

File Number: **450- 022008 – 0000**
Address of Inspection: **Actual Report – Multi Unit**
This report is exclusively for the use of:



PURPOSE OF A HOME INSPECTION:

You have contracted for us to perform a general inspection in accordance with industry standards. It is distinct from a specialist inspection, which can be very costly, take several days to complete, involve the use of specialized instruments, the dismantling of equipment, video scanning, destructive testing, and laboratory analysis. By contrast the general inspection is completed on site, at a fraction of the cost and within a few hours. Consequently, the general inspection and its report will not be as comprehensive as that generated by specialist and it is not intended to be. Our purpose is to identify defects or adverse conditions that could result in injury or lead to costs that would significantly affect your evaluation of the property, and to alert you to the need for a specialist evaluation. We will evaluate conditions, systems, or components as being acceptable or not acceptable, which does not mean they are perfect but that they are functional and met the standards of a given point in time. Similarly, we take into consideration when a house was built and allow for predictable deterioration that would occur through the time, such as cracks that appear in concrete and in plaster, scuffed walls or woodwork, worn or squeaky floors, stuck windows or out of level floors in older homes due to settlement. Therefore we tend to ignore insignificant and predictable defects and do not annotate them, and particularly those that would be apparent to the average person, or

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someone without any construction experience, but some minor defects could be included in our report. You should schedule any such specialized inspection, such as that for the presence of mold, with the appropriate specialist. A house and its components are complicated, and because of this we offer unlimited consultation and encourage you to ask questions.

Our inspection is **visual only**. We are not responsible for concealed or latent structural or mechanical defects or damage. Appliances or equipment are disassembled in any manner for inspection. Appliances such as, but not limited to, ranges, cook tops, ovens, built in microwaves, refrigerators, freezers, range hoods and garbage disposals are checked for acceptable function at the time of the inspection. No warranty, express or implied is given for the continued operational integrity of the appliances or their components. Heating and cooling equipment such as, but not limited to, boilers, furnaces, baseboard, cove, wall or ceiling mounted electric heaters, gas or oil fired wall, free standing or ceiling mounted heaters, air conditioning and / or heat pump evaporator coils, compressors, condensers, air handlers and their components checked for function at the time of the inspection. The adequacy or efficiency of heating and cooling systems is not within the scope of this inspection. The design of heating and cooling systems such as the size and placement of supply and return air ducts, placement and amount of baseboard heaters and / or radiators is not within the scope of this inspection. No warranty, express or implied is given for the continued operational integrity of the heating and / or cooling equipment or their components. The function of water and gas shut off valves, including main shut off valves, is not within the scope of this inspection. Equipment such as, but not limited to, water heaters, shallow well or deep well pumps, in house waste pumps or grinders, basement sump pumps, attic vent or whole house fans, or bathroom exhaust fans are checked for acceptable function at the time of the inspection. No warranty, express or implied is given for the continued operational integrity of this equipment.

GENERAL DESCRIPTION:

Throughout this report, the terms "right" and "left" are used to describe the home as viewed from the street. The term "major visual defect" is defined in the Home Inspection Agreement, the terms of which are incorporated into this report. The HomeTeam inspects for evidence of structural failure and safety concerns only. The cosmetic condition of the paint, wall covering, floor covering, window coverings, etc., are not addressed. All conditions are reported as they existed at the time of the inspection.

Routine maintenance and safety items are not within the scope of this inspection unless they otherwise constitute major, **visually observable** defects as defined in the Home Inspection Agreement. Although some maintenance and/or safety items may be disclosed, this report does not include all maintenance or safety items, and should not be relied upon for such items. If **maintenance items** are disclosed in this report they will appear under the appropriate heading in **bold blue italic** print. Maintenance recommendations are for the information of the buyer and are not major concerns. They should be viewed as common and routine maintenance that is part of home ownership. **Safety concerns** will appear under the appropriate heading in **bold red italic** print. **Major concerns** which are repair items that will cost in excess of one thousand dollars to correct will appear under the appropriate heading in **bold green italic** print

The inspected property consisted of a wood framed, three story, six unit apartment structure that was occupied at the time of the inspection. **There was no access to the first floor, second floor or third floor right side of the apartment building. There is only one access and egress to the third floor apartments.** The approximate temperature at the time of the inspection was 10 to 15 degrees Fahrenheit, and the weather was clear. The utilities were on at the time of the inspection.

