights and Emergency lights were spot tested and worked normally.

### Bathrooms

#### Toilet(s)

- 19. The toilet in the 2nd floor hall bathroom is loose at the floor connection, but there are no signs of current leaks. Tighten the floor connections to prevent a future leak at the wax o-ring. ~\$150
- 20. The toilet in the rear apartment is loose at the floor connection, but there are no signs of current leaks. Tighten the floor connections to prevent a future leak at the wax o-ring. ~\$150

## Consideration Items

### Opening Comments

#### Deviations From The Guide (ASTM E2018-15)

- 21. The inspection was performed per ASTM E2018 - 15 standards and our Proposal and Inspection Agreement. Per our agreement Sections 7 Document Review and Interviews, Section 8.4.8 Vertical Transportation and Section 8.4.8.1 Life Safety/Fire Protection of the ASTM property Conditions Assessment (PCA) standards were not performed. The ASTM suggested outline has not be followed exactly and this report was not pier reviewed. A Pre-survey Questionnaire was NOT sent to the seller or seller's representative prior to the site visit. Any available personnel were questioned/interviewed during the course of the site visit.

#### Additional Considerations

- 22. The following are several non-scope considerations that you may want to assess in connection with this commercial real estate. This list is not intended to be all-inclusive and is not sorted by importance: Seismic Considerations, Design Consideration for Natural Disasters, Insect/Rodent infestation, Environmental Considerations, ADA (American Disability Act) Requirements, Indoor Air Quality, Property Security Systems.

#### Tenant Equipment Excluded

- 23. The tenant owned equipment was NOT inspected or tested in any way.

#### Environmental

- 24. This was not an inspection for any environmental issues or concerns. We recommend you have an Environmental Site Assessment at this time (Phase 1) for disclosure of any concerning environmental conditions.

#### Municipality Inspections

- 25. Inquire about any municipality inspections that might be required because of this real estate transaction and update/correct conditions per their requirements.

#### Smoke Alarms | Sprinklers | Emergency Lighting

- 26. The operation of smoke detectors was not included in this inspection. It was noticed that EXIT lights and emergency lighting are present and the emergency lighting was randomly spot tested unless otherwise noted in this report. Confirm requirements for unit location and test and/or install new units as/if necessary or directed by the municipality. Test and check all emergency lighting and repair/replace as necessary.
- 27. Any fire alarm and fire sprinkler system(s) were not tested/inspected in any way. Have regular fire inspections per the municipality requirements.

### Structure

#### Floor Structure

- 28. The stairs to 3rd floor are leaning outward some which is common for this age. Be careful moving heavy furniture up these steps. Have a contactor provide supports under the steps to strengthen them.

#### Wall Structure

- 29. The SW corner of the rear building appears to have been hit by a car/truck at some point in past. The blocks are cracked/damaged and somewhat displaced. Rebuilding the corner is not required in my opinion but, monitor/seal and maintain the area as necessary.

### Exterior

#### Exterior

- 30. Tuckpoint the open expansion joint at west side near NW corner.

#### Doors

- 31. Finish the open conditions at the door out to rooftop deck. Repair interior and exterior areas of the deck.

#### Eaves, Soffits & Fascia

## Consideration Items

### Exterior

- 32. Paint the trim work that's along the top of the front of the building. Seal any gaps.

### Roofing

#### Gutters

- 33. Gutter along rear of mid-section roof is leaking at the seams - repair/seal.

### Plumbing

#### Waste Pipe

- 34. In basement, in area below the steps to 2nd floor, have a plumber seal off the opening in the drain line. (has a towel in opening). ~\$100

#### Fuel Pipe

- 35. None of the gas lines were tested for leaks or heat exchangers inspected. We recommend you have a qualified HVAC company or the gas company perform their safety inspection at this time on the gas lines for gas water heaters, furnaces, gas stoves, gas fireplaces, gas yard lights and grills. Our inspection did not include inspection of the furnace heat exchanger, internal furnace components, compliance with the gas company requirements for furnace venting, leak detection at gas lines and many other important safety items that the gas company typically checks. Their inspection exceeds the standards of our limited inspection and is more comprehensive in terms of safety and code enforcement. Their standards are rigorous and the Gas Company is the final authority on the operational safety of all gas equipment. BPG will not be responsible for items that are or could have been discovered during a gas safety inspection.

### Electrical

#### Panel

- 36. The electric panel for the rear apartment is in a closet. There should be three feet of clear space in front of electric panels and panels should not be located in closets. Remove the storage from in front of the panel for safety reasons.

#### Wiring

- 37. Where needed install missing cover plates on switches and outlets and at junction boxes to contain splices properly.

### Attic/Ventilation/Crawl Space

#### Ventilation - Attic

- 38. Repair the broken out attic vent screen at front NW upper corner of building. Needed to keep pests out of attic.

### Interior

#### Interiors

- 39. **Please be advised that a mold inspection is beyond the scope of this standard building inspection as defined by ASTM E2018-15 . This inspection did not include an inspection for mold.**
- 40. Enclose the side of the steps to 3rd floor so there are no gaps greater than four inches.
- 41. Consider confirming that Permits were obtained for all renovation work.


#### Interior Safety Systems

- 42. No fire extinguishers were noticed, install them to meet any municipality requirement.

## Consideration Items

### Kitchen

#### Kitchen

- 43.  Replace the plastic water supply line used at 2nd floor refrigerator with a copper water line. The plastic lines sometimes split open and leak.

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SAMPLE



<b>Date:</b> 7/2/2018	<b>Time:</b> 08:00:00 AM	<b>Report ID:</b>
<b>Property:</b> 2758 Example Avenue, St. Louis, MO		<b>Prepared By:</b> BPG Inspector

## General Information

### Inspection Scope

This inspection is a non-invasive examination of readily accessible systems and components as outlined in the ASTM E2018-15. In compliance, our reports are subject to the Definitions, Scope, Limitations, Exceptions, and Exclusions as outlined in the ASTM E2018-15 Standards of Practice. In general, inspections include a visual examination of readily accessible systems and components to help identify material defects - as they exist at the time of the inspection. This is not a technically exhaustive inspection and will not necessarily list all minor maintenance or repair items. Latent, inaccessible, or concealed defects are excluded from this inspection. Inspectors do not move materials that may limit his/her inspection. We do not report on cosmetic or aesthetic issues. Unless otherwise stated, this is not a code inspection. If you are purchasing in a locality that has occupancy inspections, local authorities will usually comment on any code issues of local concern. We did not test for environmental hazards or the presence of any potentially harmful substance.

