

# FM Homecheck

## Your Building Consultant for Life!

PO Box 28363 Philadelphia PA 19149

Tel: 215-333-9075 : ACI # 104049

www.fmhomecheck.com fmhomecheck@gmail.com

## CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

**Client Name Removed**

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### INSPECTION ADDRESS

4811 Darrah St. , Philadelphia, PA 19124

### INSPECTION DATE

1/18/2022 9:00 am to 10:30 am



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This report has been produced in accordance with our signed contract and is subject to the terms and conditions agreed upon therein.

All printed comments and the opinions expressed herein are those of FM Homecheck.

Inspection Narratives - Page 1

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## SUMMARY REPORT

**Client:** Client Name Removed

**Inspection Address:** 4811 Darrah St. , Philadelphia, PA 19124  
**Inspection Date:** 1/18/2022 Start: 9:00 am End: 10:30 am

**Inspected by:** Francis McGovern

This summary report will provide you with a preview of the components or conditions that need service or a second opinion, but it is not definitive. Therefore, it is essential that you read the full report. Regardless, in recommending service we have fulfilled our contractual obligation as generalists, and therefore disclaim any further responsibility. However, service is essential, because a specialist could identify further defects or recommend some upgrades that could affect your evaluation of the property.

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### Heat

#### Boiler

##### Vent pipes

*Needs minor repair or maintenance*

- 1.1 - Recommend consulting an HVAC contractor to seal off or remove any and all unused chimney access in the basement. There appears to be multiple unused chimney connections; this will waste energy and allow rodents or birds into the home. In addition heat transfer will occur, hot will escape up the chimney and cold air can enter during the winter.

#### Baseboard Heaters

##### Baseboard Heater

*Material Defect*

- 1.2 - The electric was turned off at the second floor unit; the electric baseboard radiators were not operated today. Recommend verifying that these function at your final walk through or you can pay us to re inspect once the electric is turned on.

#### Convectors

*Needs minor repair or maintenance*

- 1.3 - Recommend consulting an electrician or equal to secure the baseboard radiator in the first floor bedroom. The radiator is not connected to the wall and is dangling loosely today which will put a strain on the electric wiring.

## Electrical

### Main Panel

#### Service Entrance

*Needs minor repair or maintenance*

- 3.1 - Recommend sealing around the service entrance cable where it penetrates through the exterior wall, spaces around the conduit today. Keep water, rodents and insects out. Use exterior grade caulk or equal or consult an electrician.

#### Wiring Observations

*Needs minor repair or maintenance*

- 3.2 - Recommend consulting an electrician to add the proper covers to all open electrical junction boxes. I found more than one open junction box in the basement ceiling.
- 3.3 - Recommend consulting an electrician to secure the loose wires in the basement ceiling at multiple locations. Loose wires can be hung on by people. Secure all wiring to prevent this.
- 3.4 - Recommend consulting an electrician to add some type of protection to the wires that go through the metal applied to some of the basement floor joist. The wires appear to be in contact with the sharp edges which may cut the protective layer on the wiring.

### Sub Panels

#### Wiring Observations

*Material Defect*

- 3.5 - Recommend consulting an electrician to inspect the ground and neutral connections in the electric sub panels. There are neutral wires at the ground bar, this means in the event of an over current the neutral wires will carry current to the ground wires unsafely.

## Plumbing

### Electric Water Heaters

#### Water Shut-Off

*Needs minor repair or maintenance*

- 4.1 - The water heater is required to have temperature resistant pipe for the first eighteen inches leaving the unit. This unit has plastic piping connected to the water heater. Recommend having a plumber replace the first eighteen inches with copper or other approved metal pipe.

#### TPR valve

*Needs minor repair or maintenance*

- 4.2 - The pressure relief valve on the water heater does not have a discharge pipe. One should be installed that terminates approximately six inches above grade.

## Waste & Drainage Systems

### Drain Waste & Vent Pipes

#### Material Defect

- 4.3 - Recommend consulting a plumber to replace the undersized pipe visible in the basement. The home has what appears to be two inch PVC draining into a smaller pipe. While this is functional today, this increases the chance for blockage and goes against basic plumbing principals.

## Structural

### Structural Elements

#### Floor Structure

##### Needs minor repair or maintenance

- 5.1 - There are light fixtures in the basement ceiling that need to have some type of protection on them to prevent someone from impaling themselves on the glass lamp. Consider upgrading to flush mounted fixture that includes a proper cover.
- 5.2 - I observed evidence of wood destroying insects at the following locations.
1. I found evidence of termites on multiple floor joist and some parts of the sub floor. **NO STRUCTURAL DAMAGE WAS FOUND TODAY.**  
We recommend that you obtain a wood destroying insect inspection immediately. Consult licensed pest control company for an inspection if you have not already done so as part of the home inspection. We recommend further inspection of any joist or other wood structure that the wood destroying insect report finds.  
We may not have seen the full extent of the insect damage, the wood pieces in and around the infested area may have been affected also. Consider removing the finished wall covering in and around where the damaged wood was found and determine the beginning and end of the damage.

## Kitchen

### Kitchen

#### Counter tops

##### Needs minor repair or maintenance

- 6.1 - The counter top is in acceptable condition but has many noticeable chips and wear marks. You can choose to live with these marks or you can replace the counter top, there is no repair for this.  
**AT THE SECOND FLOOR UNIT.**
- 6.2 - Recommend consulting a carpenter or equal to secure the loose countertop that is not connected to the cabinet below.  
**AT THE FIRST FLOOR UNIT.**

## Outlets

*Needs minor repair or maintenance*

6.3 - Recommend consulting an electrician to repair or replace the GFCI receptacles which did not trip when tested with my hand held tester at the first floor unit.

## Lights

*Needs minor repair or maintenance*

6.4 - One of the ceiling lights in the basement kitchen is not functioning today; all switches were operated; all circuit breakers are in the on position. Recommend consulting an electrician to repair as needed.  
MAY JUST NEED A LIGHT BULB?

## Bedrooms

### Main Bedroom

#### Outlets

*Material Defect*

8.1 - The power is out at the second floor unit. Recommend consulting an electrician to track down and repair as needed.  
ALL RECEPTACLES ARE DEAD, NO LIGHTS WERE OPERATED.

#### Doors

*Material Defect*

8.2 - Some of the bedroom doors have been reversed. They now open out into the hallway, instead in towards the bedroom. This is a basic fire regulation to keep people from getting trapped in their bedrooms during emergencies. Recommend consulting a carpenter to re install the door properly unless the seller has a permit that allows this variance.  
AT THE FIRST AND SECOND FLOOR FRONT BEDROOMS.

## Bathrooms

### Unit 1 bath

#### Outlets

*Needs minor repair or maintenance*

9.1 - Recommend consulting an electrician to repair or replace the bathroom GFCI receptacle which did not trip when tested with my hand held tester.

#### Exhaust Fan

*Needs minor repair or maintenance*

9.2 - The exhaust fan is functional but noisy. THIS FAN IS FILTHY DIRTY, RECOMMEND CONSULTING AN ELECTRICIAN TO REPLACE.

## Unit 2 bath

### Sink Faucet Valves & Connectors Trap & Drain

*Needs minor repair or maintenance*

9.3 - Recommend consulting a plumber to secure the bathroom sink faucet which is loose today. This has a high chance of leakage.

### Tub-Shower

*Material Defect*

9.4 - Recommend consulting a plumber to repair and or replace the shower faucet in the second floor units bathroom. Presently the faucet leaks from the handle when operated, this water may leak into the wall cavity behind the faucet.

### Outlets

*Needs minor repair or maintenance*

9.5 - There is no wall outlet, and if one is installed it should have ground-fault protection. Consult an electrician to upgrade as needed.

*Material Defect*

9.6 - The lights, fan and electric heat were not operated at this bathroom today due to the electric is off at this unit.