SAFETY CONCERN:

- 1. We recommend that you contact the City of Scranton Code Enforcement Office to determine if the third floor apartments, with one egress are in compliance with regulations.***

GRADING & LANDSCAPING:

The home is situated on a slightly slopped lot. The general grade around the home appeared to be adequate to direct rainwater away from the foundation. As an additional precaution against water and / or insect infiltration, it is suggested that landscaping levels be kept 4" to 6" below the siding or masonry veneers.

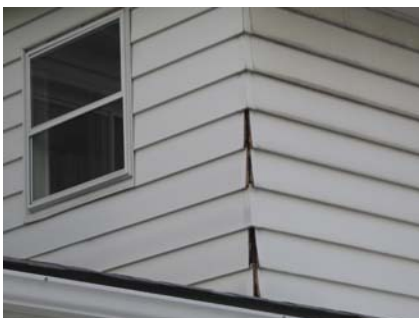
SIDING, TRIM, SOFFITS & FASCIAS

The home is sided with aluminum with aluminum soffit and fascia. There is missing corner trim on the siding at several locations around the perimeter of the home. The cap is missing on the return at the left front of the left side shed roof. The cap is missing on the return at the right rear of the right side shed roof.

Caulking around window trim and locations where wires or pipes penetrate the siding should be checked periodically to insure that there is no water infiltration. There were no major visual defects observed on the siding, soffit or fascia.

MAINTENANCE RECOMMENDATIONS:

- 1. Replace the missing corner trim.***
- 2. Replace the missing return end caps.***



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PORCH -FRONT:

A covered porch constructed of masonry extends across the front of the home. The porch roof is supported by wrought iron posts. There are wrought iron railings around the perimeter of the porch. The porch deck is constructed of concrete. The deck is in good (with minor settlement and shrinkage cracks) condition. The porch is accessed by (2) four rise sets of block steps. The steps are in good condition. The steps are equipped with hand rails on the outside. There were no major visual defects observed on the porch.

MAINTENANCE RECOMMENDATION:

1. Seal the cracks in the concrete porch deck to prevent water infiltration.

PORCH -RIGHT:

A covered and enclosed porch constructed of wood extends from the right side entrance of the first floor apartment. The porch roof is supported by framed walls with storm windows. There was no access to the interior of the porch. The porch is accessed by a seven rise set of wood steps. The steps are in good condition. The steps are equipped with a hand rail on the left side. There were no major visual defects observed on the visible areas of the porch.

PORCH -LEFT:

A covered porch constructed of wood with a masonry foundation extends from the left side entrance of the first floor apartment. The porch roof is supported by framed siding covered walls. The porch deck is constructed of tongue and groove flooring. The deck is in good condition. The porch is accessed by a five rise set of concrete steps. The steps are in good condition. The steps are equipped with a hand rail on the left side. There were no major visual defects observed on the porch.

ENCLOSED REAR STAIRWELLS:

There are enclosed rear stairwells leading to the second floor apartments on both the right and left sides. The right side stairwell has an eight rise set of concrete steps followed by a fifteen rise set of wood steps leading to the second floor. The left side stairwell has an nine rise set of concrete steps followed by a fifteen rise set of wood steps leading to the second floor. The steps are in good condition and are equipped with handrails. There were no major visual defects observed.

MAINTENANCE RECOMMENDATION:

1. Remove the debris and stored wood from under the stairwells. It is conducive to wood destroying insects.



SIDEWALK - FRONT:

The front sidewalk is constructed of flagstone and is in fair condition. There are several raised and out of level flags that create a trip hazard.

MAINTENANCE RECOMMENDATION:

- 1. Adjust the flags to eliminate uneven edges that create a trip hazard.*

WALKWAY- FRONT:

The front walkway is constructed of concrete is in good condition. There were no major visual defects observed on the front walkway.