### Use of Reports

If the inspection is performed in connection with the sale, exchange or transfer of the property, copies of the report may be provided to the principals in the transaction and their agents. However, the report is for your sole information and benefit. We do not intend for anyone but the person(s) listed on this report to benefit, directly or indirectly, from this agreement and inspection report. Our contractual relationship is only to the person(s) purchasing our report/service.

### Inspection Agreement

BY ACCEPTANCE OF OUR INSPECTION REPORT, YOU ARE AGREEING TO THE TERMS OF OUR INSPECTION AGREEMENT. A copy of this agreement was made available immediately after scheduling your inspection and prior to the beginning of your inspection. In addition, a copy is included on our website with your final inspection report. You should review the liability limitations and terms of the agreement carefully before accepting your inspection report. Should you discover a defect for which we may be liable to you, you must notify us and give us a reasonable opportunity to re-inspect the property before you repair the defect. We are not responsible for any investigations that are not completed prior to the end of the contingency period.

### Report Definitions

The following definitions of comment descriptions represent this inspection report.

- Action Item: The item is not currently functioning as intended or needs repair or further evaluation.
- Consideration Item: The item should be monitored and repair/replacement should be considered within the next 1 – 2 years. (Includes definitions, helpful tips, recommended upgrades, conditions requiring repair due to normal wear, and conditions that have not significantly affected usability or function - but may if left unattended).

<b>Client Is Present:</b> Yes	<b>Age Of Building:</b> Mixed ages, ~100 % about 60 years	<b>Weather:</b> Clear, Hot and Humid
<b>Temperature:</b> Between 80 - 90	<b>Building Faces:</b> North	

### 1. Opening Comments

### Inspection Scope

- ◆ This inspection was completed according to the Standards of Practice of ASTM E2018-15 and BPG. The entire ASTM standard was not addressed. Only portions of ASTM E2018-15 were addressed per our inspection Authorization and Agreement. The ASTM guidelines define the scope and procedures of the inspection. A copy of the ASTM standard is available upon request.

Per your request and in accordance with our proposal, a visual inspection was performed of the property. This assessment meets or exceeds the **selected** areas stated in our proposal of the ASTM E2018-15 standard for Property Condition Assessments.

The inspection is complete and thorough, but it is a general overview, not technically exhaustive. Specialists in each field could provide more detailed analysis of the building systems, but at considerably more cost. Our visual and limited operational inspection provides the broadest overview of the property at less cost. This report is limited to deficiencies present at the time of the inspection.

Only the items specifically addressed in this report were examined. No comment is offered on fire protection equipment or on fire regulation, building code and building bylaw compliance, or environmental concerns.

Our best efforts were applied but this inspection did not reveal all defects. Additional testing and inspection might reveal defects that area not noted in this report.

This report is based on the accessible features of the building. We evaluated the current physical condition; we did not perform a design analysis. We visually reviewed the performance, looking for evidence of distress. It should be understood that there are limitations to such an inspection. Throughout any inspection, inferences are often drawn which cannot be confirmed by direct observation. Therefore, it should be understood that we can reduce the number of unforeseen repairs; however, we cannot eliminate them. Consequently, no guarantee or warranty can be offered or implied.

BPG is not liable for items that are functioning at the time of the inspection but may not be installed according to specific technical guidelines, or defects that require specialized technical training or instruments to detect. BPG does not insure against defects, nor does it make a warranty, expressed or implied, as to the fitness and condition of the inspected property. This was not an inspection for building standards compliance (code issues). Also this was not an inspection for ADA, fire safety or other types of municipality occupancy requirements. Understand that municipality requirements are separate from this effort and some, if required could be expensive to correct/install. Reference the various municipality inspections for their requirements.

Inspector is not required to move furniture, appliances, storage, or other items to conduct this inspection or otherwise expose concealed or inaccessible conditions. The Inspector does not probe or lift up roofing material. Often hidden defects are discovered during building remodeling, therefore, BPG does not accept responsibility for any defects discovered during remodeling performed after our inspection. The intent of this inspection is to discover significant defects and it is not possible to discover every minor maintenance or repair item in the course of a normal inspection. Additionally, most buildings continue to be occupied after our inspections. Based on the preceding, we do not warrant that this inspection provides 100% discovery of all maintenance or minor repair items such as drippy faucets, minor plumbing maintenance, isolated minor wood damage, comprehensive light switch functionality, etc. Therefore, we do not accept responsibility for repair or minor building maintenance or repair items discovered after our inspection.

The following are specifically excluded from our inspection: interior of flues or chimneys, heat exchangers, conformance with zoning and building codes, environmental hazards, concealed or underground electric and plumbing (NOTE: A definitive underground sewer lateral evaluation requires a sewer camera, which is not part of this inspection), private sewer and septic systems, prediction of future sewer backup and systems which are shut down or not accessible to the inspector.

### Building Standards

- ◆ We do not inspect for building standard or occupancy compliance of any type. Compliance consists of multiple jurisdictions with overlapping authority and varying levels of enforcement. Some municipalities require an inspection at a change of ownership and some do not. Some ask for updates to changes in standards for safety requirements; others allow the older standards under a "grandfather" provision. Our inspectors have general knowledge about building standards and can answer many related questions, but they have no legal authority to mandate compliance to the various standards. That task belongs to the appropriate municipal authorities. This report does not attempt to list all possible building standard or occupancy infractions.

#### Deviations From The Guide (ASTM E2018-15)

- ☒ ◆ The inspection was performed per ASTM E2018 - 15 standards and our Proposal and Inspection Agreement. Per our agreement Sections 7 Document Review and Interviews, Section 8.4.8 Vertical Transportation and Section 8.4.8.1 Life Safety/Fire Protection of the ASTM property Conditions Assessment (PCA) standards were not performed. The ASTM suggested outline has not been followed exactly and this report was not peer reviewed. A Pre-survey Questionnaire was NOT sent to the seller or seller's representative prior to the site visit. Any available personnel were questioned/interviewed during the course of the site visit.