## Living

### Main Entry

#### Doors

*Needs minor repair or maintenance*

10.1 - Recommend consulting a carpenter or door contractor to install a closer or adjust the existing closer for the front entrance doors for the shared hallway in this building. All shared hallway doors are required to be self closing. You can use self closing hinges or consider adding a conventional door closer at the top of the door that is connected to the frame.

### Living Room

#### Dual-Glazed Windows

*Material Defect*

10.2 - Recommend consulting a window contractor to replace the broken glass at the first floor living room window.

### Dining Room

#### Dual-Glazed Windows

*Material Defect*

10.3 - Recommend consulting a window contractor to repair and or replace one of the windows in the second floor dining room. The window will not stay open on it's own. The upper sash falls down when operated.

## Interior Stairs

### Main Stairs

#### Handrails & Guardrails

*Needs minor repair or maintenance*

12.1 - Recommend consulting a carpenter or equal to install a handrail for the steps to the second floor. None today.

#### Floor Treads & Risers

*Needs minor repair or maintenance*

12.2 - Recommend consulting a carpenter or equal to install some type of filler to prevent someone from tripping or falling through the stair risers at the basement staircase. Currently these steps have large spaces between the treads. No space should be greater than 5 inches to prevent injury.

#### Material Defect

12.3 - The top most step at the second floor is significantly more than the others. This is a trip hazard and represents amateur work. Recommend consulting a carpenter to see if this can be repaired or you will need to replace this stairway.

## Exterior

### Wall covering

#### Wall covering condition

*Needs minor repair or maintenance*

13.1 - This homes walls are covered with vinyl siding at some locations. The siding is held in place with a horizontal piece of J-channel that is in direct contact with the concrete walkway. This will fill with rain water or melting snow. There should be a different piece of siding used here called a starter strip and the starter strip should be above the horizontal surface by at least six inches. Recommend consulting a siding contractor to remove the bottom section of siding so it is not in direct contact with the ground. The exposed section of wall will need to be examined once the siding has been removed, to verify if there is any moisture damage behind the siding. The lowest part of the wall will need to be covered with durable/approved siding material that can withstand ground and soil contact. Then the siding can be re installed starting at least six inches above the horizontal surface.

#### Material Defect

13.2 - Recommend consulting a siding contractor to repair the siding at the following locations:  
1. The rear of the home has loose and missing siding at many locations. This siding may get torn off during extreme weather conditions and has a high chance of leakage into the home.



## Exterior Components

### Walkways

*Needs minor repair or maintenance*

13.3 - Recommend consulting a carpenter or equal to caulk and seal the cracks/separations at this homes concrete walkways. Many small cracks observed.

### Steps & Handrails

*Needs minor repair or maintenance*

13.4 - Recommend consulting a carpenter or equal to fill in the spaces at the front and rear stairway railings. Currently there are spaces large enough for a child to fit through each side of the railings. Ideally there would be no space greater than 5 inches at the stairway railings.

### Windows

*Needs minor repair or maintenance*

13.5 - Recommend consulting a painting contractor to clean, putty and paint all exposed wood surfaces at this homes windows. Failure to maintain the exterior wood will lead to rot and ultimately replacement. This home has wood window trim that will needs painting now. This has a high chance of leakage into the home.  
**CONSIDER HIRING A WINDOW CONTRACTOR TO CAP OR WRAP ALL EXPOSED WOOD WORK WITH ALUMINUM AS NEEDED.**

13.6 - Recommend removing any and all bars that are in front of this buildings windows. Windows are a secondary fire exit and should not be blocked or obstructed in any manner. If you feel the need for security bars they should be the type that can be removed from the inside without using any special tools.

### Exterior Doors

*Needs minor repair or maintenance*

13.7 - Recommend replacing the damaged basement hatch door. This door is not well sealed and allows water to leak into the basement. Recommend consulting a door contractor to install a Bilco brand style steel hatch door at this location. **THE AREA ON THE OUTSIDE IS COMPLETELY BLOCKED OR COVERED WITH TRASH BAGS FULL OF DEBRIS.**

13.8 - Recommend consulting a door contractor or equal to seal the front and back door thresholds better. Today there are spaces/gaps that will allow water to migrate into the home.  
The threshold at the rear is rotted and loose.

13.9 - Recommend consulting a door contractor or equal to cap all exposed wood around the rear exterior door of this home. There are spaces between the rear door jamb and the siding that will allow water to migrate between the building materials. There are exposed pieces of wood that should be capped or painted to protect them from the weather.



## Grading & Drainage

### Area Drains

*Needs minor repair or maintenance*

13.10 - I could not find a drain at the rear of the home. I suspect the trash and debris is blocking access to the drain. This drain must be kept clean for proper drainage. I suspect that this drain may be clogged due to the downspout drain is full of water. I recommend further inspection of this drain by a plumber since I was not able to inspect it today.

## Roof

### Flat Roof

#### Condition of roof

*Needs minor repair or maintenance*

14.1 - Recommend consulting a roofer to repair or replace the depressed section of roof that is not draining today. This depressed sections of roof will freeze below 32 degrees Fahrenheit. Freezing water will damage the membrane, all water should drain from this type of roof via gravity. THIS IS NOT LEAKING TODAY.

14.2 - Recommend consulting a roofer to remove the debris, leftover dish antennae. This debris will interfere with the drainage of the roof.

## Chimney

### Boiler or furnace chimney

#### Masonry

*Needs minor repair or maintenance*

18.1 - Recommend consulting a chimney contractor to seal up or remove the unused chimneys at the roof. Consult chimney contractor for prices and methods to remove the masonry chimney or seal up these openings in the building effectively. The chimney is no longer necessary and should be sealed up to prevent heated air from escaping up the chimney. In addition, keep rain water out and nesting birds or other wildlife from nesting in this unused space.

## GENERAL INFORMATION

**Inspection Address:** 4811 Darrah St. , Philadelphia, PA 19124  
**Inspection Date:** 1/18/2022 Time: 9:00 am to 10:30 am  
**Weather:** Recent Rainfall - Temperature at time of inspection: 30-40 Degrees

**Inspected by:** Francis McGovern

**Client Information:** Client Name Removed  
no address , ,

**Structure Type:** Masonry  
**Foundation Type:** Basement  
**Furnished:** No  
**Number of Stories:** Two

**Structure Style:** Row home

**Estimated Year Built:** 1890  
**Unofficial Sq.Ft.:** 1000

**People on Site At Time of Inspection:** Buyer's Agent

### PLEASE NOTE:

**This report is the exclusive property of FM Homecheck and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited.**

**The observations and opinions expressed within this report are those of FM Homecheck and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of ASHI American Society of Home Inspectors ([www.ashi.org](http://www.ashi.org)), and those that we do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards. However, some components that are inspected and found to be functional may not necessarily appear in the report, simply because we do not wish to waste our client's time by having them read an unnecessarily lengthy report about components that do not need to be serviced.**

**In accordance with the terms of the contract, the service recommendations that we make in this report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.**

Inspection Address: 4811 Darrah St. , Philadelphia, PA 19124  
Inspection Date/Time: 1/18/2022 9:00 am to 10:30 am

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**The customer is completely responsible for access to this property for the home inspection. Any areas that are not available during the inspection due to inaccessibility or clutter will be the responsibility of the clients to reschedule and provide access to said areas if client expects these areas to be inspected or addressed in our home inspection report prior to settlement. The Home Inspectors liability is to the areas that are readily accessible during the inspection. Any fees or costs associated with a re inspection or any further inspections will also be the clients responsibility.**

**This inspection report is a summation of items than can be proven to be damaged, missing, broken or in need of immediate maintenance on the day of the inspection. The inspection report is not a history of the home nor a prediction of the future.**

Report File: 220118AREP

## SCOPE OF WORK

You have contracted with FM Homecheck to perform a generalist inspection in accordance with the standards of practice established by The American Society of Home Inspectors (ASHI), a copy of which is available upon request or can be found on line at [www.ashi.org](http://www.ashi.org). Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify significant defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which are clearly indicated in the standards. However, the inspection is not intended to document the type of cosmetic deficiencies that would be apparent to the average person, and certainly not intended to identify insignificant deficiencies. Similarly, we do not inspect for vermin infestation, which is the responsibility of a licensed exterminator.