WALKWAY - LEFT:

The left walkway is constructed of concrete is in poor condition. There are two broken flags and three badly spalled flags.

MAINTENANCE RECOMMENDATION:

- 1. Replace the broken and spalled flags.*



WALKWAY- REAR:

The rear walkway is constructed of concrete and flagstone. The concrete areas are in good condition with the exception of spalled flags at the base of both sets of concrete steps. The flagstone area is in poor condition with broken and out of level flags.

MAINTENANCE RECOMMENDATIONS:

- 1. Replace the spalled flags.*

- 2. Replace the flagstone with concrete.*

PARKING AREA:

The asphalt parking area is in good condition.

RETAINING WALL:

There is a retaining wall along the front of the property constructed of masonry. The wall is in good condition. There is loose and cracked paving.

MAINTENANCE RECOMMENDATIONS:

- 1. Replace the loose paving.*
- 2. Seal the cracked paving to help eliminate water infiltration.*

STEPS:

A four rise set of concrete steps lead from the front sidewalk to the front walkway. The steps are in good condition. The steps were not equipped with a hand rail. There were no major visible defects on the steps.

MAINTENANCE RECOMMENDATION:

- 1. Install a hand rail on at least on side of the steps.*

ROOF COVERING:

The roof was a gambrel and shed with dormers style. The roof is covered with architectural fiberglass shingles. Observation of the roof surfaces and flashing was performed from the ground with the aid of binoculars. There appeared to be two layers of shingles on the roof at the time of the inspection. It is difficult to determine the number of layers if the shingles have been cut back from the edge and new drip edge installed. There was light curling and light surface wear observed on the roof shingles at the time of the inspection. These conditions indicate the roof covering was in the first half of its useful life. The reported condition of the roof covering is based on a visible observation of the visible roof covering and does not in any way relate to the age of the roof covering. Many factors such as the quality and type of the covering, number of layers of roof covering, the pitch of the roof and how well the attic or space under the roof is ventilated enter into the actual life span of the roof covering.

The flashing and caulking on all roof protrusions such as chimneys, plumbing vents and attic vents must be periodically checked and repaired and / or re-caulked, if necessary, to prevent water infiltration.

This visual roof inspection is not intended as a warranty or an estimate on the remaining life of the roof.

When new roof coverings are installed, all prior coverings should be removed to inspect the surface of the sheathing. Additionally, the installation of new shingles over a prior layer generally reduces the useful life of new shingles. The installation of drip edge and ice shield are recommended with new installations and attic / roof ventilation should be reviewed for improvement where needed.

There were no major visual defects detected on the visible exterior of the roof.

There is an active leak in the front bedroom of the second floor left apartment. The leak appears to be in the vicinity of the third floor exterior alcove. The leak has damaged the ceiling.

MAINTENANCE RECOMMENDATION:

- 1. Locate and repair the source of the leak.***
- 2. Repair the bedroom ceiling.***



GUTTERS:

The roof drainage system consisted of aluminum gutters and aluminum downspouts. The gutter is missing from the left side of the home. Gutters and downspouts should receive routine maintenance to prevent premature failure.

MAINTENANCE RECOMMENDATION:

- 1. Replace the missing section of gutter.***

ATTIC - NO ACCESS:

There was no access above the finished ceilings on the third floor level. Accordingly, we were unable to inspect the underside of the roof components or evaluate the adequacy of insulation and ventilation.

CHIMNEY:

There is an internal chimney constructed of brick. The chimney has two flues. Observation of the chimney exterior was made from the ground and the basement. The chimney services a natural gas fired steam boiler. The chimney also services a propane gas fired hot water heater. There were no major defects observed on the visible exterior of the chimney.

BASEMENT - Unfinished:

The full basement was unfinished. It contained the following mechanical systems:

Steam boiler - natural gas fired
Hot water heater - natural gas fired

Utility Sink	Tested - Functional - No Leaks
Washer	Hook Ups (4)
Dryer (Gas)	Hook Up
Dryer (Electric)	Hook Ups (4)

The doors to the exterior are wood and in fair condition. The doors need weather stripping and door sweeps installed.