#### Professional Opinion

- ◆ This report is our professional opinion but not a guarantee or warranty. The inspection is intended to add to your knowledge of the building and help you understand the risks of owning it. The inspection is not intended to and cannot eliminate all the risks of purchase. We help you assess these risks; we do not assume them for you. The Inspector provides a professional opinion, which may vary among technical experts.

#### Additional Considerations

- ☒ ◆ The following are several non-scope considerations that you may want to assess in connection with this commercial real estate. This list is not intended to be all-inclusive and is not sorted by importance: Seismic Considerations, Design Consideration for Natural Disasters, Insect/Rodent infestation, Environmental Considerations, ADA (American Disability Act) Requirements, Indoor Air Quality, Property Security Systems.

#### Tenant Equipment Excluded

- ☒ ◆ The tenant owned equipment was NOT inspected or tested in any way.

#### Elevators | Escalators

#### Environmental

- ☒ ◆ This was not an inspection for any environmental issues or concerns. We recommend you have an Environmental Site Assessment at this time (Phase 1) for disclosure of any concerning environmental conditions.

#### Municipality Inspections

- ☒ ◆ Inquire about any municipality inspections that might be required because of this real estate transaction and update/correct conditions per their requirements.

#### Smoke Alarms | Sprinklers | Emergency Lighting

- ☒ ◆ The operation of smoke detectors was not included in this inspection. It was noticed that EXIT lights and emergency lighting are present and the emergency lighting was randomly spot tested unless otherwise noted in this report. Confirm requirements for unit location and test and/or install new units as/if necessary or directed by the municipality. Test and check all emergency lighting and repair/replace as necessary.
- ☒ ◆ Any fire alarm and fire sprinkler system(s) were not tested/inspected in any way. Have regular fire inspections per the municipality requirements.

#### Building Description

- ◆ Three story building at the front, then building transitions to two story, then one story. Front section of building over basement and about 100 years old. Rear section appears to have been built 50 - 60 years ago. All areas have flat roofs. Brick walls front section, block walls rear section. Commercial space at first floor of front portion of building. One apartment covers 2nd and 3rd floors of front building. HVAC unit for 2nd and 3rd floor apartment. HVAC for first floor commercial space. HVAC for rear apartment. Three electrical services, 200 amps each.

#### Opinion Of Probable Cost

- ◆ This report provides recommendations, preliminary cost estimates and priorities for: remedying major deficiencies, updating ageing major components, and undertaking further detailed investigations. The recommendations are for remedial actions that are considered to be beyond the normal maintenance of the building.

The estimated opinions of probable costs are for the suggested remediation of the physical deficiencies or modernization of outdated systems or components. The cost are based on the consultants resources and experience. These costs are intended to assist you in developing a general understanding of the physical condition of the subject property, and should be construed as preliminary numbers ONLY. The cost estimates provide an order of magnitude; therefore, to attain precise figures professional contractors should be consulted. Cost estimates are only provided for those items, or group of items, thought to cost about \$1000 or more. Based on the consultants judgement costs less than \$1000 may be included in this report. The estimates could vary by as much as 10 - 50%.

### Credentials

- ◆ Mr. Timothy P. Clark performed the site inspection and prepared this report. He has a B.S. Degree from St. Louis University in Aeronautics and Maintenance Management. He has performed over 5500 building inspections and about 650 of them have been for commercial property. He has worked for BPG Inspections and Consulting since 1993 and is the St Louis Market Leader and Regional Vice President.

### Personnel Interviewed

- ◆ The following personnel were interviewed during the course of this effort:

### Documentation Reviewed

- ◆ No documents were available at the inspection for review.

### ADA Survey

- ◆ An ADA survey was NOT part of this PCA. Generally, Title III of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of areas of public accommodations and commercial facilities on the basis of disability. Regardless of its age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

Buildings completed and occupied after January 26, 1992 are required to comply fully with the ADAAG. Facilities constructed prior to this date are held to the lesser standard of compliance to the extent allowed by structural feasibility and the financial resources available. As an alternative, a reasonable accommodation pertaining to the deficiency must be made.

At a office property with interior common areas, the areas considered as public accommodations are the site itself, parking, the exterior accessible route, the interior accessible route up to the tenant lease lines, and the interior common areas, including the common area restrooms. ADA compliance issues inside tenant spaces are not within the scope of the survey.

### Photographs

- ◆ Photos are inserted throughout the report and are intended to be used to further explain the conditions described. The photographs may not show the entire deficiency or all occurrences of the same deficiency.

## 2. Structure

Our inspection of the structure included a visual examination of the exposed, readily accessible portions of the structure. These items were examined for visible defects, excessive wear, and general condition. Many structural components are inaccessible because they are buried below grade or are behind finished surfaces. Therefore, much of the inspection was performed by looking for visible symptoms of movement, damage and deterioration. Where there are no symptoms, conditions requiring further review or repair may go undetected and identification is not possible without destructive testing. We make no representations as to the internal conditions or stability of soils, concrete footings and foundations, except as exhibited by their performance. We cannot predict when or if foundations or roofs might leak in the future.

<b>Foundation Type and Material:</b> Poured in Place Concrete Masonry Limestone Slab Floor Partial Basement	<b>Basement/Lower Level:</b> Partly Finished Slab Concrete Floor	<b>Floor Structure:</b> Wood Joists Concrete Wood Steel Beams & Center Posts
<b>Wall Structure:</b> Frame & Masonry	<b>Roof Structure:</b> Extra Info : not visible	

**Foundation**

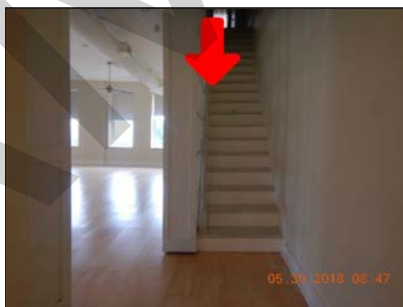
- ◆ The visible foundation is performing as intended. There are no visible cracks of any significance and no signs of significant differential movement. Forecasting future performance is impossible because heavy rainfall, drought and other unpredictable soil conditions can produce foundation movement.

