



550 Pontchartrain Drive, Slidell, LA

Inspection Date:
12/02/2016

Prepared For:
St Tammany Federal Credit Union

Prepared By:
Bart the Inspector, LLC
77096 S Fitzmorris Rd.
Covington LA 70435

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Report Number:
B-120216

Inspector:
Bart Mormino

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REPORT OVERVIEW

THE HOUSE IN PERSPECTIVE

CONVENTIONS USED IN THIS REPORT

SATISFACTORY - Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.

MARGINAL - Indicates the component will probably require repair or replacement anytime within five years.

POOR - Indicates the component will need repair or replacement now or in the very near future.

MAJOR CONCERNS - A system or component that is considered significantly deficient or is unsafe.

SAFETY HAZARD - Denotes a condition that is unsafe and in need of prompt attention.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the LSBHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

BUILDING DATA

Approximate Age:	40+ Years
Style:	Commercial
Main Entrance Faces:	South
State of Occupancy:	Vacant
Weather Conditions:	Sunny
Recent Rain:	No
Ground cover:	Dry

RECEIPT / INVOICE

Bart the Inspector, LLC
77096 S Fitzmorris Rd.
Covington LA 70435
985-893-3320

Date: 12/02/2016

Inspection Number: B-120216

Name: St Tammany Federal Credit Union

Total Inspection Price: \$700.00

- Check #: 42575
 Cash

Inspected By: Bart Mormino
License/Certification #: 10465



SERVICE WALKS None *Public sidewalk needs repair*

Material: Concrete Flagstone Gravel Brick Other

Condition: Satisfactory Marginal Poor *Trip Hazard*

Pitched towards home *Settling cracks* Not visible Typical cracks

DRIVEWAY/PARKING None

Material: Concrete Asphalt Gravel/Dirt Brick Other

Condition: Satisfactory Marginal Poor Fill cracks and seal

Pitched towards home *Trip hazard* *Settling Cracks* Typical crack

PORCH (covered entrance) None

Cov'd Entr: Concrete Wood Not visible Brick

Condition: Satisfactory Marginal Poor Typical cracks

Floor: Satisfactory Marginal Poor *Safety Hazard*

STOOPS/STEPS None *Uneven risers*

FENCE/WALL Not evaluated None

LANDSCAPING AFFECTING FOUNDATION (See remarks page)

Negative Grade: East West North South Satisfactory

Recommend additional backfill *Recommend window wells/covers* *Trim back trees/shrubberies*

Brick in contact with/improper clearance to soil Yard drains observed - not tested

RETAINING WALL None Material: *Drainage holes recommended*

HOSE BIBS None No anti-siphon valve

Operates: Yes No Not tested Not on

GENERAL COMMENTS

Safety Issue: All hose bibs should be protected with an anti-siphon device to protect the water supply.

Improve: Garden beds are too high and are covering the weep holes. This can cause damage to the walls. Recommend water drain at a positive fall away from the foundation.



ROOF VISIBILITY All Partial None Limited by:

INSPECTED FROM Roof Ladder at eaves Ground (*Inspection Limited*) With Binoculars

STYLE OF ROOF

Type: Gable Hip Mansard Shed Flat Other
Pitch: Low Medium Steep Flat

ROOF COVERING

Roof #1: Type: Asphalt Estimated Layers: 1 Layer Approximate age of cover: 10+ years
Roof #2: Type: Asphalt/gravel Estimated Layers: 1 Layer Approximate age of cover: Unknown years

VENTILATION SYSTEM **Type:** Soffit Ridge Gable Roof
Appears Adequate: Yes No Turbine Powered Other
 (See Interior remarks page) (See Attic section)

FLASHING **Material:** Galv/Alum Asphalt Not visible Rubber
 Copper Foam Other Lead
Condition: Not visible Satisfactory Marginal Poor Rusted
 Separated from chimney/roof Recommend Sealing Other

VALLEYS N/A **Material:** Galv/Alum Asphalt Lead Copper
 Not visible Other
Condition: Not visible Satisfactory Marginal Poor
 Rusted Holes Recommend Sealing

CONDITION OF ROOF COVERINGS **Roof #1:** Satisfactory Marginal Poor
Roof #2: Satisfactory Marginal Poor

Condition: Curling Cracking Ponding Burn Spots Broken/Loose Tiles/Shingles
 Nail popping Granules missing Alligatoring Blistering Missing Tabs/Shingles/Tiles
 Moss buildup Exposed felt Cupping Exposed fiberglass

SKYLIGHTS N/A Cracked/Broken Not visible
Condition: Satisfactory Marginal Poor

PLUMBING VENTS Yes No Satisfactory Marginal Poor
 Recommend roofer evaluate Not Visible

Conditions reported above reflect visible portion only

GENERAL COMMENTS

Repair: Roof is showing signs of wear. Shingles are broken, brittle, granules are missing and the flat roof at the rear appears to be leaking. Recommend a licensed roofer evaluate both roofs and make repairs. There is evidence of moisture damage decking in the attic to the left. Recommend additional ventilation, recommend operating fans and if possible, vents installed in the soffits to control moisture at the eaves.