The basement floor is concrete, crushed stone and dirt. The concrete is in fair to good condition. The basement was damp at front at the time of the inspection. There was indication of prior water infiltration. Because the basement is below grade, there exists a vulnerability to moisture penetration after heavy rains. There no major visual defects observed in the basement.

MAINTENANCE RECOMMENDATION:

- 1. Install weather stripping and door sweeps on the basement doors to the exterior.**

FOUNDATION:

The foundation is constructed of mortared stone and block. There were no major visual defects observed on the visible portions of the foundation.

PLUMBING:

The main water supply line to the home is brass pipe. The visible water supply lines throughout the home were copper pipe. The water was supplied by a public utility. The visible waste lines consisted of cast iron, copper and PVC plastic pipe. The home was connected to a public sewer system. Water flow throughout the home was normal. There were no major visual defects observed in the visible portions of the plumbing system.

The water meter is located at the front right of the basement. The main water shutoff valve for the home was located adjacent to the water service entry point.

The gas meters are located at the front of the basement. Although no actual testing was performed to detect the presence of gas fumes, there was no noticeable odor of gas detected at the time of the inspection. The plumbing for the gas service is black iron pipe.

CAST IRON WASTE LINES:

Part of the waste line plumbing is old cast iron pipe. This pipe deteriorates from the inside and can perforate or split at any time without warning. Although **there were no visible leaks at the time of the inspection** we recommend that you consider replacing the cast iron waste lines with PVC plastic pipe in the future.



WATER HEATER - NATURAL GAS:

FUEL SOURCE	Natural Gas
MANUFACTURER	American Water Heater Co.
MODEL NUMBER	G62 - 75T75 - 4NV
SERIAL NUMBER	04 311 25649
CAPACITY	75

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AGE	3 1/2 years
FLUE MATERIAL	Black Steel
FLUE CONDITION	Serviceable
FLUE JOINT SECURED	NO
POWER VENTED	NO
TEMPERATURE AND PRESSURE RELIEF VALVE PIPING INSTALLED TO WITHIN SIX INCHES OF THE FLOOR	NO

The water heater was tested and found to be functional at the time of the inspection.

MAINTENANCE RECOMMENDATIONS:

- 1. Install piping onto the temperature and pressure relief valve and extend the piping to within six inches of the floor. The piping must be 3/4 inch inside diameter.***
- 2. Install screws into the joints of the flue piping***
- 3. Consider replacing the flue piping with galvanized.***

HEATING SYSTEM REPORT:

The results of our visual and operational inspection of the heating system is described below. Periodic preventive maintenance is recommended to keep this unit in good working condition.

The building was heated by a a natural gas fired steam boiler

MANUFACTURER	Utica
MODEL NUMBER	J400 B1
SERIAL NUMBER	KN21 1964
BTU Input	400,000
BTU Output	320,000
AGE	25 PLUS YEARS
LEAKS	NO

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DIRECT POWER VENTED	NO
FLUE MATERIAL	GALVANIZED
FLUE CONDITION	SERVICEABLE
FLUE PIPE JOINTS SECURED	YES
TEMPERATURE AND PRESSURE RELIEF VALVE PIPING WITH SIX INCHES OF THE FLOOR	YES
BASE OF CHIMNEY CLEAN	YES
CARBON MONOXIDE READING AT THE BOILER	0 PPM

The boiler was tested and found to be functional and in operating condition at the time of the inspection.

There is an asbestos like material on the steam piping

MAINTENANCE RECOMMENDATION:

- 1. Carefully wrap the asbestos like material with heavy gage aluminum foil and seal with duct tape or have it professionally removed.***



ELECTRIC SERVICE - First Floor Left:

The overhead electric service cable entered the home on the right wall. The electric meter was located on the exterior wall. The service cable entered a (16) slot Square D service panel.

The panel has (1) 15 AMP single pole 120 volt breakers installed for general purpose circuits.

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The panel has (8) 20 AMP single pole 120 volt breakers installed for general purpose circuits.