**Basement/Lower Level**

- ◆ No one can predict if this basement will ever leak and this inspection does not imply that this basement will not leak in the future. Because most basement water problems originate from surface drainage rather than ground water, maintaining gutters, downspouts and surface drainage is very important. Exterior water control is generally more effective than internal patching or sealing. Some basements leak occasionally and depending on soil conditions, this leakage sometimes leaves no evidence of stains, deposits or discoloration. Be sure to read the seller's disclosure and make a direct inquiry of owners regarding any history of a damp or wet basement. BPG will not be responsible for basement water seepage/leakage that might occur in future.
- ◆ Stone foundations typically allow moisture seepage. You can reduce this condition by raking and repointing joints with one part waterproof cement and two parts sand. Thin this mixture and paint the entire wall surface. There are also synthetic products for this service. Keep gutters and down spouts clean and landscaping sloped away from the foundation as well. Using a dehumidifier helps control ambient basement moisture.
- ◆ Signs of mice in basement, take needed actions.

**Floor Structure**

- ☒ ◆ The stairs to 3rd floor are leaning outward some which is common for this age. Be careful moving heavy furniture up these steps. Have a contractor provide supports under the steps to strengthen them.



- ☒ ◆
  1. In basement, about center of area over the work tables, sister the deteriorated floor joist to ensure its strength. ~\$300
  2. There is another floor joist near by same area, that is cracked, sister it. ~\$150



- ◆ This building has floor roll (uneven sags) and other out-of square conditions typical of many older buildings. Floor roll is most common around stair openings and other areas where there are no supporting walls below the sag. Wall and ceiling cracks are often associated with this condition and they may require periodic repair.

### Wall Structure

- ◆ The top of the west wall of front building is wavy from age. Keep the area well tuckpointed or conditions will get worse.



- ◆ The block west walls of rear of building have some stairstep cracks and other signs of movement. This mostly cracking off tops of windows/doors which is common. Keep all areas well sealed.
- 📍 ◆ The SW corner of the rear building appears to have been hit by a car/truck at some point in past. The blocks are cracked/damaged and somewhat displaced. Rebuilding the corner is not required in my opinion but, monitor/seal and maintain the area as necessary.



- ❌ ◆ At the NE corner of the front building, at the top corner, the wall is leaning outward. There is a star at this area but the wall is bulging around the star somewhat. Have a qualified contractor review this area at this time and rebuild or tie the wall back to existing framing. The wall needs stabilization to ensure long term service. ~\$1000 - \$2000 if the wall can be tied back to framing. ~\$7500 + to rebuild this corner area.



**Roof Structure**

- ◆ Roof structure throughout was not visible due flat roof and sealed ceilings. Insulation in ceiling of garage prevented seeing framing.
- ◆ Rooftop deck is setting on pads on the roof. The load bearing capacity of the roof is unknown. Don't allow too many people on the deck/roof.

**3. Exterior**

Our inspection of the building exterior included a visual examination. Items are examined for defects, excessive wear, and general state of repair. Exterior wood components are randomly probed. We do not probe everywhere. Varying degrees of exterior deterioration could exist in any component. Vegetation, including trees, is examined only to the extent that it is affecting the structure.


<b>Wall Coverings:</b> Block Brick	<b>Doors:</b> A Variety of Door Styles and Materials Typical Doors	<b>Windows:</b> Thermal Glazed Wood Frames
<b>Decks:</b> Composite	<b>Drainage:</b> Minimal	<b>Walks &amp; Patios:</b> Standard Concrete

**Exterior**

-  ◆ Tuckpoint the open expansion joint at west side near NW corner.



prior lintel/tuckpointing work


-  ◆ The landing on the fire escape has no railing at the end and is unsafe. Have a railing installed. ~\$400 - \$800



- ◆ The fire escape attached to west side of building was not walked and the condition of its attachment points are unknown. Have each attachment point closely inspected to be sure conditions are safe. The visible areas appeared acceptable.
- ◆ Small area over SW entry needs minor tuckpointing.



**Doors**

-  ◆ Finish the open conditions at the door out to rooftop deck. Repair interior and exterior areas of the deck.



- ◆ Some municipalities consider double-keyed deadbolt locks at entrance doors a fire safety hazard and require single keyed locks instead. At a minimum keep the key by the door(s).

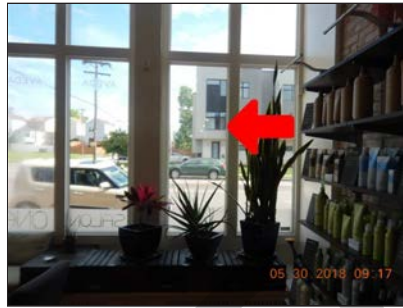




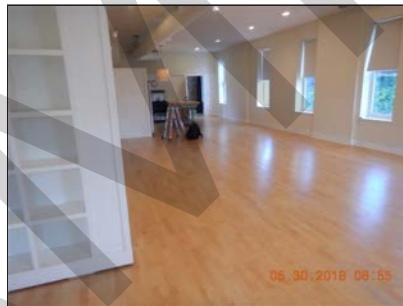
**Windows**

◆ If you notice condensation or cloudiness between the two layers of thermal glass in the future, you will know the window has a broken seal. Glass replacement will restore original thermal efficiency. Broken seals in many cases are difficult to see and can appear suddenly with a change in the weather. Check the windows carefully during your pre-closing walk through. BPG will not be responsible for broken seals noticed after this inspection.

- ☒ ◆
  1. At front of first floor, replace the third window from the west that is fogged from a broken thermal seal.
  2. Also the 2nd from east window has a broken thermal seal and needs replacement.
  3. ~\$750 - \$1500 for each window.



- ☒ ◆ The wood windows at 3rd and 2nd floors: top sashes slide down when unlocked or lower sash is raised, windows are hard/stiff to open/close and overall are weak from age. Have a contractor review each window on 3rd and 2nd floor and service and repair to ensure they operate easily, safely and properly. ~\$75 a window on average. About 15 windows.



◆ The windows were dirty at this inspection which hindered my ability to discover windows with broken thermal seals. Once windows are cleaned if you discover fogged glass replacement of the glass is the only solution and might be desired. Replacement of the glass is somewhat expensive.

**Eaves, Soffits & Fascia**

- ☒ ◆ Paint the trim work that's along the top of the front of the building. Seal any gaps.

**Balconey / Deck**

- ☒ ◆ The walls around the rooftop deck are leaning and wavy and deteriorated and a strong wind might blow them over. Repair/replace these walls as needed. \$750 - \$1500 to repair. Cost depends on how thorough you want to be.