A HOME INSPECTION IS INTENDED TO ASSIST IN EVALUATION OF THE OVERALL CONDITION OF THE DWELLING. THE INSPECTION IS BASED ON OBSERVATIONS OF THE VISIBLE AND APPARENT CONDITION OF THE STRUCTURE AND ITS COMPONENTS ON THE DATE OF INSPECTION.

THE RESULTS OF THIS HOME INSPECTION ARE NOT INTENDED TO MAKE ANY REPRESENTATION REGARDING THE PRESENCE OR ABSENCE OF LATENT OR CONCEALED DEFECTS THAT ARE NOT REASONABLY ASCERTAINABLE IN A COMPETENTLY PERFORMED HOME INSPECTION. NO WARRANTY OR GUARANTY IS EXPRESSED OR IMPLIED.

IF THE PERSON CONDUCTING YOUR HOME INSPECTION IS NOT A LICENSED STRUCTURAL ENGINEER OR OTHER PROFESSIONAL WHOSE LICENSE AUTHORIZES THE RENDERING OF AN OPINION AS TO THE STRUCTURAL INTEGRITY OF A BUILDING OR ITS OTHER COMPONENT PARTS, YOU MAY BE ADVISED TO SEEK A PROFESSIONAL OPINION AS TO ANY DEFECTS OR CONCERNS MENTIONED IN THIS REPORT.

THIS HOME INSPECTION REPORT IS NOT BE CONSTRUED AS AN APPRAISAL AND MAY NOT BE USED AS SUCH FOR ANY PURPOSE.

Most homes built after 1978, are generally assumed to be free of asbestos and many other common environmental contaminants. However, as a courtesy to our clients, we are including some well documented, and therefore public, information about several environmental contaminants that could be of concern to you and your family, all of which we do not have the expertise or the authority to evaluate, such as asbestos, radon, methane, formaldehyde, termites and other wood-destroying organisms, pests and rodents, molds, microbes, bacterial organisms, and electromagnetic radiation, to name some of the more commonplace ones. Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, health and safety, and environmental hygiene are deeply personal responsibilities, and you should make sure that you are familiar with any contaminant that could affect your home environment. You can learn more about contaminants that can affect you home from a booklet published by The environmental Protection Agency, which you can read online at [www.epa.gov/iaq/pubs/insidest.htm](http://www.epa.gov/iaq/pubs/insidest.htm).

Mold is one such contaminant. It is a microorganism that has tiny seeds, or spores, that are spread on the air then land and feed on organic matter. It has been in existence throughout human history, and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigens that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that

commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat, but they should be removed. However, some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxigenic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with un vented bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we inspect very conscientiously. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly those areas that we identified. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some mold-like substances may be visually identified, the specific identification of molds can only be determined by specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," by visiting their web site at: <http://www.epa.gov/iaq/molds/moldguide.html/>, from which it can be downloaded.

Asbestos is a notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by the Greek and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer, and is therefore a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, we are not specialists and, regardless of the condition of any real or suspected asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

Radon is a gas that results from the natural decay of radioactive materials within the soil, and is purported to be the second leading cause of lung cancer in the United States. The gas is able to enter homes through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and be dispersed into the atmosphere. However, it cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis, which is completely beyond the scope of our service. However, you can learn more about radon and other environmental contaminants and their affects on health, by contacting the Environmental Protection Agency (EPA), at [www.epa.gov/radon/images/hmbuygud.pdf](http://www.epa.gov/radon/images/hmbuygud.pdf), and it would be prudent for you to enquire about any high radon readings that might be prevalent in the general area surrounding your home.

Lead poses an equally serious health threat. In the 1920's, it was commonly found in many plumbing systems. In fact, the word "plumbing" is derived from the Latin word "plumbum," which means lead. When in use as a component of a waste system, it is not an immediate health threat, but as a component of potable water pipes it is a definite health-hazard. Although rarely found in modern use, lead could be present in any home build as recently as the nineteen forties. For instance, lead was an active ingredient in many household paints, which can be released in the process of sanding, and even be ingested by small children and animals chewing on painted surfaces. Fortunately, the lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments, but testing for it is not cheap. There are other environmental contaminants, some of which we have already mentioned, and others that may be relatively benign. However, we are not environmental hygienists, and as we stated earlier we disclaim any responsibility for testing or establishing the presence of any environmental contaminant, and

recommend that you schedule whatever specialist inspections that may deem prudent within the contingency period.

## Section 1.0 - Heat

The components of most heating systems have a design-life ranging 15 to 25 years, but can fail prematurely with poor maintenance, which is why we attempt to apprise you of their age. We inspect and evaluate them in accordance with the ASHI standards of practice, which means that we do not dismantle any of the following concealed components: the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, and in-line duct motors or dampers. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. We perform a conscientious evaluation of all such systems, but we are not specialists. Therefore, in accordance with the terms of our contract, it is essential that any recommendation that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

### Boiler

#### Pipes and radiators

*Informational*

1.1 - Recommend consulting a plumber or equal to remove all unused boiler supply pipes in the basement at various locations. Ideally these pipes would be removed rather than fall out of the ceiling.

#### Vent pipes

*Needs minor repair or maintenance*

1.2 - Recommend consulting an HVAC contractor to seal off or remove any and all unused chimney access in the basement. There appears to be multiple unused chimney connections; this will waste energy and allow rodents or birds into the home. In addition heat transfer will occur, hot will escape up the chimney and cold air can enter during the winter.





## Baseboard Heaters

### Age & Location

#### Functional Components

1.3 - Heat is provided by electric baseboard radiators in all rooms of this building.

### Baseboard Heater

#### Functional Components

1.4 - The electric baseboard heaters responded to the thermostats and are functional at all of the rooms where they are located.

UNLESS NOTED SPECIFICALLY ELSEWHERE IN THIS REPORT.

#### Material Defect

1.5 - The electric was turned off at the second floor unit; the electric baseboard radiators were not operated today. Recommend verifying that these function at your final walk through or you can pay us to re inspect once the electric is turned on.

### Convectors

#### Functional Components

1.6 - The convectors appear to be in serviceable condition.

#### Needs minor repair or maintenance

1.7 - Recommend consulting an electrician or equal to secure the baseboard radiator in the first floor bedroom. The radiator is not connected to the wall and is dangling loosely today which will put a strain on the electric wiring.



### Thermostats

#### Functional Components

1.8 - The thermostats I operated functioned unless specifically noted below.



## Section 3.0 - Electrical

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice (ASHI .org) we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician.

Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility. However, we typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996. Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. However, inasmuch as arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically

recommend installing arc fault circuit breakers at every circuit as a prudent safety feature.

## Main Panel

### General Comments

#### Functional Components

3.1 - National safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, we attempt to test every one that is unobstructed, but if a property is furnished we will obviously not be able to test each one.

### Service Entrance

#### Functional Components

3.2 - The service entrance, mast weather head, and cleat are in acceptable condition.

#### Needs minor repair or maintenance

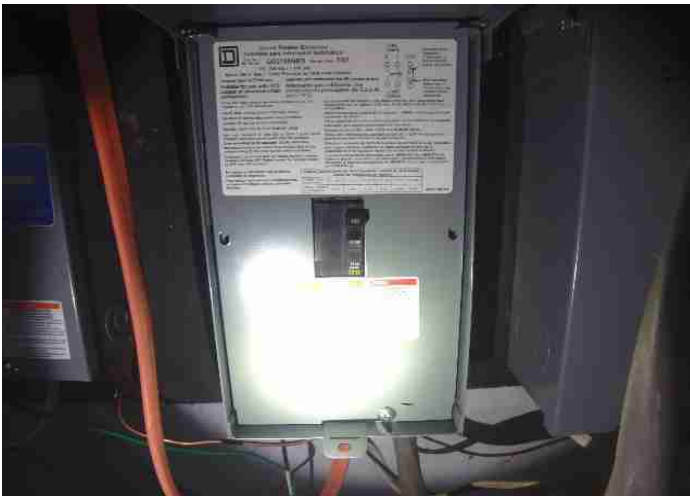
3.3 - Recommend sealing around the service entrance cable where it penetrates through the exterior wall, spaces around the conduit today. Keep water, rodents and insects out. Use exterior grade caulk or equal or consult an electrician.