CHIMNEY(S) None

GUTTERS/SCUPPERS/EAVESTROUGH None *Needs to be cleaned* *Downspouts needed*
Material: Copper Vinyl/Plastic Galvanized/Aluminum Other
Condition: Satisfactory Marginal Poor *Rusting*
Leaking: Corners Joints *Hole in main run*
Attachment: Loose *Missing spikes* *Improperly sloped (See remarks page)*
Extension needed: North South East West

SIDING (*See remarks page EIFS)
Material: Stone Slate Brick Fiberboard Fiber-cement Stucco
 EIFS* Asphalt Wood Metal/Vinyl Other
 Typical cracks *Monitor* *Wood rot* Peeling paint *Loose/Missing/Holes*
Condition: Satisfactory Marginal Poor *Recommend caulking cracks*

TRIM, SOFFIT, FASCIA, FLASHING
Material: Wood Fiberboard Aluminum/Steel Fiber Cement Stucco
 Recommend repair/painting *Damaged wood* Other
Condition: Satisfactory Marginal Poor

CAULKING
Condition: Satisfactory Marginal Poor
 Recommend around windows/doors/masonry ledges/corners/utility penetrations

WINDOWS & SCREENS *Failed/fogged insulated glass*
Material: Wood Metal Vinyl Aluminum/Vinyl Clad
Screens: Torn Bent Not installed Glazing/caulk needed
Condition: Satisfactory Marginal Poor *Wood rot* *Recommend repair/painting*

STORMS WINDOWS None Not installed Wood Clad comb. Wood/metal comb.

SLAB-ON-GRADE/FOUNDATION N/A (See Basement/Crawl Space)
Stem Wall: Concrete block Poured concrete Other
Condition: Satisfactory Marginal Poor Not visible
Slab: Post tensioned Poured concrete Other
Condition: Satisfactory Marginal Poor (See comments page)

GENERAL COMMENTS

*Note: Made a visual inspection of the perimeter of the foundation and checked the slab with a laser for a difference in slab height of about 1 inch.

Repair: Fascia and soffit materials need repair. Recommend a licensed contractor evaluate and give cost of repair. Brick walls are cracked in various locations and should be sealed. Consult with a licensed contractor for repairs.



ELECTRICAL/A/C - HEAT PUMP

SERVICE ENTRY

- Underground Overhead *Weather head/mast needs repair* Condition: Sat. Marginal Poor
Exterior outlets: Yes No **Operative:** Yes No *front left* *Overhead wires too low*
GFCI present: Yes No **Operative:** Yes No *Less than 3' from balcony/deck/windows*
 Reverse polarity *Open ground* *Safety Hazard*

BUILDING(S) EXTERIOR WALL CONSTRUCTION

- Type:** Not visible Framed Masonry Other
Condition: Satisfactory Marginal Poor Not visible

EXTERIOR DOORS

- | | <i>Patio</i> | <i>Storm</i> | <i>Entrance</i> |
|---|-----------------------------------|-------------------------------|---|
| Weatherstripping: <input checked="" type="checkbox"/> Satisfactory | <input type="checkbox"/> Marginal | <input type="checkbox"/> Poor | <input type="checkbox"/> Missing <input type="checkbox"/> Replace |
| Door Condition: <input checked="" type="checkbox"/> Satisfactory | <input type="checkbox"/> Marginal | <input type="checkbox"/> Poor | |

EXTERIOR A/C - HEAT PUMP

- UNIT #1:** N/A **Location:** east side
 Brand: *Trane* Model #: *TTA09A300FA* Approximate age: *12 yrs.*
Outside Disconnect: Yes No Maximum fuse/breaker rating: *50 Amp* Fuses/breakers installed: *50 Amp*
Level: Yes No *Cabinet/housing rusted* *Improperly sized fuses/breakers*
Condenser Fins: *Damaged* Need cleaning *Damaged base/pad*
Condition: Satisfactory Marginal Poor
- UNIT #2:** N/A **Location:** west side
 Brand: *Carrier* Model #: *tag faded* Approximate age: *unk yrs.*
Outside Disconnect: Yes No Maximum fuse/breaker rating: *unk Amp* Fuses/breakers installed: *30 Amp*
Level: Yes No *Cabinet/housing rusted* *Improperly sized fuses/breakers*
Condenser Fins: *Damaged* Need cleaning *Damaged base/pad*
Condition: Satisfactory Marginal Poor
- UNIT #3:** N/A **Location:** east side
 Brand: *Carrier* Model #: *38CK06057* Approximate age: *11 yrs.*
Outside Disconnect: Yes No Maximum fuse/breaker rating: *30 Amp* Fuses/breakers installed: *30 Amp*
Level: Yes No *Cabinet/housing rusted* *Improperly sized fuses/breakers*
Condenser Fins: *Damaged* Need cleaning *Damaged base/pad*
Condition: Satisfactory Marginal Poor
- UNIT #4:** N/A **Location:** east side
 Brand: *Carrier* Model #: *tag faded* Approximate age: *11 yrs.*
Outside Disconnect: Yes No Maximum fuse/breaker rating: *unk. Amp* Fuses/breakers installed: *20 Amp*
Level: Yes No *Cabinet/housing rusted* *Improperly sized fuses/breakers*
Condenser Fins: *Damaged* Need cleaning *Damaged base/pad*
Condition: Satisfactory Marginal Poor

GENERAL COMMENTS

Repair: The front outlet to the left does not operate and is loose; it needs a proper weather proof cover.



COUNTERTOPS

Satisfactory Marginal *Recommend repair/caulking*

CABINETS

Satisfactory Marginal *Recommend repair/adjustment*

PLUMBING COMMENTS

Faucet Leaks: Yes No **Pipes leak/corroded:** Yes No
Sink/Faucet: Satisfactory Corroded Chipped Cracked *Recommend repair*
Functional Drainage: Adequate Poor **Functional Flow:** Adequate Poor

WALLS & CEILING

Condition: Satisfactory Marginal Poor Typical cracks *Moisture stains*

HEATING / COOLING SOURCE

Yes No

FLOOR

Condition: Satisfactory Marginal Poor Sloping Squeaks

APPLIANCES

No Appliances in the kitchen.