- ◆ There was limited visibility under the deck and the condition of the deck framing and roofing is not fully known. There were noticed issues in the space below the area.



#### Drainage

- ◆ This drainage pattern is typical for a city neighborhood. Monitor downspout discharge and maintain connections in clean condition. Keep joints between sidewalks and side foundations sealed with patching cement or asphalt caulking material. Attention to these minor details can help minimize water problems in the basement.

#### Paving | Parking

- ◆ Only on-street parking at side and front of building.

#### Walks | Patios | Terraces | Balconies

- ◆ What's in/under the access in west side walk is unknown. Have it opened and reviewed as desired.



- ☒ ◆ City sidewalk along west side of building is very cracked and deteriorated. Replacement of the concrete seems like the best solution. Inquire if you or the city is responsible. Not estimated due to unknowns.



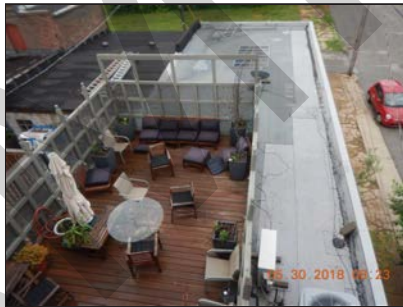
**4. Roofing**

Our inspection of the readily accessible roof system included a visual examination to determine damage or material deterioration. We walk on the roof only when is it safe to do so and is not likely to damage the roof materials. We look for evidence of roof system leaks and damage. We cannot predict when or if a roof might leak in the future.

<p><b>Materials:</b> Main Roof Is Covered With Modified Roll Roofing</p>	<p><b>Drains:</b> Metal</p>	
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**Roofing**

- ◆ The roofing over the rear portion of the building has had some repairs along the west edge and maybe other areas. This roofing appears acceptable and about 12 years old. Typical service life is about 15 - 18 years. Expect possible additional repairs over time.



overview

- ✘ ◆ The roofing over the mid section of the building is deteriorated, about 15 + years old, losing aggregate, has various gaps, is ponding water along the gutter area, no termination bars at edges and rear gutter area and has been sealed with tar at seams. We recommend replacement of this roof section at this time. If not replaced now, the roof possibly has 1 - 2 years of service remaining with possibility of leaks. This section is about 790 square feet. ~\$3000 - \$6000 to replace.



overview

- ❌ ◆ The roofing over the third floor is old and deteriorated, has missing aggregate, sealed seams, uphill seams, no termination bars at edges at rear gutter, and needs replacement at this time. The area is about 790 square feet which, is about the same size as the mid-section roof. ~\$3000 - \$6000 to replace.



- ❌ ◆ In the rear apartment, there is a water stain in ceiling over the bed. Inquire about any leakage. Repair roof as needed. The stain is suspect mold. Have this section of drywall removed/replaced. This was not a mold inspection but this was noticed. Have a full mold inspection with air sampling for full disclosure. ~\$300 - \$600 to replace section of ceiling.

#### Flashings

- ◆ Install termination bars where needed. Maintain all seams as needed.

#### Gutters

- ⚠️ ◆ Gutter along rear of mid-section roof is leaking at the seams - repair/seal.



#### Chimney & Vents

- ◆ The chimneys are not lined and have been capped off at the roofs.
- ◆ Future tuckpointing maintenance will be important to prevent deterioration at chimney tops. If the mortar cap sounds hollow when tapped, replace with concrete topping designed to ensure watershed from the entire top of the chimney. This repair will usually be long lasting.

### 5. Plumbing

Our inspection of the plumbing system included a visual examination to determine defects, excessive wear, leakage, and general state of repair. Plumbing leaks can be present but not evident in the course of a normal inspection. A sewer lateral test to determine the condition of the underground sewer lines is beyond the scope of this inspection. Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, water quality, off site community water supply systems or private (septic) waste disposal systems unless specifically noted.

<p><b>Water Piping:</b>                  Public                  Main Service Piping Type Not Determined                  Distribution Piping Is Copper                  Distribution Piping Is Plastic                  The Interior Shut Off(s) Not Located                  Water Meter(s) In Yard Pit                  Extra Info : water meter pit in west side walk</p>	<p><b>Waste Piping:</b>                  PVC</p>	<p><b>Fuel Piping:</b>                  Black Iron                  Meter(s) In Basement</p>
<p><b>Water Heater:</b>                  Multiple Water Heaters                  40-Gallon                  50-Gallon                  Gas                  Electric                  About One Year Old                  About Three Years Old                  About Five Years Old</p>		

**Plumbing**

- ◆ During the inspection the water was left running for about 10 minutes and all toilets were flushed at least three times.
- ◆ Water meter pit in west side walk, cover was not opened.
- ◆ The standpipe for the stop box water shut off is visible, but the cover was not opened to determine if the pipe was tipped or clogged. It is the property owner's responsibility to keep this shut off accessible and functional. BPG inspectors look for the presence of the stop box as a matter of courtesy, but BPG assumes no liability for its presence or functional condition. For further information, please contact the local Water Company.



- ◆ No galvanized water piping was seen, but a building this age might have galvanized steel water pipe. It becomes unsatisfactory in two ways. First, leaks and corrosion develop at the joints. If this happens, tighten and clean the fittings and spray with metal protective paint to extend the life of the pipe. Second, mineral deposits build up inside galvanized pipe and reduce water flow. Replacing washers, fixtures and 90-degree elbows will in many cases restore adequate water flow. If not, replace at least part of the pipe.
- ◆ Main water shut off was not located. It might be around basement laundry area.

**Waste Pipe**

- ◆ Some of the plumbing waste stacks are enclosed in the basement walls or other walls or blocked by storage preventing an inspection of the stack(s).

This inspection does not guarantee that all items meet current building standards. When repairs are made by licensed plumbers or other licensed trades expect the possibility that upgrading to current standards will be required increasing the cost of the repairs.

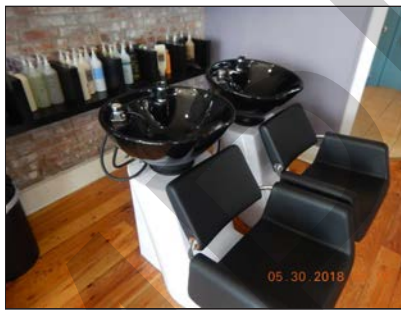
It was not possible to confirm that all plumbing has proper plumbing vents. If you open areas or do other work updating the plumbing venting to meet current standards might be required and can be expensive.