The panel has (1) 50 AMP two pole 240 volt breaker for a range receptacle.

The branch circuits within the panel were copper. These branch circuits and the breakers to which they were attached appeared to be appropriately matched.

The visible wiring in the building consisted of Romex and appeared to be in good condition.

A representative number of installed lighting fixtures, switches, and receptacles located throughout the home were inspected and were found to be functional with the exception of those listed below. The grounding and polarity of receptacles within six feet of plumbing fixtures, and those attached to ground fault circuit interrupters (GFCI), if present, were also tested. All GFCI receptacles and GFCI circuit breakers should be tested monthly. A non-functional GFCI should be replaced with functional GFCI's.

Several of the receptacles in the home were two prong ungrounded type.

The electrical service appeared to be adequate. Alarms, electronic keypads, remote control devices, landscape lighting, telephone and television, and all electric company equipment were beyond the scope of this inspection. There no major visual defects observed in the electrical system.

MAINTENANCE RECOMMENDATIONS:

- 1. There is no receptacle in the bathroom a GFCI protected receptacle should be installed.***
- 2. GFCI receptacles or circuit breakers are recommended for the kitchen.***

ELECTRIC SERVICE - Second Floor Left:

The overhead electric service cable entered the home on the right wall. The electric meter was located on the exterior wall. The service cable entered a (16) slot Square D service panel.

The panel has (5) 20 AMP single pole 120 volt breakers installed for general purpose circuits.

The panel has (1) 50 AMP two pole 240 volt breakers for a range receptacle.

The branch circuits within the panel were copper. These branch circuits and the breakers to which they were attached appeared to be appropriately matched.

The visible wiring in the building consisted of Romex and appeared to be in good condition.

Approximately twenty per cent of the receptacles in the apartment were two prong ungrounded type.

A representative number of installed lighting fixtures, switches, and receptacles located throughout the home were inspected and were found to be functional with the exception of those listed below. The grounding and polarity of receptacles within six feet of plumbing fixtures, and those attached to ground fault circuit interrupters (GFCI), if present, were also tested. All GFCI receptacles and GFCI circuit breakers should be tested monthly. A non-functional GFCI should be replaced with functional GFCI's.

The electrical service appeared to be adequate. Alarms, electronic keypads, remote control devices, landscape lighting, telephone and television, and all electric company equipment were beyond the scope of this inspection. There no major visual defects observed in the electrical system.

MAINTENANCE RECOMMENDATIONS:

- 1. The bathroom GFCI receptacle tested for a reversed hot neutral connection which needs to be checked and corrected by a qualified electrician.***
- 2. GFCI receptacles or circuit breakers are recommended for the kitchen.***

ELECTRIC SERVICE - Third Floor Left:

The overhead electric service cable entered the home on the right wall. The electric meter was located on the exterior wall. The service cable entered a (16) slot Square D service panel.

The panel has (1) 15 AMP single pole 120 volt breakers installed for general purpose circuits.

The panel has (10) 20 AMP single pole 120 volt breakers installed for general purpose circuits.

The panel has (1) 50 AMP two pole 240 volt breaker for a range receptacle.

The branch circuits within the panel were copper. These branch circuits and the breakers to which they were attached appeared to be appropriately matched.

The visible wiring in the building consisted of Romex and appeared to be in good condition.

A representative number of installed lighting fixtures, switches, and receptacles located throughout the home were inspected and were found to be functional with the exception of those listed below. The grounding and polarity of receptacles within six feet of plumbing fixtures, and those attached to ground fault circuit interrupters (GFCI), if present, were also tested. All GFCI receptacles and GFCI circuit breakers should be tested monthly. A non-functional GFCI should be replaced with functional GFCI's.

The electrical service appeared to be adequate. Alarms, electronic keypads, remote control devices, landscape lighting, telephone and television, and all electric company equipment were beyond the scope of this inspection. There no major visual defects observed in the electrical system.