(See remarks page)

Outlets Present: Yes No Operable: Yes No
G.F.C.I.: Yes No Operable: Yes No
Open ground/Reverse polarity within 6' of water: Yes No *Potential safety hazard(s)*

GENERAL COMMENTS

Repair: Safety Issue: Bar sink on the second floor leaks badly at the spout and the GFCI outlet on the left does not trip when tested.



BATH: 1ST FLOOR HANDICAP

SINKS / TUBS / SHOWERS

Faucet leaks: Yes No **Loose:** Yes No **Pipes leak:** Yes No
Fixture(s) Condition: Satisfactory Marginal Poor

TOILET

Bowl Loose: Yes No **Operates:** Yes No Toilet leaks Cracked bowl/tank Cross connection

SHOWER / TUB AREA / SINK(S)

Material: Ceramic/Plastic Fiberglass Masonite Other
Condition: Satisfactory Marginal Poor Rotted floors
Caulk/Grouting Needed: Yes No Where: Poor
Functional Drainage: Adequate Poor **Functional Flow:** Adequate Poor

WALLS / CEILING / CABINETS

Moisture stains present: Yes No **Outlets present:** Yes No

HEATING / COOLING SOURCE

Yes No Satisfactory Marginal Poor
Window/Door: Yes No **Operates:** Yes No **Noisy:** Yes No
Exhaust Fan: Yes No

GENERAL COMMENTS

BATH: 1ST FLOOR REAR

SINKS / TUBS / SHOWERS

Faucet leaks: Yes No **Loose:** Yes No **Pipes leak:** Yes No
Fixture(s) Condition: Satisfactory Marginal Poor

TOILET

Bowl Loose: Yes No **Operates:** Yes No Toilet leaks Cracked bowl/tank Cross connection

SHOWER / TUB AREA / SINK(S)

Material: Ceramic/Plastic Fiberglass Masonite Other
Condition: Satisfactory Marginal Poor Rotted floors
Caulk/Grouting Needed: Yes No Where: Poor
Functional Drainage: Adequate Poor **Functional Flow:** Adequate Poor

WALLS / CEILING / CABINETS

Moisture stains present: Yes No **Outlets present:** Yes No

HEATING / COOLING SOURCE

Yes No Satisfactory Marginal Poor
Window/Door: Yes No **Operates:** Yes No **Noisy:** Yes No
Exhaust Fan: Yes No

GENERAL COMMENTS

Repair: The toilet is set at an angle, caulk needs replacing and add closet caps where needed to prevent bolts from decomposing. Bath fan is noisy and may need replacing. First floor rear bath.



BATH: 2ND FL LADIES

SINKS / TUBS / SHOWERS

Faucet leaks: Yes No **Loose:** Yes No **Pipes leak:** Yes No
Fixture(s) Condition: Satisfactory Marginal Poor

TOILET

Bowl Loose: Yes No **Operates:** Yes No Toilet leaks Cracked bowl/tank Cross connection

SHOWER / TUB AREA / SINK(S)

Material: Ceramic/Plastic Fiberglass Masonite Other
Condition: Satisfactory Marginal Poor Rotted floors
Caulk/Grouting Needed: Yes No Where:
Functional Drainage: Adequate Poor **Functional Flow:** Adequate Poor

WALLS / CEILING / CABINETS

Moisture stains present: Yes No **Outlets present:** Yes No

HEATING / COOLING SOURCE

Yes No No
Window/Door: Yes No Satisfactory Marginal Poor
Exhaust Fan: Yes No **Operates:** Yes No **Noisy:** Yes No

GENERAL COMMENTS

BATH: 2ND FLOOR MENS

SINKS / TUBS / SHOWERS

Faucet leaks: Yes No **Loose:** Yes No **Pipes leak:** Yes No
Fixture(s) Condition: Satisfactory Marginal Poor

TOILET

Bowl Loose: Yes No **Operates:** Yes No Toilet leaks Cracked bowl/tank Cross connection

SHOWER / TUB AREA / SINK(S)

Material: Ceramic/Plastic Fiberglass Masonite Other
Condition: Satisfactory Marginal Poor Rotted floors
Caulk/Grouting Needed: Yes No Where:
Functional Drainage: Adequate Poor **Functional Flow:** Adequate Poor

WALLS / CEILING / CABINETS

Moisture stains present: Yes No **Outlets present:** Yes No

HEATING / COOLING SOURCE

Yes No No
Window/Door: Yes No Satisfactory Marginal Poor
Exhaust Fan: Yes No **Operates:** Yes No **Noisy:** Yes No

GENERAL COMMENTS

Repair: Both bath fans on the second floor took a long time to come on and are noisy; will possibly need replacing and the heater in the men's bath did not come on.



LOCATION: 1ST FLOOR OFFICE

Walls & Ceiling: Satisfactory Marginal Poor
Moisture stains: Yes No Where: Squeaks Slopes
Floor: Satisfactory Marginal Poor
Typical cracks: Yes No
Ceiling Fan: N/A Satisfactory Marginal Poor
Electrical: **Switches:** Yes No **Outlets:** Yes No **Operates:** Yes No
Open ground/Reverse polarity: Yes No Coverplates missing Safety Hazard
Heating/Cooling Source: Yes No **Holes:** Doors Walls Ceilings
Bedroom Egress Restricted: N/A Yes No
Doors & Windows: Operational: Yes No
 Locks/Latches Operable: Yes No Missing Cracked Glass

GENERAL COMMENTS

[See the photos.](#)