- ◆ Waste lines and fittings dry out while a building is vacant and, in some cases, the operational checks during a building inspection do not reveal leaks that show up only after the building is in full use. Such leaks sometimes self heal, but often repairs are necessary. For example, a drain leak may not become apparent in a wall/ceiling surface until several hours after the inspection.

The floor drains did not backup during the inspection but it is common for this to occur after occupancy of a vacant building. Items solidify in inactive waste lines, and require clean out after use. Expect this possibility.

Inspection of the below surface sewer components is beyond the scope of this visual inspection. Scanning of the lines is the only way to assure there are no broken or clogged components. We recommend all sewer lines in place 40 years or more be scanned before closing because finding and correcting these problems can be very expensive. Some communities have a self-insurance program in place to help with the cost of these repairs. Please contact your local officials for additional information at this location.

- ◆ Floor drains were not tested.
- ◆ Proper plumbing venting for the sinks in Salon was not confirmed. Sinks did work normally during a test.



- ☒ ◆ In basement, in area below the steps to 2nd floor, have a plumber seal off the opening in the drain line. (has a towel in opening). ~\$100
- ◆ It was not possible to confirm if basement bathroom plumbing has a proper plumbing vent. Based on visible conditions it does not have a proper plumbing vent but this is not conclusive as there are concealed conditions. Open walls for total determination. If you ever smell sewer smell at area, lack of plumbing venting might be the cause. If anyone is going to work or sleep in basement then confirm proper venting at this time.

#### Fuel Pipe

- ☒ ◆ None of the gas lines were tested for leaks or heat exchangers inspected. We recommend you have a qualified HVAC company or the gas company perform their safety inspection at this time on the gas lines for gas water heaters, furnaces, gas stoves, gas fireplaces, gas yard lights and grills. Our inspection did not include inspection of the furnace heat exchanger, internal furnace components, compliance with the gas company requirements for furnace venting, leak detection at gas lines and many other important safety items that the gas company typically checks. Their inspection exceeds the standards of our limited inspection and is more comprehensive in terms of safety and code enforcement. Their standards are rigorous and the Gas Company is the final authority on the operational safety of all gas equipment. BPG will not be responsible for items that are or could have been discovered during a gas safety inspection.

#### Water Heater

- ◆ The water heater equipment all was responding normally.



electric heater at foot of basement steps



gas water heater at basement laundry



electric water heater in basement under steps to 2nd floor

**Hose Connections**

- ◆ The handle is missing from the west side hose faucet and faucet was not tested.



**6. Electrical**

Our inspection of the electrical system included a visual examination of readily accessible components including a random sampling of electrical devices to determine adverse conditions and improper wiring methods, grounding and overcurrent protection. Performing voltage tests, load calculations or determining the adequacy of the electrical system for future usage is outside the scope of this inspection. Telephone, video, audio, security system, landscape lighting, and other low voltage wiring was not included in this inspection unless specifically noted.

A Public Works Official approves an original electrical system and all additions at the time of the installation. This signed approval supercedes any, and all, written electrical codes. It is relatively impossible to ascertain what portions of this system a Building Official, has approved, and it is beyond the scope of an electrical inspection to research these documents. This report is the result of a visual inspection that does not include identification or load testing of individual circuits. It is not a guarantee or warranty toward the longevity of the life of this electrical system or equipment, nor is it a guarantee the building and electrical system will pass an inspection by a Public Works Official. This report does include an opinion of the condition of the electrical equipment based on acceptable standards and practices and also includes a non-binding cost estimate of repairs.

<p><b>Service Entrance:</b> Overhead Meters Located: Outside Building 200 - Amps Single Phase Extra Info : three 200 amp systems</p>	<p><b>Panel:</b> 3 Panels At Various Areas Main Disconnect Breakers Some Room To Expand</p>	<p><b>Receptacles &amp; Switches:</b> Three-slot Design Toggle Style</p>
<p><b>Wiring:</b> Copper Mixture of Styles</p>	<p><b>Grounding:</b> Stranded Copper Attached To a Grounding Rod</p>	

**Service Entrance**

- ◆ Service components are securely attached to the building and otherwise in good repair.

**Panel**

- ◆ Electric panel at rear of 2nd floor is for 2nd and 3rd floors. Panel is in good condition with no visible issues.



- ◆ Electric panel at rear of 1st floor appeared in good condition.



- ☒ ◆ The electric panel for the rear apartment is in a closet. There should be three feet of clear space in front of electric panels and panels should not be located in closets. Remove the storage from in front of the panel for safety reasons.





interior of this panel is in good condition

### Wiring

- ❌ ♦ Have an electrician remove the open/loose wiring at the front of the building over the entry way. ~\$150



- ❌ ♦ Have electrician remove/enclose the open ended wiring over red door at west side of rear building. ~\$150



- ❌ ♦ Behind the wall at the basement laundry equipment - have electrician place the open wiring in a junction box. ~\$100



- 📷 ♦ Where needed install missing cover plates on switches and outlets and at junction boxes to contain splices properly.



- ♦ There was no noticed Knob and Tube wiring but based on the age of the building it is possible that some is in use. To the best of my knowledge no code requires replacement of knob and tube wiring. If found to be present, because of its age, it is a good idea to examine it regularly for overheating, frayed or brittle insulation, and other damage. Never extend the circuits to new uses. Replace knob and tube wiring wherever possible as part of remodeling projects. Finally you should know that because of the potential problems associated with aging, some insurance companies are beginning to either refuse to insure or charge very high premiums for buildings with K&T wiring. Even if there are no specific current safety problems, be aware that the cost of insurance could effectively require replacement of this type wiring.

### Grounding

- ♦ The ground connections are visible and securely fastened but were not fully traced.

### Receptacles & Switches

- ✘ ♦ Remove or properly install the loose hanging electrical outlet under the 2nd floor bathroom sink. ~\$100 - \$200

### GFCI's/AFCI's

- ♦ In rear apartment, lights go off in kitchen when GFCI is tripped. If desired, have electrician separate the lights from GFCI.