### Panel Size & Location

#### Functional Components

3.4 - This property is served with multiple electric panels. The building has three (3) electric meters and three (3) electric panels. There are two 100 and one 60 amp 240 volt panels. All comments will apply to all panels unless specifically noted.



### Main Panel Observations

#### Informational

3.5 - Various circuits are not labeled, which is recommended.

In the event there is any kind of problem with the electric in the house, the labeling of the various circuits makes it much easier to identify what breakers control what branch wires.

3.6 - The electric panel is full and there is no room for additional circuit breakers to be added. This means that if you want to add additional electric receptacles, etc. the electrician will need to add a sub panel or re distribute some of your wiring or you need a larger electric panel.

### Panel Cover Observations

#### Functional Components

3.7 - The exterior panel cover is in acceptable condition.

### Wiring type

#### Functional Components

3.8 - This home has vinyl covered wiring know as romex for some of the branch wiring in this home.

Only the visible wiring will be inspected or commented on.

3.9 - This building appears to have some MC cable and or Greenfield wire. Which is wire contained in a metal jacket. This wire is fire resistant and impact resistant.

#### Informational

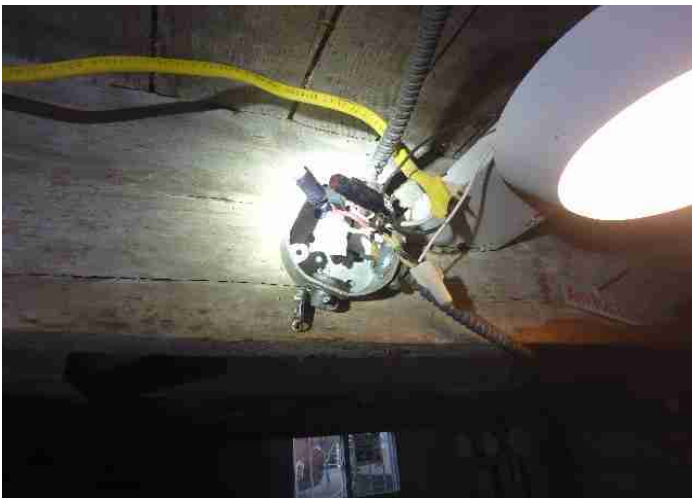
3.10 - This home has some cloth covered Romex wiring used for some of the branch wiring in this home. This wire may not have third wire, known as a ground wire. There fore this type of wiring should not be used with motorized equipment or any item that has a heating element.

CONSIDER HAVING AN ELECTRICIAN TRACE ALL CLOTH COVERED ROMEX WIRING AND LABEL WHAT IT IS USED FOR.

### Wiring Observations

#### Needs minor repair or maintenance

3.11 - Recommend consulting an electrician to add the proper covers to all open electrical junction boxes. I found more than one open junction box in the basement ceiling.





Open junction box - *Continued*



3.12 - Recommend consulting an electrician to secure the loose wires in the basement ceiling at multiple locations. Loose wires can be hung on by people. Secure all wiring to prevent this.

3.13 - Recommend consulting an electrician to add some type of protection to the wires that go through the metal applied to some of the basement floor joist. The wires appear to be in contact with the sharp edges which may cut the protective layer on the wiring.



**Circuit Breakers**

*Functional Components*

3.14 - There are no visible deficiencies with the circuit breakers.

**Grounding**

*Functional Components*

3.15 - The panel is double-grounded to a driven rod and to a water pipe.

## Sub Panels

### General Comments

#### Functional Components

3.16 - Sub-panels are often located inside residences, but they should not be located inside clothes closets, where they might be concealed and could impede an emergency disconnect. However, when they are located outside they are required to be weatherproof, unobstructed, and easily accessible, and their circuits should be clearly labeled.

### Sub Panel Location

#### Functional Components

3.17 - The electric sub panels are located in each of the units.





### **Sub Panel Observations**

#### *Informational*

3.18 - Various circuits are not labeled in the electric sub panel, which is recommended. In the event there is any kind of problem with the electric in the house, the labeling of the sub panel circuits makes it much easier to identify what breakers control what branch wires.

3.19 - The electric sub panel is full and there is no room for additional circuit breakers to be added at this panel. This means that if you want to add additional electric receptacles, lights, etc. the electrician will need to add a sub panel or re distribute some of your wiring or you will need a larger electric panel.

### **Panel Cover Observations**

#### *Functional Components*

3.20 - The panel cover is in acceptable condition.

### **Wiring Observations**

#### *Functional Components*

3.21 - There are no visible deficiencies with the wiring in the sub panel.

#### *Material Defect*

3.22 - Recommend consulting an electrician to inspect the ground and neutral connections in the electric sub panels. There are neutral wires at the ground bar, this means in the event of an over current the neutral wires will carry current to the ground wires unsafely.

### **Circuit Breakers**

#### *Functional Components*

3.23 - The circuit breakers have no visible deficiencies.

## **Section 4.0 - Plumbing**

Plumbing systems have common components, but they are not uniform. The variety of toilets, sinks, tubs and showers is endless, yet they have the same basic components. A faucet for adjusting volume of water and temperature; a water proof enclosure and a drain; toilets only flush (no temperature adjustment or other). In addition to fixtures, bathrooms must have ventilation like a window, skylight or mechanical exhaust fan. Modern homes will even have an electric receptacle, which we recommend that any receptacle installed in a wet area like a bathroom or near a sink, should be the GFCI type.

In bathrooms we will turn on the hot faucet at the sink first, then the hot faucet at the tub or shower, then flush the toilet. This will check for functional flow and proper drainage. We will look for leaks at the visible drain pipes, water supply pipes and valves. We will check for proper support at pipes, we will look for corrosion and leaks at the pipes also.

## Main shut off location

### Water Main Shut-off Location

#### Functional Components

4.1 - The main water shut-off valve is located in the basement front.



### Type of pipe

#### Functional Components

4.2 - This home has copper and plastic water supply pipes visible feeding the water heater and at the pipes that feed the various sinks/toilets in the home.

### Water supply Pipes

#### Functional Components

4.3 - The visible water supply pipes in this property appear to be in acceptable condition. No visible leaks observed today, unless specifically noted below. All visible piping appears to be supported and relatively straight unless specifically mentioned below.

#### Informational

4.4 - The only visible water supply pipes are in the basement ceiling. All other piping is inside the wall cavities and not visible today.

## Electric Water Heaters

### General Comments

#### Functional Components

4.5 - There are a wide variety of electric water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than twelve years and may eventually not produce hot water anymore.

### Age Capacity & Location

#### Informational

4.6 - This property is served by two (2) electric water heaters located in the basement. Both units are approximately 8 - 10 years old.  
**ALL COMMENTS WILL APPLY TO ALL UNITS UNLESS SPECIFICALLY NOTED.**



### Electrical Connections

#### Functional Components

4.7 - The electrical connection to the water heater is functional.

### Water Shut-Off

#### Needs minor repair or maintenance

4.8 - The water heater is required to have temperature resistant pipe for the first eighteen inches leaving the unit. This unit has plastic piping connected to the water heater. Recommend having a plumber replace the first eighteen inches with copper or other approved metal pipe.



#### **TPR valve**

##### *Functional Components*

4.9 - The water heater is equipped with a mandated pressure-temperature relief valve.

##### *Needs minor repair or maintenance*

4.10 - The pressure relief valve on the water heater does not have a discharge pipe. One should be installed that terminates approximately six inches above grade.