LOCATION: 2ND FLOOR OFFICE

Walls & Ceiling: Satisfactory Marginal Poor
Moisture stains: Yes No Where: Squeaks Slopes
Floor: Satisfactory Marginal Poor
Typical cracks: Yes No
Ceiling Fan: N/A Satisfactory Marginal Poor
Electrical: **Switches:** Yes No **Outlets:** Yes No **Operates:** Yes No
Open ground/Reverse polarity: Yes No Coverplates missing Safety Hazard
Heating/Cooling Source: Yes No **Holes:** Doors Walls Ceilings
Bedroom Egress Restricted: N/A Yes No
Doors & Windows: Operational: Yes No
 Locks/Latches Operable: Yes No Missing Cracked Glass

GENERAL COMMENTS

**INTERIOR WINDOWS / GLASS**

Condition: Satisfactory Marginal Poor *Needs repair*
 Representative number of windows operated Painted shut (*See remarks page*)
Evidence of Leaking Insulated Glass: Yes No N/A **Safety Glazing Needed:** Yes No
 Glazing compound needed Cracked glass Hardware missing *Broken counter-balance mechanism*
Security Bars Present: Yes No Not tested *Safety hazard* *Test release mechanism before moving in*

FIREPLACE None

STAIRS / STEPS / BALCONIES

Satisfactory Marginal Poor None
Handrail: Satisfactory Marginal Poor *Safety hazard*
Risers/Treads: Satisfactory Marginal Poor *Risers/Treads uneven*

SMOKE / CARBON MONOXIDE DETECTORS (*See remarks page*)

Present: Smoke Detector: Yes No **Operates:** Yes No Not tested
CO Detector: Yes No **Operates:** Yes No Not tested

ATTIC/STRUCTURE/FRAMING/INSULATION N/A

Access: Stairs Pulldown Scuttlehole/Hatch *No access* Other
Inspected From: Access panel In the attic Other
Location: Bedroom hall Bedroom closet Office Bathroom
Access Limited By:
Flooring: Complete Partial None
Insulation: Type: *Fiberglass* Batts Loose Average inches: 6 Approx. R-rating: 19
 Damaged *Displaced* *Missing* *Compressed* *Recommend Baffles @ Eaves*
Installed In: Rafters Walls Between ceiling joists Not visible
 Recommend additional insulation
Ventilation: *Ventilation appears adequate* *Recommend additional ventilation*
Fans Exhausted To: N/A Attic: Yes No Outside: Yes No Not visible
HVAC Duct: Satisfactory *Damaged* *Split* *Disconnected* *Leaking* *Repair/Replace*
Chimney Chase: N/A Satisfactory *Needs repair* Not visible
Structural Problems Observed: Yes No *Recommend repair* *Recommend Structural Engineer*
Roof Structure: Rafters Trusses Wood Metal Other
Collar Ties Present: Yes No N/A
Roof Sheathing: Plywood OSB 1x Wood *Rotted* *Stained* *Delaminated*
Evidence of Condensation/Moisture Leaking: Yes No (*See remarks page*)
Ceiling Joists: Wood Metal Other Not visible
Vapor Barriers: Kraft/foil faced Plastic Not visible Improperly installed
Firewall Between Units: N/A Yes No *Needs repair/sealing* (*See remarks page*)
Electrical: *Open junction box(es)* *Handyman wiring* *Visible knob-and-tube*

GENERAL COMMENTS

Improve: The attic is full of debris, which should be removed for safe access. There is an obsolete AC and heat unit with an active gas line I recommend be removed. Once the attic is cleaned, the fire barrier walls need to be properly sealed and replace any missing insulation. Also, remove the old electrical wires that are cut so that they may not be energized in the future. Fresh air intakes that have been dismantled need to be installed in their proper positions and vent all bath fans out of the attic. Install safe decking to access the attic where needed. Consult with a licensed contractor for repairs. See the photos.
Major Concern: The building has evidence of a fire; the trusses are charred and have been sprayed with a silver paint. I recommend a Structural Engineer evaluate. See the photos.



WATER SERVICE

Main Shut-off Location: Unknown, consult with the owner for meter location or stop valve.

Water Entry Piping: Not visible Copper/Galv. Plastic* (PVC, CPVC, Polybutylene, PEX) Unknown

Visible Water Distribution Piping: Copper Galvanized Plastic* (PVC, CPVC, Polybutylene, PEX) Unknown

Condition: Satisfactory Marginal Poor

Lead Other Than Solder Joints: Yes No Unknown Service entry

Functional Flow: Adequate Poor Water pressure over 80 psi

Pipes, Supply/Drain: Corroded Leaking Valves broken/missing Dissimilar metal

Drain/Waste/Vent Pipe: Copper Cast iron Galvanized PVC ABS

Condition: Satisfactory Marginal Poor **Cross connection:** Yes No

Support/Insulation: Type: Metal strapping

Traps Proper P-Type: N/A Yes No P-traps recommended

Functional Drainage: Adequate Poor Recommend plumber evaluate

Gas Line: Copper Brass Black iron Stainless steel CSST Not visible

Condition: Satisfactory Marginal Poor

MAIN FUEL SHUT-OFF LOCATION

At meter N/A

WATER HEATER #1

N/A **Condition:** Satisfactory Marginal Poor

Brand name: Ruud **Serial #:** 1283C09669

Type: Gas Electric Oil Other

Capacity: 6 gallons **Approximate age:** 33 year(s)

Relief Valve: Yes No **Extension proper:** Yes No Missing Recommend repair

WATER HEATER #2

N/A **Condition:** Satisfactory Marginal Poor

Brand name: GE **Serial #:** GE0301256731

Type: Gas Electric Oil Other

Capacity: 10 gallons **Approximate age:** 15 year(s)