### Fixtures

- ♦ Examine recessed lighting fixtures to confirm that the lights are Insulation Contact (IC) rated. If not IC rated remove insulation from around the lights in the attic and ensure the appropriate bulb size is installed.
- ♦ A few lights did not respond. You may wish to ask the seller to replace the bulbs and confirm proper operation of the lights. BPG will not be responsible for light fixtures that do not work because of this.

- ◆ At 2nd floor kitchen, I could not get the ceiling track lights to respond - repair/replace or find switch. Not estimated.

**7. Heating and Cooling**

Our inspection of the heating and cooling system included a visual examination of the system's major components to determine defects, excessive wear, and general state of repair. Weather permitting, our inspection of a heating or cooling system includes activating it via the thermostat and checking for appropriate temperature response. Our inspection does not include disassembly of the furnace; therefore heat exchangers are not included in the scope of this inspection. Ceiling fans are not typically inspected as they are not within the scope of the inspection.

<p><b>Number of Furnances:</b> 3</p>	<p><b>Warm Air Furnance:</b> Gas Fired Forced Air In Basement In Utility Closet About 13 Years Ago About 14 Years Old</p>	<p><b>Vent:</b> PVC</p>
<p><b>Warm Air Distribution:</b> Blower Fan Ductwork: Standard Galvanized Disposable/Washable Filter</p>	<p><b>Number of Cooling Systems:</b> 3</p>	<p><b>Cooling System:</b> Split System On The Roof About 12 Years Old About 13 Years Old Extra Info : Age of mini-split system could not be determined</p>

**Heating Equipment**

- ◆ Furnace at rear of 2nd floor serves 2nd and 3rd floors. System responded, heated and operated normally.
- ◆ Furnace in basement is for Salon - responded normally during test.



- ◆ The heating systems for the rear apartment were not tested. The tenant stated that the systems work normally. These are part of the mini split systems and electric systems.
- ◆ The hanging heater in garage responded normally.

**Heating - Vent**

- ◆ Combustion gases exit through standard connections. The visible installation looks in satisfactory condition. The Gas Company or a HVAC company will check for current obstructions, but, to avoid possibly serious safety hazards, you should check the system annually for blockage or other problems.

**Heating - Humidifier**

- ◆ Any humidifier equipment was not evaluated. Expect the system to need servicing and cleaning to be functional. Consult the owner's manual for suggested maintenance procedures to extend the useful life of the humidifier. Turn off, drain (if applicable), clean and leave empty during summer.

**Heating - Warm Air Distribution**

- ◆ The heating distribution system looks in typical repair. Every section of the ductwork was not inspected.

**Cooling - Central System**

- ◆ Monitor the 2nd floor mounted air-conditioning equipment and the condensate drains. Check the area each spring as you begin to use the air conditioning equipment and correct as necessary to ensure proper drainage of the condensate system. If not maintained significant water leakage into the 2nd floor ceiling can occur.



- ✗ ◆ At the basement furnace the condensate pump is leaking out water. Have it repair/replaced at this time. ~\$250 - \$500.



- ◆ The cooling systems for all areas of the building responded and cooled normally.

**8. Attic/Ventilation/Crawl Space**

This access was open and allowed a walk through inspection of the insulation and other attic conditions. Areas that were not visible from this vantage point were not examined. The inspector was not required to disturb insulation or vapor retarders or determine indoor air quality. BPG looks for evidence of pest activity in the attic and building but it is not possible to determine if evidence is currently active or will become active in the future.

<p><b>Attic Insulation:</b> Attic Not Accessable</p>	<p><b>Wall Insulation:</b> Masonry</p>	<p><b>Attic Ventilation:</b> Sidewall</p>
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**Insulation - Attic** [Not Inspected]

- ◆ No access, unknown.

**Insulation - Wall**

- ◆ Masonry walls have high thermal mass, but no significant insulation value except that provided by air cavities in the construction. Unless significant remodeling is planned, it is very expensive to increase the insulation values of solid masonry wall construction.

**Ventilation - Attic**

- 🔲 ◆ Repair the broken out attic vent screen at front NW upper corner of building. Needed to keep pests out of attic.



**Ventilation - Fans**

- ◆ Ventilation fans help remove excessive moisture vapor from the building. Ceiling fans reduce air stagnation and stratification and improve comfort levels as well as increase the effectiveness of the heating and cooling systems. Adding fans of either type can be a useful improvement. The direction a ceiling fan rotates makes little difference in energy use, but may make a difference in comfort.

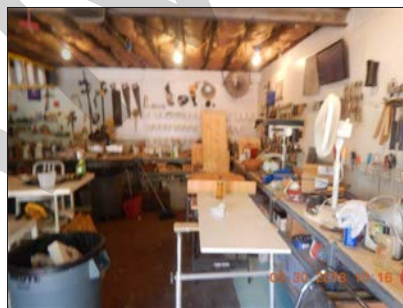
**9. Warehouse/Garage**

Our inspection of the garage/carport included a visual examination of the readily accessible portions of the walls, ceilings, floors, vehicle and personnel doors, steps and stairways, fire resistive barriers, garage door openers and hardware if applicable.

<p><b>Garage/Warehouse:</b>                  2 Doors                  Attached Garage                  Power Operated Door(s)</p>		
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**Garages/Warehouse**

- ◆ The two power operated doors responded normally.
- ◆ Garage was full of storage limiting visibility.



- ◆ The wall between the garage and the apartment is covered in drywall. Be sure to maintain this wall with no holes etc. for fire safety reasons.
- ◆ The garage door openers are connected to the light switch. If lights are off the overhead door openers wont work. Have electrician provide dedicated power to the overhead doors. ~\$300 - \$600

**10. Interior**

Our inspection of the interior included a visual examination for structural and safety deficiencies. Please note that only a representative sample of accessible components was inspected.

**Interiors**

- ◆ The interior finishes are in typical repair. Minor cracks near doorways and other small flaws are common conditions that require cosmetic attention only. Minor or remote water stains might not have been seen or noted in this report.

**The operation of smoke detectors** was not part of this inspection. Confirm requirements for unit location and test

and/or install new units when you move in. Leading authorities recommend that both ionization and photoelectric smoke alarms be installed to help insure maximum detection of the various types of fires that can occur within the home. Ionization sensing alarms may detect invisible fire particles (associated with fast moving fires) sooner than photoelectric alarms. Photoelectric alarms may detect visible fire particles (associated with slow smoldering fires) sooner than ionization alarms. Industry experts recommend specific locations for smoke alarms, such as every level and sleeping area of the dwelling.