## **Waste & Drainage Systems**

### **General Comments**

#### *Functional Components*

4.11 - We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the close of escrow.

### **Type of Material**

#### *Functional Components*

4.12 - The visible portions of the drainpipes consist of more than one material. This home has visible cast iron and plastic pipes used for drain, waste and vent piping. Visible in the basement.



### Drain Waste & Vent Pipes

#### Functional Components

4.13 - Based on industry recommended water tests, the drainpipes are functional at this time, all sinks/toilets/baths/showers appear to drain properly, unless specifically noted elsewhere. However, only a video-scan of the main drainpipe could confirm its actual condition.

#### Material Defect

4.14 - Recommend consulting a plumber to replace the undersized pipe visible in the basement. The home has what appears to be two inch PVC draining into a smaller pipe. While this is functional today, this increases the chance for blockage and goes against basic plumbing principals.



## Gas meter location

### Gas Main Shut-Off Location

*Informational*

4.15 - The gas service is turned off today, indicating there is no gas at this property.



### Gas Supply Pipes

*Informational*

4.16 - Recommend consulting a plumber to remove the unused gas piping in the basement ceiling.

## Section 5.0 - Structural

The structural inspection of the home will be based on visual clues from the exposed structure and from inspecting all accessible spaces in the home. We will observe the home from afar to verify any leaning or sinking of the structure. We will operate as many doors and windows as we can, since these items will be immediately affected if your home is structurally unsound. We normally start with the exposed floor joist in the basement, and then the exposed foundation walls. The roof structure is not always visible, but we try to observe it from above or below if we cannot see the structure directly. Most homes have the other walls, floors and ceilings covered, which limits our viewing of these structural members. But the reality is that there will still be clues in most houses even when walls are covered. None the less our inspection is a limited visual inspection and we are not operating as structural engineers, so if we discover any issues we will recommend further inspection of any suspected structural defects or deficiencies that we find. As for the rest of the home, water is the enemy, so water migration at or near any structural element means that we will want to see all of the affected structure. Sometimes we will be limited due to finished wall coverings etc., so if any structural issues arise it is common to request complete viewing of the items, even if that means removing some finish wall, floor or ceiling covering.



## Type of home

### Rowhome

#### *Functional Components*

5.1 - This home is a "row" home type house. These types of homes are built in rows and are generally connected to another home on both sides.

## Construction method

### Masonry

#### *Functional Components*

5.2 - This building is constructed of masonry components like brick, block and stone; This may even include concrete. There are only masonry walls supporting the floor and ceiling structures.

## Structural Elements

### Floor Structure

#### *Functional Components*

5.3 - This homes visible floor joist consist of horizontal wood members supported by the perimeter walls. We suspect that the floors above are framed in a similar manner, but are not visible today due to finished wall covering.

#### *Needs minor repair or maintenance*

5.4 - There are light fixtures in the basement ceiling that need to have some type of protection on them to prevent someone from impaling themselves on the glass lamp. Consider upgrading to flush mounted fixture that includes a proper cover.

5.5 - I observed evidence of wood destroying insects at the following locations.

1. I found evidence of termites on multiple floor joist and some parts of the sub floor. **NO STRUCTURAL DAMAGE WAS FOUND TODAY.**

We recommend that you obtain a wood destroying insect inspection immediately.

Consult licensed pest control company for an inspection if you have not already done so as part of the home inspection. We recommend further inspection of any joist or other wood structure that the wood destroying insect report finds.

We may not have seen the full extent of the insect damage, the wood pieces in and around the infested area may have been affected also. Consider removing the finished wall covering in and around where the damaged wood was found and determine the beginning and end of the damage.



Insect evidence no damage - *Continued*



**Foundation walls**

*Informational*

5.6 - The Home Inspection is not a guarantee against leaks in your home. The inspection report is based on the conditions visible the day of the inspection only. We do not know the history of the home; only the seller would know that and they should have acknowledged any known problems in their disclosure forms. We cannot predict the future, so our report only identifies problems that are present at the inspection that day. Conditions can and will change in as little as thirty days, more so in ninety days, which may be the interval between the home inspection and settlement. Buyers are encouraged to come along during the inspection process, that way you can see the condition of the home just as we do when we write our report.

5.7 - This building has a stone rubble foundation walls with some bricks. These are strong foundation walls, but tend to deteriorate with time. This type of foundation was popular until the late 1950's. Look for loose and missing mortar between stones. All stones should be tied together with a surface coat of stucco or equal.

**Sump pumps**

*Informational*

5.8 - I did not find a sump pump at this property. Ask seller if they know of any installed sump pumps.

**Crawl space**

*Informational*

5.9 - This property does not have a crawlspace.

**Wall Structure**

*Functional Components*

5.10 - The interior partition walls of this property are all finished and covered but we suspect that they are conventionally framed with studs.

5.11 - The visible walls in this property appear to be in acceptable condition today. No unusual deflections or cracks were noted during our inspection unless specifically noted elsewhere in this report.

### **Ceiling Structure**

#### *Functional Components*

5.12 - The ceilings are finished throughout, no exposed floor or ceiling framing at all. The floors and ceilings we can see appear to be relatively straight and true with no major deflections noted or any unusual stains, except where noted elsewhere in the report.

### **Roof Structure**

#### *Functional Components*

5.13 - There is no visible roof structure at this building. All ceilings and roof surfaces appear to be relatively straight and true. No unusual cracks or stains visible during today's inspection unless noted otherwise.

## **Section 6.0 - Kitchen**

We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Also, many older gas and electric ranges are not secured and can be easily tipped, particularly when any weight is applied to an open range door, and all such appliances should be confirmed to be secure. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards.

### **Kitchen**

#### **No Recommended Service**

##### *Informational*

6.1 - This property has multiple kitchens; one in each unit. All comments will refer to all units unless specifically noted.

### **Sink**

#### *Functional Components*

6.2 - The kitchen sink appears to be in acceptable condition today. The sink is securely mounted.

### **Counter tops**

#### *Needs minor repair or maintenance*

6.3 - The counter top is in acceptable condition but has many noticeable chips and wear marks. You can choose to live with these marks or you can replace the counter top, there is no repair for this.

**AT THE SECOND FLOOR UNIT.**

6.4 - Recommend consulting a carpenter or equal to secure the loose countertop that is not connected to the cabinet below.

**AT THE FIRST FLOOR UNIT.**

**Valves & Connectors**

*Functional Components*

6.5 - The valves and connectors below the sink are present. However, they are not in daily use and will inevitably become stiff or frozen.

**Faucet**

*Functional Components*

6.6 - The sink faucet is functional.

**Trap and Drain**

*Functional Components*

6.7 - The trap and drain are functional. We operated the faucet and allowed the water to run for at least one minute at full strength. The drain kept up with the faucet. The trap appears to be in acceptable condition, no visible leaks today.



Trap and Drain Ok - *Continued*



**Garbage Disposal**

*Informational*

6.8 - There is no garbage disposal at the kitchen.

**Cabinets**

*Functional Components*

6.9 - The cabinets are functional, and do not have any significant damage unless specifically noted below. We try to open all cabinets and operate all drawers. We tug on the upper and lower cabinets to verify their attachment.



**Outlets**

*Needs minor repair or maintenance*

6.10 - Recommend consulting an electrician to repair or replace the GFCI receptacles which did not trip when tested with my hand held tester at the first floor unit.

### Lights

*Needs minor repair or maintenance*

6.11 - One of the ceiling lights in the basement kitchen is not functioning today; all switches were operated; all circuit breakers are in the on position. Recommend consulting an electrician to repair as needed.  
**MAY JUST NEED A LIGHT BULB?**

### Walls & Ceiling

*Functional Components*

6.12 - The walls and ceiling are in acceptable condition. No unusual cracks or stains noted. All walls appear relatively smooth and straight.

### Flooring

*Informational*

6.13 - This homes kitchen floor is worn at the second floor unit and you may want to replace.