Relief Valve: Yes No **Extension proper:** Yes No Missing Recommend repair

GENERAL COMMENTS

**HEATING SYSTEM - UNIT #1**Location: **Mechanical room on the right.***(See remarks page)*

Brand Name: **Trane** Approximate age: **10** year(s) Unknown

Model #: TWE090A100EL **Serial #:** 5461RTEBDT

Energy Source: Gas LP Oil Electric Solid Fuel

Warm Air System: Belt drive Direct drive Gravity Central system Floor/Wall unit

Controls: Disconnect: Yes No Normal operating and safety controls observed

Distribution: Metal duct Insul. flex duct Cold air returns Duct board *Asbestos-like wrap*

Supports for Piping/Insulation: N/A Yes No

Filter: Standard Electrostatic Satisfactory Needs cleaning/replacement Missing

When Turned On By Thermostat: Fired Did not fire Proper Operation: Yes No Not tested

Heat Pump: Aux. electric Aux. gas N/A **Sub-Slab ducts:** Yes No N/A

System Not Operated Due To: Exterior temperature Other

Recommend technician examine **System Condition:** Satisfactory Marginal Poor

HEATING SYSTEM - UNIT #2Location: **Mechanical room on the left side.***(See remarks page)*

Brand Name: **Carrier** Approximate age: **10** year(s) Unknown

Model #: 58STA11022 **Serial #:** 1606A31844

Energy Source: Gas LP Oil Electric Solid Fuel

Warm Air System: Belt drive Direct drive Gravity Central system Floor/Wall unit

Heat Exchanger: N/A (sealed) Visual w/mirror *Flame distortion* *Rusted* *Carbon/soot buildup*

Carbon Monoxide: N/A Detected at Plenum/Register tested

CO Test: Tester: **Sensorcon** **Combustion Air Venting Present:** Yes No N/A

Controls: Disconnect: Yes No Normal operating and safety controls observed

Distribution: Metal duct Insul. flex duct Cold air returns Duct board *Asbestos-like wrap*

Flue Piping: N/A Rusted Broken *Safety hazard*

Supports for Piping/Insulation: N/A Yes No

Filter: Standard Electrostatic Satisfactory Needs cleaning/replacement Missing

When Turned On By Thermostat: Fired Did not fire Proper Operation: Yes No Not tested

Heat Pump: Aux. electric Aux. gas N/A **Sub-Slab ducts:** Yes No N/A

System Not Operated Due To: Exterior temperature Other

Recommend technician examine **System Condition:** Satisfactory Marginal Poor

GENERAL COMMENTS


HEATING SYSTEM - UNIT #3 Location: **Interior closet on the right side second floor** (See remarks page)

Brand Name: Carrier Approximate age: 21 year(s) Unknown
Model #: TWE090A100EL **Serial #:** 5461RTEBDT
Energy Source: Gas LP Oil Electric Solid Fuel
Warm Air System: Belt drive Direct drive Gravity Central system Floor/Wall unit
Heat Exchanger: N/A (sealed) Visual w/mirror *Flame distortion* *Rusted* *Carbon/soot buildup*
Carbon Monoxide: N/A Detected at Plenum/Register Not tested
CO Test: Tester: **Combustion Air Venting Present:** Yes No N/A
Controls: Disconnect: Yes No Normal operating and safety controls observed
Distribution: Metal duct Insul. flex duct Cold air returns Duct board *Asbestos-like wrap*
Flue Piping: N/A Rusted Improper slope *Safety hazard*
Supports for Piping/Insulation: N/A Yes No
Filter: Standard Electrostatic Satisfactory Needs cleaning/replacement Missing
When Turned On By Thermostat: Fired Did not fire Proper Operation: Yes No Not tested
Heat Pump: Aux. electric Aux. gas N/A **Sub-Slab ducts:** Yes No N/A
System Not Operated Due To: Exterior temperature Other
 Recommend technician examine **System Condition:** Satisfactory Marginal Poor

GENERAL COMMENTS

Repair: This unit did not operate at all.

HEATING SYSTEM - UNIT #4 Location: **Mechanical room on the left side second floor** (See remarks page)

Brand Name: Trane Approximate age: 21 year(s) Unknown
Model #: 58WVA07012 **Serial #:** 4195A1463
Energy Source: Gas LP Oil Electric Solid Fuel
Warm Air System: Belt drive Direct drive Gravity Central system Floor/Wall unit
Heat Exchanger: N/A (sealed) Visual w/mirror *Flame distortion* *Rusted* *Carbon/soot buildup*
Carbon Monoxide: N/A Detected at Plenum/Register tested
CO Test: Tester: Sensorcon **Combustion Air Venting Present:** Yes No N/A
Controls: Disconnect: Yes No Normal operating and safety controls observed
Distribution: Metal duct Insul. flex duct Cold air returns Duct board *Asbestos-like wrap*
Flue Piping: N/A Rusted Improper slope *Safety hazard*
Supports for Piping/Insulation: N/A Yes No
Filter: Standard Electrostatic Satisfactory Needs cleaning/replacement Missing
When Turned On By Thermostat: Fired Did not fire Proper Operation: Yes No Not tested
Heat Pump: Aux. electric Aux. gas N/A **Sub-Slab ducts:** Yes No N/A
System Not Operated Due To: Exterior temperature Other
 Recommend technician examine **System Condition:** Satisfactory Marginal Poor

GENERAL COMMENTS

Improve: Recommend a licensed AC contractor evaluate all the units for proper operations; lines are insulated inside and out properly, duct are properly sealed at the collars and are not dipping and are properly sloped, coils are cleaned inside and out at the condenser. Seal all the openings and penetrations through the fire rated walls.