**Carbon Monoxide Detectors** are reasonably priced and are encouraged in all homes. They should be tested monthly but realize that this is only a test of the ability of the device to sound an alarm, not its ability to detect carbon monoxide. In general, alarms manufactured after October 1998 are more likely to perform properly. Replace your old ones. Because carbon monoxide is colorless and odorless, never ignore an alarm, even if you feel no adverse symptoms. For additional information about carbon monoxide, contact the American Lung Association.

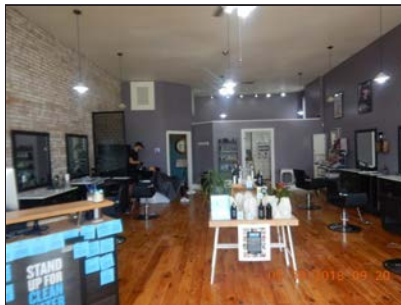
Missouri and Illinois are among the leaders in the number of houses affected by Methamphetamine (Meth) production. BPG inspectors do not include testing or inspection for any type of drugs including Meth. We recommend having the home tested for Meth if there is suspicion of past production in the house, garage or outbuildings since it is known that experts recommend decontamination if tests indicate the presence of Meth at any level. Decontamination is very expensive.

**Inspecting and/or testing for fungal contamination was not included in the scope of work of this home inspection because inspection standards exclude mold.** People have varying sensitivities to fungi and there are a few cases where some types have caused serious allergies or reactions. You may wish to have an additional environmental inspection performed for molds or other indoor air contaminants. Additional information is available at the EPA's Web site.

The St. Louis area has a considerable amount of humidity. This can create high levels of moisture inside the home that can lead to mold and other fungal growth. Lack of adequate ventilation, a plumbing leak or basement seepage can add to the moisture problem. It is essential that adequate drainage away from the home's foundation be maintained. Use of a dehumidifier or a continuously running fan in the basement can help reduce levels of internal moisture.

**Mold is sometimes discovered under basement carpets, behind baseboards, behind drywall and behind wallpaper on exterior walls, particularly in bathrooms, as well as at other locations.** If you remove drywall, carpet, wallpaper or otherwise open-up areas, you may find mold. If you suspect or encounter a mold problem, contact an experienced environmental consultant for testing and advice on remediation options.

The best time to have a general pest control treatment performed is when the property is vacant before moving in.



- ⬆️ ♦️ **Please be advised that a mold inspection is beyond the scope of this standard building inspection as defined by ASTM E2018-15 . This inspection did not include an inspection for mold.**
- ♦️ Camera system was not inspected or tested.
- ⊗ ♦️ To meet safety standards, install handrailing at all the steps, e.g. at all center area stairs to 2nd floor and basement.



- ☒ ◆ Enclose the side of the steps to 3rd floor so there are no gaps greater than four inches.



- ◆ Repair doorknob hole in wall behind door at 3rd floor front room.
- ◆ The central vac system at rear of first floor did not respond and was not further tested, confirm that it works.
- ◆ Some areas of the building have plaster walls/ceiling. Old plaster walls and ceilings lose their elasticity, becomes powdery and fragile, and often breaks its "key" connection to the supporting lath. Under such conditions you can expect plaster repair of some significance when wallpaper is removed or other decorating work undertaken. When plaster ceilings have a number of cracks, it is often simplest to drywall over the lath and plaster for a smooth finish and secure ceiling.

- ☒ ◆ Consider confirming that Permits were obtained for all renovation work.

**Interior Safety Systems**

- ☒ ◆ EXIT lights and Emergency lights were spot tested and worked normally.
- ☒ ◆ No fire extinguishers were noticed, install them to meet any municipality requirement.

**11. Kitchen**

Our inspection of the kitchen included a visual examination of the readily accessible components to determine defects, excessive wear, and general state of repair. We tested basic, major built-in appliances using normal operating controls. Accuracy and/or function of clocks, timers, temperature controls and self cleaning functions on ovens is beyond the scope of our testing procedure. Refrigerators or other appliances were not tested or inspected unless specifically noted.

<p><b>Kitchen Appliances:</b>                  Dishwasher                  Disposal                  Electric Cooktop                  Electric Wall Oven                  Gas Stove</p>		
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**Kitchen**

- ☒ ◆ Replace the plastic water supply line used at 2nd floor refrigerator with a copper water line. The plastic lines sometimes split open and leak.
- ◆ Kitchen appliances in both kitchens responded normally.



- ◆ The electric oven in rear apartment was not tested due to difficulty operating the controls. The tenant stated that oven worked.
- ◆ The rear apartment electric cooktop responded but controls are difficult.
- ◆ The dishwashers responded and ran though a 10 minute test and drained.

**12. Bathrooms**

Our inspection of the bathrooms included a visual examination to determine if there were any active leaks, water damage, deterioration to floors and walls, proper function of components, excessive or unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water pressure and volume. Unusual bath features like steam generators or saunas are not inspected unless specifically discussed in this report.

**Bath(s)**

- ◆ Bath finishes are serviceable allowing for normal wear and tear. There are no new finishes required, other than your personal decorative choices. An operational window or fan supplies the required ventilation.

Routine grout/caulk maintenance at tile and tub installations is important for preventing moisture problems at walls or sub-floor. When necessary, rake out poor grout/caulk and re-grout/caulk. Interior corners and the joint between the tile and the base can best be protected with silicone caulking.

**Toilet(s)**

- ◆ The toilet in the 2nd floor hall bathroom is loose at the floor connection, but there are no signs of current leaks. Tighten the floor connections to prevent a future leak at the wax o-ring. ~\$150
- ◆ The toilet in the rear apartment is loose at the floor connection, but there are no signs of current leaks. Tighten the floor connections to prevent a future leak at the wax o-ring. ~\$150

**13. Laundry**

Testing of clothes washers, dryers, water valves and drains are not within the scope of this inspection. We inspect the general condition and accessibility of the visible water supply, drain and electric and/or gas connections and visible portions of the dryer vent. If present, laundry sink features will be inspected.

<p><b>Laundry:</b>                  In The Basement                  In The Utility Room                  Electric Dryer                  Has Exhaust Vent</p>		
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