### Dishwasher

*Informational*

6.14 - There is no dishwasher at this kitchen.

### Electric Range

*Functional Components*

6.15 - The electric range is functional, but was neither calibrated nor tested for its performance.

I operated all four burners on high while the oven was set to 350 degrees Fahrenheit. I allowed this to operate about three to four minutes and then turned everything off.

Electric range Ok - *Continued*



## Section 7.0 - Laundry

In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. However, there are two things that you should be aware of. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing the rubber hose type with newer braided stainless steel ones that are much more dependable. You should also be aware that the newer washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow, and the only remedy would be to replace the standpipe and trap with one that is a size larger.

### Laundry Room

Condo

*Informational*

7.1 - This property does not have washer or dryer connections visible, no dryer vent, drain location or visible water supply. Recommend consulting an electrician to add electrical receptacles for a washer and a dryer; then a dryer vent will need to be added.

## Section 8.0 - Bedrooms

In accordance with the standards of practice, our inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. We evaluate windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress, but we do not evaluate window treatments, nor move



furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

## Main Bedroom

### No Recommended Service

#### Functional Components

8.1 - We have evaluated the bedroom, and found it to be in acceptable condition. Except for any notes listed below:

#### Informational

8.2 - All comments for bedrooms will be made under this heading to reduce redundancy in the report.  
**THIS IS A MULTI UNIT BUILDING WITH MULTIPLE BEDROOMS.**

### Outlets

#### Material Defect

8.3 - The power is out at the second floor unit. Recommend consulting an electrician to track down and repair as needed.  
**ALL RECEPTACLES ARE DEAD, NO LIGHTS WERE OPERATED.**

### Doors

#### Material Defect

8.4 - Some of the bedroom doors have been reversed. They now open out into the hallway, instead in towards the bedroom. This is a basic fire regulation to keep people from getting trapped in their bedrooms during emergencies. Recommend consulting a carpenter to re install the door properly unless the seller has a permit that allows this variance.  
**AT THE FIRST AND SECOND FLOOR FRONT BEDROOMS.**



### Windows

#### Informational

8.5 - I was not able to operate some of the windows in the bedrooms due the air conditioner in the way.



## Section 9.0 - Bathrooms

In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is considered destructive testing. Our goal is to check for water pressure or "functional flow" that is the ability for the sink, shower and toilet to produce sufficient volume at each fixture to do it's job. All drains should keep up with the faucets; all fixtures will be checked for stability; ventilation will be verified and whether or not you have safe or sufficient electric in the bath.

### Unit 1 bath

#### Size and Location

##### *Functional Components*

9.1 - The first floor unit has a full bath, sink, toilet and tub or shower.

#### No Recommended Service

##### *Functional Components*

9.2 - We have evaluated the first floor bedroom bathroom, and found it to be in acceptable condition unless specifically noted below.



There is no recommended service - *Continued*



### **Outlets**

*Needs minor repair or maintenance*

9.3 - Recommend consulting an electrician to repair or replace the bathroom GFCI receptacle which did not trip when tested with my hand held tester.

### **Exhaust Fan**

*Needs minor repair or maintenance*

9.4 - The exhaust fan is functional but noisy. THIS FAN IS FILTHY DIRTY, RECOMMEND CONSULTING AN ELECTRICIAN TO REPLACE.

The exhaust fan is functional but noisy - *Continued*



## Unit 2 bath

### Size and Location

#### *Functional Components*

9.5 - The second floor unit has a full bathroom including a sink, toilet and tub or shower.

### A Probable Addition

#### *Informational*

9.6 - The hall way bathroom does not appear to be part of the original construction of this home. We believe this bathroom has been added and we recommend that you verify the permit and or certificate of occupancy for this unit. This is important because our inspection does not approve, endorse or guarantee the integrity of any work that was done without a permit and latent defects could exist.

### A Probable Remodel

#### *Informational*

9.7 - This bathroom has fixtures, toilet, sink or tub, that are too close together and do not allow enough space between for proper access. All fixtures require twenty inches at least between fixtures and there is less than that between some in this bath. You have two choices, live with this the way it is or renovate to allow for proper access between fixtures. In the mean time restrict use of this bathroom or at least warn people about the lack of access.

**THE SINK BLOCKS ACCESS INTO THE BATHROOM.**

Fixtures too close - *Continued*



**Sink Faucet Valves & Connectors Trap & Drain**

*Needs minor repair or maintenance*

9.8 - Recommend consulting a plumber to secure the bathroom sink faucet which is loose today. This has a high chance of leakage.



**Tub-Shower**

*Material Defect*

9.9 - Recommend consulting a plumber to repair and or replace the shower faucet in the second floor units bathroom. Presently the faucet leaks from the handle when operated, this water may leak into the wall cavity behind the faucet.

**Faucet leaks - Continued**



**Toilet**

*Functional Components*

9.10 - The toilet is secure. I was able to operate the toilet in this bathroom. The unit flushed and appears to function in an acceptable manner.



**Walls & Ceiling**

*Functional Components*

9.11 - The walls and ceiling are in acceptable condition.

**Flooring**

*Functional Components*

9.12 - The bathroom floor is tiled and has no significant defects.

## Doors

### Functional Components

9.13 - The door is functional.

## Outlets

### Needs minor repair or maintenance

9.14 - There is no wall outlet, and if one is installed it should have ground-fault protection.

Consult an electrician to upgrade as needed.

### Material Defect

9.15 - The lights, fan and electric heat were not operated at this bathroom today due to the electric is off at this unit.

## Cabinets

### Informational

9.16 - The sink base cabinet has typical, cosmetic damage, but the door cannot be opened completely, it bumps into the toilet. This is an amateur mistake.



## Section 10.0 - Living

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a

specialist. Similarly, there are a number of environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service but which can become equally contentious. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the close of escrow.

## Main Entry

### Furnished Residence Comment

*Informational*

10.1 - This property has no furniture in any of the rooms, this home is vacant and unoccupied.

### No Recommended Service

*Informational*

10.2 - This home is vacant today. I cannot determine how long it has been vacant for. Please ask your Realtor or the listing agent. Because it is vacant we will operate each of the faucets and sinks longer than normal. In addition we will check a sample receptacle on each wall of each room, since there is no furniture blocking my access.

### Doors

*Needs minor repair or maintenance*

10.3 - Recommend consulting a carpenter or door contractor to install a closer or adjust the existing closer for the front entrance doors for the shared hallway in this building. All shared hallway doors are required to be self closing. You can use self closing hinges or consider adding a conventional door closer at the top of the door that is connected to the frame.

## Living Room

### No Recommended Service

*Functional Components*

10.4 - We have evaluated the living room, and found it to be in acceptable condition. We have visually checked the walls, ceilings and floors; a sample receptacle on each wall of the room; a sample window and a sample door if there is one. All appear to be in functional condition today unless noted specifically elsewhere in this report.

*Informational*

10.5 - The second floor unit did not have the electric on during today's inspection. No electric was operated such as lights, receptacles, fans, ovens, etc. Consider a follow up inspection once the electric is turned on at this unit, please call our

office at 215-333-9075 to schedule a re inspection.

**More than one**

*Informational*

10.6 - This property has more than one living room/dining room. All comments about the various living rooms will apply to each unit unless specifically noted.

**Dual-Glazed Windows**

*Material Defect*

10.7 - Recommend consulting a window contractor to replace the broken glass at the first floor living room window.

**Dining Room**

**No Recommended Service**

*Functional Components*

10.8 - We have evaluated the dining room, and found it to be in acceptable condition. We visually inspected the walls, ceilings and floors; we checked a sample receptacle on each wall; a sample window; a sample door if there is one. All appear to be in functional condition today except where specifically noted below.

**Dual-Glazed Windows**

*Material Defect*

10.9 - Recommend consulting a window contractor to repair and or replace one of the windows in the second floor dining room. The window will not stay open on it's own. The upper sash falls down when operated.