ELECTRIC/COOLING SYSTEM

MAIN PANEL Location: **Kitchen** Condition: Satisfactory Marginal Poor
Adequate Clearance To Panel: Yes No Amperage: 400 Volts 120/240 3 phase Breakers Fuses
Appears Grounded: Yes No Not visible
G.F.C.I. present: Yes No **Operative:** Yes No
A.F.C.I. present: Yes No **Operative:** Yes No
MAIN WIRE: Copper Aluminum Copper clad aluminum Not visible
 Tapping before the main breaker *Double tapping of the main wire*
Condition: Satisfactory Poor **Federal Pacific Panel Stab Lok® (See remarks page)***
BRANCH WIRE: Copper **Aluminum*** Copper clad aluminum Not visible
Condition: Satisfactory Poor *Recommend electrician evaluate/repair**

SUB PANEL(S) None apparent
 Location 1: **Kitchen** Location 2: **Teller prep room** Location 3: **Attic at the left.**
 Panel not accessible
Branch Wire: Copper Aluminum Copper clad aluminum
 Neutral/ground separated: Yes No Neutral isolated: Yes No *Safety hazard*
Condition: Satisfactory Marginal Poor *Recommend separating/isolating neutrals*

ELECTRICAL FIXTURES

A representative number of installed lighting fixtures, switches, and receptacles located inside the house, garage, and exterior walls were tested and found to be:

Condition: Satisfactory Marginal Poor
 Open grounds Reverse polarity GFCIs not operating
 Solid conductor aluminum branch wiring circuits (See remarks page)*
 Ungrounded 3-prong outlets *Recommend electrician evaluate/repair**

GENERAL COMMENTS

Repair: The teller station for the entire length has no grounding.

COOLING SYSTEM – UNIT #1 Central system Wall Unit Location: **Mechanical room** Age: 10 yrs.
Energy Source: Electric Gas Water Other
Unit Type: Air cooled Water cooled Gas chiller Geothermal Heat pump
Evaporator Coil: Satisfactory Not visible Needs cleaning Damaged
Refrigerant lines: *Leak* *Damage* *Insulation missing* Satisfactory
Condensate Line/Drain: To exterior To pump Floor drain Other
Operation: Differential 16 °F
 Difference in temperature (split) should be 14-22° Fahrenheit (See remarks page)
Condition: Satisfactory Marginal Poor
 Not operated due to exterior temperature *Recommend HVAC technician examine/clean/service*

GENERAL COMMENTS



ITEMS NOT OPERATING

Repair: Roof is showing signs of wear. Shingles are broken, brittle, granules are missing and the flat roof at the rear appears to be leaking. Recommend a licensed roofer evaluate both roofs and make repairs. There is evidence of moisture damage decking in the attic to the left. Recommend additional ventilation, recommend operating fans and if possible, vents installed in the soffits to control moisture at the eaves.

Improve: Garden beds are too high and are covering the weep holes. This can cause damage to the walls. Recommend water drain at a positive fall away from the foundation.

Repair: Fascia and soffit materials need repair. Recommend a licensed contractor evaluate and give cost of repair. Brick walls are cracked in various locations and should be sealed. Consult with a licensed brick contractor for repairs.

Repair: Front exterior GFCI outlet needs repair.

Repair: Safety Issue: Bar sink on the second floor leaks badly at the spout and the GFCI outlet on the left does not trip when tested. **Repair:** The front outlet to the left does not operate and is loose; it needs a proper weather proof cover.

Repair: The toilet is set at an angle caulk needs replacing and add closet caps where needed to prevent bolts from decomposing. Bath fan is noisy and may need replacing. First floor rear bath.

Repair: Both bath fans on the second floor took a long time to come on and are noisy; will possibly need replacing and the heater in the men's bath did not come on.

Improve: The attic is full of debris, which should be removed for safe access. There is an obsolete AC and heat unit with and active gas line I recommend is removed. Once the attic is cleaned, the fire barrier walls need to be properly sealed and replace any missing insulation. Also remove the old electrical wires that are cut so that they may not be energized in the future. Fresh air intakes that have been dismantled need to be installed in their proper positions and vent all bath fans out of the attic. Install safe decking to access the attic where needed. Consult with a licensed contractor for repairs.

Improve: Recommend a licensed AC contractor evaluate all the units for proper operations, lines are insulated inside and out properly, duct are properly sealed at the collars and are not dipping and are properly sloped, coils are cleaned inside and out at the condenser. Seal all the opening and penetrations through the fire rated walls.

MAJOR CONCERNS

Item(s) that have failed or have potential of failing soon.

None apparent

POTENTIAL SAFETY HAZARDS

Safety Issue: All hose bibs should be protected with an anti-siphon device to protect the water supply.

Repair: The teller station for the entire length has no grounding.

DEFERRED COST ITEMS

Items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.

A/C that is 7+ years. Furnace that is 13+ years. Water heater that is 5+ years.

* Items listed in this report may inadvertently have been left off the Summary Sheet. Customer should read the entire report, including the Remarks.

Check the photos for additional information.

AN INSPECTION VERSUS A WARRANTY

A home inspection is just what the name indicates, an inspection of a home...usually a home that is being purchased. The purpose of the inspection is to determine the condition of the various systems and structures of the home. While an inspection performed by a competent inspection company will determine the condition of the major components of the home, no inspection will pick up every minute latent defect. The inspector's ability to find all defects is limited by access to various parts of the property, lack of information about the property and many other factors. A good inspector will do his or her level best to determine the condition of the home and to report it accurately. The report that is issued is an opinion as to the condition of the home. This opinion is arrived at by the best technical methods available to the home inspection industry. It is still only an opinion.

A warranty is a policy sold to the buyer that warrants that specific items in the home are in sound condition and will remain in sound condition for a specified period of time. Typically, the warranty company never inspects the home. The warranty company uses actuarial tables to determine the expected life of the warranted items and charges the customer a fee for the warranty that will hopefully cover any projected loss and make a profit for the warranty seller. It is essentially an insurance policy.