MAINTENANCE RECOMMENDATIONS:

- 1. The GFCI receptacle in the bathroom does not trip and needs to be checked by a qualified electrician.***
- 2. GFCI receptacles or circuit breakers are recommended for the kitchen.***

ELECTRIC SERVICE - House Panel:

The overhead electric service cable entered the home on the right wall. The electric meter was located on the exterior wall. The service cable entered a (16) slot Square D service panel.

The panel has (1) 15 AMP single pole 120 volt breakers installed for general purpose circuits.

The panel has (6) 20 AMP single pole 120 volt breakers installed for general purpose circuits.

The panel has (4) 30 AMP two pole 240 volt breakers for a clothes dryer receptacles.

The branch circuits within the panel were copper. These branch circuits and the breakers to which they were attached appeared to be appropriately matched.

The visible wiring in the building consisted of Romex and appeared to be in good condition.

There is some knob and tube wiring visible at the front right of the basement. It appears as if it may be feeding a porch or foyer light. The visible knob and tube is in serviceable condition.

The electrical service appeared to be adequate. Alarms, electronic keypads, remote control devices, landscape lighting, telephone and television, and all electric company equipment were beyond the scope of this inspection. There no major visual defects observed in the electrical system.

MAINTENANCE RECOMMENDATION:

- 1. There are several open junction boxes in the basement that need to have covers installed.***
- 2. Replace the corroded grounding clamp on the cold water pipe.***



ALARMS:

For safety reasons, the smoke alarms should be tested upon occupancy. The batteries (if any) should be replaced with new ones when you move into the house, and tested on a monthly basis thereafter.

We recommend the use of “digital readout” carbon monoxide detectors in homes equipped with fossil fuel heating systems and / or gas appliances as an inexpensive and practical safety precaution.

WINDOWS & DOORS:

A representative number of accessible windows and doors were operated and found to be functional. The primary windows were constructed of vinyl, were double hung style, with thermo pane glass and in good condition. All exterior doors were operated and found to be functional and in good condition. All exterior doors were equipped with storm doors that were in fair condition. All exterior door locks should be changed or re-keyed upon occupancy. There were no major defects observed in the windows or doors.

LIVING AREA: First Floor

The living area consisted of a kitchen, living room, a full bathroom, and (3) bedrooms. The HomeTeam inspects for evidence of structural failure and safety concerns only. The cosmetic condition of the paint, wall covering, carpeting, window coverings, etc., are not addressed. There were no major visual defects observed in the living area.

KITCHEN

The visible portions of the cabinets are in good condition. The visible portions of the counter tops were in good condition. The wall surfaces are drywall and are in good condition. The ceiling is drywall and is in good condition. The floor is vinyl block and is in good condition. The appliances were turned on to check operational function only. No warranty, express or implied, is given for the continued operational integrity of the appliances or their components. The kitchen contained the following appliances that were tested and found to be functional:

- | | |
|------------------|---------|
| Refrigerator | Gibson |
| Range (Electric) | Hook-up |

The kitchen sink is in good condition. The faucet is in good condition. Water flow and drainage at the kitchen sink was good. There were no visible signs of leaks. Hot water temperature was 118 degrees.

LIVING ROOM

The walls are plaster and in good condition. The ceiling is plaster and in fair condition. The

floor is carpeted and in good condition. No major defects were observed in the living room.

MAIN BATHROOM

Water flow at the sink was good. Drainage at the sink was good. The toilet was tested for function and is in good condition. The sink is in good condition. The tub is in good condition. The faucets are in good condition. No visible leaks were observed. **The tub surround needs to be re-caulked.** The walls are drywall and ceramic tile and in fair condition. The ceiling is drywall and is in good condition. The floor is mosaic tile and in good condition. Caulking and/or grouting in and around tub surrounds should be checked periodically for openings or cracks that would allow wall infiltration. There were no major defects observed in the main bathroom.

MAINTENANCE RECOMENDATION:

- 1. Re-caulk the tub surround.***

BEDROOMS

The walls are paneling and drywall and in good condition. The ceilings are plaster and in fair condition. The front bedroom ceiling had a stain on the ceiling. The stain was tested and no elevated moisture was present at the time of the inspection. The floors are carpeted and in good condition. No major defects were observed in the bedrooms.