**Unfinished basement**

**No finished walls or ceilings**

*Informational*

10.10 - This home has an unfinished section of basement. The foundation walls are exposed and so are the floor joist above. This unfinished space is not considered living space. This room does not require heat or secondary egress.



Unfinished basement - *Continued*



## Section 11.0 - Hallway

Our evaluation of hallways is similar to that of the other living spaces, except that we pay particular attention to items that interfere with emergency egress.

### Primary Hallway

#### No Recommended Service

##### Functional Components

11.1 - We have evaluated the various hallways, and found them to be in acceptable condition unless specifically noted below.

#### Smoke Detector

##### Informational

11.2 - I was able to verify that this home has smoke detectors. We do not evaluate smoke detectors performance as part of our service. However, they are an important safety feature that is required in many jurisdictions, and we only verify that they are present in the home and do not guarantee their function.

## Section 12.0 - Interior Stairs

Our evaluation of staircases is identical to that of the other living spaces, except that we include the inspection of safety issues, such as handrails, guardrails, trip hazards and smoke detectors.

## Main Stairs

### No Recommended Service

#### Functional Components

12.1 - We have evaluated the interior stairs and landings in this property and found them to be in acceptable condition.

Unless specifically noted below.

### Handrails & Guardrails

#### Needs minor repair or maintenance

12.2 - Recommend consulting a carpenter or equal to install a handrail for the steps to the second floor. None today.



### Substandard Clearances

#### Informational

12.3 - The head height clearance at the stairway to the basement of this building is substandard. Every stairwell should afford a minimum of six-feet eight inches, which could indicate that the stairs were installed without the benefit of a permit or were installed prior to this rule.

### Floor Treads & Risers

#### Needs minor repair or maintenance

12.4 - Recommend consulting a carpenter or equal to install some type of filler to prevent someone from tripping or falling through the stair rises at the basement staircase. Currently these steps have large spaces between the treads. No space should be greater than 5 inches to prevent injury.

Open rise at stairs - *Continued*



*Material Defect*

12.5 - The top most step at the second floor is significantly more than the others. This is a trip hazard and represents amateur work. Recommend consulting a carpenter to see if this can be repaired or you will need to replace this stairway.



## Section 13.0 - Exterior

The exterior inspection will include but not be limited to the following items: Exterior wall covering, windows, doors and other wall penetrations, walkways, steps, railings, garage doors, attached structures, drainage, grading, trim. Our goal is provide useful information about these components. We know that the horizontal surfaces like window sills, walkways, driveways will have snow or rain on them, so we want to verify that these areas are well sealed against water migration or that they can drain effectively. Water is

the number one problem with used homes. Keeping the home dry is key to long term survival of the home and its various components. Obvious issues will be that all wood work will need to keep clean, loose paint scraped off and all surfaces painted regularly; windows doors and any penetration through the walls must be caulked or sealed where they meet other building materials. All cracks must be sealed to prevent further cracking and reduce water migration, around drain inlets, walkway blocks, and where any horizontal surface meets a vertical surface. Regular inspection of your home after every severe weather event is important to catch small cracks, separations etc. before they become large cracks and or leak into your home.

## Wall covering

### Type of Material

#### Functional Components

13.1 - This building is covered with more than one type of siding material which are listed here: Stucco and vinyl siding.

The various intersections where the different siding materials meet should be monitored for cracks and separations.



### Wall covering condition

#### Needs minor repair or maintenance

13.2 - This homes walls are covered with vinyl siding at some locations. The siding is held in place with a horizontal piece of J-channel that is in direct contact with the concrete walkway. This will fill with rain water or melting snow. There should be a different piece of siding used here called a starter strip and the starter strip should be above the horizontal surface by at least six inches. Recommend consulting a siding contractor to remove the bottom section of siding so it is not in direct contact with the ground. The exposed section of wall will need to be examined once the siding has been removed, to verify if there is any moisture damage behind the siding. The lowest part of the wall will need to be covered with durable/approved siding material that can withstand ground and soil contact. Then the siding can be re installed starting at least six inches above the horizontal surface.



*Material Defect*

13.3 - Recommend consulting a siding contractor to repair the siding at the following locations:

1. The rear of the home has loose and missing siding at many locations. This siding may get torn off during extreme weather conditions and has a high chance of leakage into the home.





**Secure loose siding - Continued**



## Exterior Components

### General Comments

#### *Functional Components*

13.4 - Our goal when we inspect the exterior of the property is basically seeing how your property has stood up to the weather so far, and how well the seller has maintained or prevented major problems. Water issues are the number one problem we look for at the exterior. The concept is that "Water flows downhill" and we try to apply that idea to all horizontal surfaces we see outside. We will check for proper drainage at each face of the building. Our report will indicate problems or items that interfere with drainage, like downspouts being blocked; shrubs bushes too close to the home; mulch applied to the foundation walls. By following the path of the water drainage at each face of the building, we can pretty well predict where the problems with water will be. Flat areas do not drain; shaded areas do not dry out well; areas that tilt into the home will leak into the basement; cracked surfaces do not drain well. We save the exterior to the end of the inspection after we have determined where the problem areas are from the inside, then corroborate those with what we see on the outside.

### Walkways

#### *Needs minor repair or maintenance*

13.5 - Recommend consulting a carpenter or equal to caulk and seal the cracks/separations at this homes concrete walkways. Many small cracks observed.

Walkways need caulking - *Continued*



**Steps & Handrails**

*Needs minor repair or maintenance*

13.6 - Recommend consulting a carpenter or equal to fill in the spaces at the front and rear stairway railings. Currently there are spaces large enough for a child to fit through each side of the railings. Ideally there would be no space greater than 5 inches at the stairway railings.



**Windows**

*Needs minor repair or maintenance*

13.7 - Recommend consulting a painting contractor to clean, putty and paint all exposed wood surfaces at this homes windows. Failure to maintain the exterior wood will lead to rot and ultimately replacement. This home has wood window trim that will needs painting now. This has a high chance of leakage into the home.  
**CONSIDER HIRING A WINDOW CONTRACTOR TO CAP OR WRAP ALL EXPOSED WOOD WORK WITH ALUMINUM AS NEEDED.**



Inspection Address:  
Inspection Date/Time:

4811 Darrah St. , Philadelphia, PA 19124  
1/18/2022 9:00 am to 10:30 am

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13.8 - Recommend removing any and all bars that are in front of this buildings windows. Windows are a secondary fire exit and should not be blocked or obstructed in any manner. If you feel the need for security bars they should be the type that can be removed from the inside without using any special tools.



Remove bars - *Continued*



**Exterior Doors**

*Needs minor repair or maintenance*

13.9 - Recommend replacing the damaged basement hatch door. This door is not well sealed and allows water to leak into the basement. Recommend consulting a door contractor to install a Bilco brand style steel hatch door at this location. **THE AREA ON THE OUTSIDE IS COMPLETELY BLOCKED OR COVERED WITH TRASH BAGS FULL OF DEBRIS.**



Damaged basement hatch door - *Continued*



13.10 - Recommend consulting a door contractor or equal to seal the front and back door thresholds better. Today there are spaces/gaps that will allow water to migrate into the home.  
The threshold at the rear is rotted and loose.



13.11 - Recommend consulting a door contractor or equal to cap all exposed wood around the rear exterior door of this home. There are spaces between the rear door jamb and the siding that will allow water to migrate between the building materials. There are exposed pieces of wood that should be capped or painted to protect them from the weather.



Cap wood trim - *Continued*



## Grading & Drainage

### General Comments

#### *Informational*

13.12 - Water can be destructive and foster conditions that are deleterious to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. However, we cannot guarantee the condition of any subterranean drainage system, but if a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. The sellers or occupants will obviously have a more intimate knowledge of the site than we could possibly hope to have during our limited visit, however we have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise building materials and produce mold-like substances that can have an adverse affect on health.