The service that we have provided you is an inspection. We make no warranty of this property. If you desire warranty coverage, please see your real estate agent for details about any warranty plan to which their firm may have access.

REMARKS

SERVICE WALKS/DRIVEWAYS

Spalling concrete cannot be patched with concrete because the new will not bond with the old. Water will freeze between the two layers, or the concrete will break up from movement or wear. Replacement of the damaged section is recommended. Walks or driveways that are close to the property should be properly pitched away to direct water away from the foundation. Asphalt driveways should be kept sealed and larger cracks filled so as to prevent damage from frost.

EXTERIOR WOOD SURFACES

All surfaces of untreated wood need regular applications of paint or special chemicals to resist damage. Porch or deck columns and fence posts which are buried in the ground and made of untreated wood will become damaged within a year or two.

Decks should always be nailed with galvanized, stainless steel or aluminum nails. Decks that are not painted or stained should be treated with a water sealer.

GRADING AND DRAINAGE

Any system of grading or landscaping that creates positive drainage (moving water away from the foundation walls) will help to keep a basement dry. Where negative grade exists and additional backfill is suggested, it may require digging out around the property to get a proper pitch. Dirt shall be approximately 6" below the bottom sill and should not touch wood surfaces.

Flower beds, loose mulched areas, railroad ties and other such landscaping items close to the foundation trap moisture and contribute to wet basements. To establish a positive grade, a proper slope away from the house is 1" per foot for approximately 5-6 feet. Recommend ground cover planting or grass up to foundation.

ROOF AND SURFACE WATER CONTROL

Roof and surface water must be controlled to maintain a dry basement. This means keeping gutters cleaned out and aligned, extending downspouts, installing splashblocks, and building up the grade so that roof and surface water is diverted away from the building.

Valleys and Flashings that are covered with shingles and/or tar or any other material are considered not visible and are not part of the inspection.

Tar and Gravel Roofs are a type of covering on a pitched roof requires ongoing annual maintenance. We recommend that a roofing contractor evaluate this type of roof. Infra-red photography is best used to determine areas of potential leaks.

Flat roofs are very vulnerable to leaking. It is very important to maintain proper drainage to prevent the ponding of water. We recommend that a roofing contractor evaluate this type of roof.

ROOF TYPE	LIFE EXPECTANCY	SPECIAL REMARKS
<i>Asphalt Shingles</i>	15-20 years	Used on nearly 80% of all residential roofs; requires little maintenance
<i>Asphalt Multi-Thickness Shingles*</i>	20-30 years	Heavier and more durable than regular asphalt shingles
<i>Asphalt Interlocking Shingles*</i>	15-25 years	Especially good in high-wind areas
<i>Asphalt Rolls</i>	10 years	Used on low slope roofs
<i>Built-up Roofing</i>	10-20 years	Used on low slope roofs; 2 to 3 times as costly as asphalt shingles
<i>Wood Shingles*</i>	10-40 years ¹	Treat with preservative every 5 years to prevent decay
<i>Clay Tiles*</i> <i>Cement Tiles*</i>	20 + years 20 + years	Durable, fireproof, but not watertight, requiring a good subsurface base
<i>Slate Shingles*</i>	30-100 years ²	Extremely durable, but brittle and expensive
<i>Asbestos Cement Shingles*</i>	30-75 years	Durable, but brittle and difficult to repair
<i>Metal Roofing</i>	15-40 + years	Comes in sheets & shingles; should be well grounded for protection from lightning; certain metals must be painted
<i>Single Ply Membrane</i>	15-25 years (mfr's claim)	New material; not yet passed test of time
<i>Polyurethane with Elastomeric Coating</i>	5-10 years ¹	Used on low slope roofs.

* Not recommended for use on low slope roof

¹ Depending on local conditions and proper installation

² Depending on quality of slate

Roof coverings should be visually checked in the spring and fall for any visible missing shingles, damaged coverings or other defects. Before re-roofing, the underside of the roof structure and roof sheathing should be inspected to determine that the roof structure can support the additional weight of the shingles.

Wood shakes and shingles will vary in aging, due to the quality of the material, installation, maintenance, and surrounding shade trees. Ventilation and drying of the wood material is critical in extending the life expectancy of the wood. Commercial preservatives are available on the market, which could be applied to wood to impede deterioration.

GUTTERS AND DOWNSPOUTS

This is an extremely important element in basement dampness control. Keep gutters clean and downspout extensions in place (4' or more). Paint the inside of galvanized gutters, which will extend the life. Shortly after a rain or thaw in winter, look for leaks at seams in the gutters. These can be recaulked before they cause damage to fascia or soffit boards. If no gutters exist, it is recommended that they be added.

A/C COMPRESSORS

They should not become overgrown with foliage. Clearance requirements vary, but 2' on all sides should be considered minimal with up to 6' of air discharge desirable. If a clothes dryer vent is within five to ten feet, either relocate the vent or do not run when the A/C is running. The lint will quickly reduce the efficiency of the A/C unit.

CARPETING

Where carpeting has been installed, the materials and condition of the floor underneath cannot be determined.

APPLIANCES

(If report indicated appliances were operated, the following applies) Dishwashers are tested to see if the motor operates and water sprays properly. Stoves are tested to see that burners are working and oven and broiler get hot. Timer and controls are not tested. Refrigerators are not tested.

No representation is made to continued life expectancy of any appliance.

ASBESTOS AND OTHER HAZARDS

Asbestos fibers in some form are present in many homes, but are often not visible and cannot be identified without testing.

If there is reason to suspect that asbestos may be present and if it is of particular concern, a sample of the material in question may be removed and analyzed in a laboratory. However, detecting or inspecting for the presence or absence of asbestos is not a part of our inspection.