LIVING AREA: Second Floor

The living area consisted of a kitchen, living room, a full bathroom, and (3) bedrooms. The HomeTeam inspects for evidence of structural failure and safety concerns only. The cosmetic condition of the paint, wall covering, carpeting, window coverings, etc., are not addressed. There were no major visual defects observed in the living area.

KITCHEN

The visible portions of the cabinets are in fair condition. The visible portions of the counter tops were in fair condition. The wall surfaces are drywall and are in good condition. The ceiling is suspended panels and is in good condition. The floor is vinyl block and is in fair condition. The appliances were turned on to check operational function only. No warranty, express or implied, is given for the continued operational integrity of the appliances or their components. The kitchen contained the following appliances that were tested and found to be functional:

Range (Electric) General Electric

Range Hood Air Care

The kitchen sink is in good condition. The faucet is in good condition. Water flow and drainage at the kitchen sink was good. There were no visible signs of leaks. Hot water temperature was 118 degrees.

LIVING ROOM

The walls are drywall and in good condition. The ceiling is drywall and in good condition. The floor is carpeted and in good condition. No major defects were observed in the living room.

MAIN BATHROOM

Water flow at the vanity sink was good. Drainage at the vanity sink was good. The toilet was tested for function and is in good condition. The sink is in good condition. The tub is in good condition. The faucets are in good condition. No visible leaks were observed. The tub caulking is good. The walls are drywall and in fair condition. The ceiling is suspended panels and is in good condition. The floor is vinyl and in fair condition. There were no major defects observed in the main bathroom.

BEDROOMS

The ceilings are drywall and suspended panels in good condition with the exception of the drywall ceiling in the front bedroom. The front bedroom ceiling is stained from an active leak. The walls are drywall and in good condition. The floors are carpeted and in good condition. No major defects were observed in the bedrooms.

MAINTENANCE RECOMENDATIONS:

- 1. Trouble shoot to find the leak in the front bedroom ceiling.***
- 2. Repair the leak and the damaged front bedroom ceiling.***

LIVING AREA: Third Floor

The living area consisted of a kitchen, living room, a three quarter bathroom, and (1) bedroom. The HomeTeam inspects for evidence of structural failure and safety concerns only. The cosmetic condition of the paint, wall covering, carpeting, window coverings, etc., are not addressed. There were no major visual defects observed in the living area.

KITCHEN

The visible portions of the cabinets are in fair condition. The visible portions of the counter tops were in fair condition. The wall surfaces are plaster and are in fair condition. The ceiling is plaster and is in fair condition. The floor is vinyl and is in fair to poor condition. The appliances were turned on to check operational function only. No warranty, express or implied, is given for the continued operational integrity of the appliances or their components. The kitchen contained the following appliances that were tested and found to be functional:

Refrigerator	Frigidaire
Range (Electric)	General Electric

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Range Hood

Air Care

The kitchen sink is in good condition. The faucet is in fair condition. Water flow and drainage at the kitchen sink was good. There were no visible signs of leaks. Hot water temperature was 118 degrees.

LIVING ROOM

The walls are plaster and in fair condition. The ceiling is plaster and in fair condition. The floor is carpeted and in good condition. No major defects were observed in the living room.

THREE QUARTER BATHROOM

Water flow at the vanity sink was good. Drainage at the vanity sink was good. The toilet was tested for function and is in good condition. The sink is in good condition. The shower stall is in fair condition. The faucets are in good condition. No visible leaks were observed. The shower caulking is good. The walls are plaster and paneling and in fair condition. The ceiling is suspended panels and is in good condition. The floor is vinyl and in fair condition. There were no major defects observed in the three quarter bathroom.

BEDROOM

The walls are drywall and in good condition. The ceiling is suspended panels and in good condition. The floor is carpeted and in fair condition. No major defects were observed in the bedroom.

WOOD DESTROYING INSECT INSPECTION:

There was no visible evidence of wood destroying insects observed in or around the perimeter of the home. See the Wood Destroying Insect Report.