### Area Drains

#### *Needs minor repair or maintenance*

13.13 - I could not find a drain at the rear of the home. I suspect the trash and debris is blocking access to the drain. This drain must be kept clean for proper drainage. I suspect that this drain may be clogged due to the downspout drain is full of water. I recommend further inspection of this drain by a plumber since I was not able to inspect it today.



## Section 14.0 - Roof

There are many different roof types, which we evaluate by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method that was used to evaluate them. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof only water-resistant. However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company.

## Flat Roof

### General Comments

#### *Functional Components*

14.1 - Flat roofs are designed to be waterproof, not just water resistant, and to last approximately fifteen years. They are rarely flat, and generally slope toward drains, in or near surrounding parapet walls. However, water ponds on many of these roofs that will only be dispersed by evaporation. For this and related reasons, flat roofs have always been problematic and must be maintained. They are comprised of several layers of rolled roofing materials, which are either hot-mopped or torched-down, that expand and contract in the daily and sometimes radical temperature extremes, and eventually buckle, split, separate, and finally deteriorate. When this happens, the roof is susceptible to leaks. However, although gradual decomposition of the roofing materials is inevitable, most leaks result from poor maintenance. Therefore, regardless of the age of a flat roof, it should be inspected seasonally, kept clean, and serviced frequently. Although less expensive than other roofs, they can end up costing more if they are not maintained.

### Method of Evaluation

#### *Functional Components*

14.2 - I inspected the roof using a drone flying over top of the building to photograph the roof.

### Condition of roof

#### *Needs minor repair or maintenance*

14.3 - Recommend consulting a roofer to repair or replace the depressed section of roof that is not draining today. This depressed sections of roof will freeze below 32 degrees Fahrenheit. Freezing water will damage the membrane, all water should drain from this type of roof via gravity. THIS IS NOT LEAKING TODAY.



Depressed section - *Continued*



14.4 - Recommend consulting a roofer to remove the debris, leftover dish antennae. This debris will interfere with the drainage of the roof.



**Roofing Material**

*Functional Components*

14.5 - This roof is a modified bitumen roof; which consists of a rubber roof membrane coated with a tar like substance (bitumen) that is impregnated with colored granules on the surface for UV protection. The roof edges are heated up with a torch which act like glue to the piece of roof below creating a water tight seal.

**Parapet Walls**

*Functional Components*

14.6 - The parapet walls of this building are in acceptable condition unless noted or detailed below.



## Flashings

### *Informational*

14.7 - The visible roof flashing's at the flat roof are in acceptable condition unless noted below.

THIS TYPE OF ROOF WILL NEED THE FLASHING'S SEALED PERIODICALLY; NORMAL MAINTENANCE WOULD BE TO RE SEAL THE FLASHING'S AT THE ROOF EDGES AND ALL PENETRATIONS EVERY TWO TO FOUR YEARS OR WHEN THE ROOF IS RE COATED.

## Gutters & Drainage

### *Functional Components*

14.8 - The main roof of this home appears to drain completely, there are no stains or evidence of Ponding at the downspout scupper.

## Section 16.0 - Garage

The garage is different than the rest of the home. We store fuel/gasoline/cars, etc. in the garage. Therefore the walls and ceilings against the living spaces must be fire rated to slow down the spread of fire, as does any penetration through the walls or ceilings. Doors, ducts, wires must all be sealed where they pass through the fire rated walls. Most townships require a twenty minute fire rating which can be achieved by applying 5/8" gypsum wall board to the affected areas. Doors that penetrate the fire wall must be fire rated, this will indicated by a tag on the door and door frame (sometimes painted over). Garage door openers will be operated and checked for there auto reverse function. A sample receptacle will be checked like the other rooms of the home as will any doors or windows.

## Garage

### **No garage**

### *Informational*

16.1 - This property does not have a garage.

## Section 17.0 - Attic

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

## Primary Attic

### Attic Access Location

*Informational*

17.1 - This property does not have an accessible attic space.

## Section 18.0 - Chimney

The Chimney Safety Institute of America has published industry standards for the inspection of chimneys, and on January 13, 2000, the National Fire Protection Association adopted these standards as code, known as NFPA 211. Our inspection of masonry and factory-built chimneys to what is known as a Level-One inspection, which is purely visual and not to be confused with Level-Two, and Level-Three inspections, which are performed by qualified specialists with a knowledge of codes and standards, and typically involves dismantling components and/or investigations with video-scan equipment and other means to evaluate chimneys.

Our chimney inspection is a limited visual inspection of the components we can see the day of the inspection.

### Boiler or furnace chimney

#### Masonry

*Needs minor repair or maintenance*

18.1 - Recommend consulting a chimney contractor to seal up or remove the unused chimneys at the roof. Consult chimney contractor for prices and methods to remove the masonry chimney or seal up these openings in the building effectively. The chimney is no longer necessary and should be sealed up to prevent heated air from escaping up the chimney. In addition, keep rain water out and nesting birds or other wildlife from nesting in this unused space.



## AFFILIATIONS AND CERTIFICATIONS



Francis M. Mc Govern, Jr.  
ASHI Certified Inspector # 104049

American Society of Home Inspectors member since 1994  
Graduated from I.T.A. Home Inspection course 1994

United Brotherhood of Carpenters and Joiners of America Local # 158  
Member since 1982  
PA apprenticeship and training council Certificate of Completion of apprenticeship  
Recognized as a Journeyman carpenter 1986

## REPORT CONCLUSION

4811 Darrah St. , Philadelphia, PA 19124

Congratulations on the purchase of your new home. Inasmuch as we never know who will be occupying or visiting a property, whether it be children or the elderly, we ask you to consider following these general safety recommendations: install smoke and carbon monoxide detectors; identify all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems by at least adding ground-fault outlets; never service any electrical equipment without first disconnecting its power source; safety-film all non-tempered glass; ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than three inches; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a safety device, particularly if they are the heavy wooden type; remove any double-cylinder deadbolts from exterior doors; and consider installing child-safe locks and alarms on the exterior doors of all pool and spa properties.

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every minor defect. Also because we are not specialists or because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies usually only cover insignificant costs, such as that of roofer service, and the representatives of some insurance companies can be expected to deny coverage on the grounds that a given condition was preexisting or not covered because of what they claim to be a code violation or a manufacture's defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need.

Thank you for taking the time to read this report, and call us if you have any questions or observations whatsoever. We are always attempting to improve the quality of our service and our report, and we will continue to adhere to the highest standards of the real estate industry and to treat everyone with kindness, courtesy, and respect.

Inspection Address: 4811 Darrah St. , Philadelphia, PA 19124  
Inspection Date/Time: 1/18/2022 9:00 am to 10:30 am

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## **TABLE OF CONTENTS**

GENERAL INFORMATION	1
SCOPE OF WORK	4
Heat	6
Boiler	6
Baseboard Heaters	7
Electrical	8
Main Panel	9
Sub Panels	13
Plumbing	14
Main shut off location	15
Electric Water Heaters	15
Waste & Drainage Systems	17
Gas meter location	19
Structural	19
Type of home	20
Construction method	20
Structural Elements	20
Kitchen	22
Kitchen	22
Laundry	26
Laundry Room	26
Bedrooms	26
Main Bedroom	27
Bathrooms	28
Unit 1 bath	28
Unit 2 bath	30
Living	33
Main Entry	34
Living Room	34
Dining Room	35
Unfinished basement	35
Hallway	36
Primary Hallway	36
Interior Stairs	36
Main Stairs	37
Exterior	38
Wall covering	39
Exterior Components	41
Grading & Drainage	46
Roof	47
Flat Roof	48
Garage	50
Garage	50
Attic	50
Primary Attic	51
Chimney	51
Boiler or furnace chimney	51
Certifications and Affiliations	52
Report Conclusion	53

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This report has been produced in accordance with our signed contract and is subject to the terms and conditions agreed upon therein.

All printed comments and the opinions expressed herein are those of FM Homecheck.

**Inspection Address:** 4811 Darrah St. , Philadelphia, PA 19124

**Inspection Date/Time:** 1/18/2022 9:00 am to 10:30 am

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