Also excluded from this inspection and report are the possible presence of, or danger from, radon gas, lead-based paint, urea formaldehyde, toxic or flammable chemicals and all other similar or potentially harmful substances and environmental hazards.

WINDOWS

A representative number of windows are inspected.

EXHAUST FANS

Bathrooms with a shower should have exhaust fans when possible. This helps to remove excess moisture from the room, preventing damage to the ceiling and walls and wood finishes. The exhaust fan should not be vented into the attic. The proper way to vent the fan(s) is to the outside. Running the vent pipe horizontally and venting into a gable end or soffit is preferred. Running the vent pipe vertically through the roof may cause condensation to run down the vent pipe, rusting the fan and damaging the wallboard. Insulating the vent pipe in the attic will help to reduce this problem.

SLOW DRAINS on sinks, tubs, and showers are usually due to build up of hair and soap scum. Most sink popups can be easily removed for cleaning. Some tubs have a spring attached to the closing lever that acts as a catch for hair. It may require removing a couple of screws to disassemble. If you cannot mechanically remove the obstruction, be kind to your pipes. **Don't use a caustic cleaner.** There are several bacteria drain cleaners available. They are available at hardware stores in areas where septic tanks are used. These drain cleaners take a little longer to work, but are safe for you and your pipes.

SAFETY HAZARDS

Typical safety hazards found in bathrooms are open grounds or reverse polarity by water.
Replacing these outlets with G.F.C.I.'s are recommended

VENTILATION

Ventilation is recommended at the rate of one square foot of vent area to 300 square feet of attic floor space, this being divided between soffit and rooftop. Power vents should ideally have both a humidistat and a thermostat, since ventilation is needed to remove winter moisture as well as summer heat. Evidence of condensation such as blackened roof sheathing, frost on nail heads, etc. is an indication that ventilation may have been or is blocked or inadequate.

INSULATION

The recommended insulation in the attic area is R-38, approximately 12". If insulation is added, it is important that the ventilation is proper.

SMOKE DETECTORS

Smoke detectors should be tested monthly. At least one detector should be on each level. CO detectors are not required by most states, but for safety reasons, are highly recommended.

VAPOR BARRIERS

The vapor barrier should be on the warm side of the surface. Most older homes were built without vapor barriers. If the vapor barrier is towards the cold side of the surface, it should be sliced or removed. Most vapor barriers in the attic are covered by insulation and therefore, not visible.

INSULATED GLASS

Broken seal in thermopane/insulated windows are not always visible nor detectible due to humidity and temperature changes during the day. Other factors such as window covering, dirty windows, and lack of accessibility, personal property placed in front of the windows all effect the view of the windows at the time of the inspection.

WATER HEATER

The life expectancy of a water heater is 5-10 years. Water heaters generally need not be replaced unless they leak. It is a good maintenance practice to drain 5-10 gallons from the heater several times a year. Missing relief valves or improper extension present a safety hazard.

PLUMBING

The temperature/pressure valve should be tested several times a year by lifting the valve's handle. Caution: very hot water will be discharged. If no water comes out, the valve is defective and must be replaced.

SHUT-OFF VALVES

Most shut-off valves have not been operated for long periods of time. We recommend operating each shut-off valve to: toilet bowl, water heater, under sinks, main shut-off, hose faucets, and all others. We recommend you have a plumber do this, as some of the valves may need to be repacked or replaced. Once the valves are in proper operating order, we recommend opening and closing these valves several times a year.



REMARKS

HEATING AND AIR CONDITIONING units have limited lives. Normal lives are:

GAS-FIRED HOT AIR.....	15-25 years
OIL-FIRED HOT AIR.....	20-30 years
CAST IRON BOILER.....	30-50 years
(Hot water or steam)	or more
STEEL BOILER.....	30-40 years
(Hot water or steam)	or more
COPPER BOILER.....	10-20 years
(Hot water or steam)	
CIRCULATING PUMP (Hot water).....	10-15 years
AIR CONDITIONING COMPRESSOR....	8-12 years
HEAT PUMP.....	8-12 years

Gas-fired hot air units that are close to or beyond their normal lives have the potential of becoming a source of carbon monoxide in the home. You may want to have such a unit checked every year or so to assure yourself that it is still intact. Of course a unit of such an age is a good candidate for replacement with one of the new, high efficiency furnaces. The fuel savings alone can be very attractive.

Boilers and their systems may require annual attention. If you are not familiar with your system, have a heating contractor come out in the fall to show you how to do the necessary thing **Caution: do not add water to a hot boiler!**

Forced air systems should have filters changed every 30 to 60 days of the heating and cooling season. This is especially true if you have central air conditioning. A dirty air system can lead to premature failure of your compressor - a \$1,500 machine.

Oil-fired furnaces and boilers should be serviced by a professional each year. Most experts agree you will pay for the service cost in fuel saved by having a properly tuned burner.

Read the instructions for maintaining the humidifier on your furnace. A malfunctioning humidifier can rust out a furnace rather quickly. It is recommended that the humidifier be serviced at the same time as the furnace, and be cleaned regularly. **During a visual inspection it is not possible to determine if the humidifier is working.**

Have HVAC technician examine - A condition was found that suggests a heating contractor should do a further analysis. We suggest doing this before closing.

Heat exchangers cannot be examined nor their condition determined without being disassembled. Since this is not possible during a visual, non-technically exhaustive inspection, you may want to obtain a service contract on the unit or contact a furnace technician regarding a more thorough examination.

Testing pilot safety switch requires blowing out the pilot light. Checking safety limit controls requires disconnecting blower motor or using other means beyond the scope of this inspection. If the furnace has not been serviced in last 12 months you may want to have a furnace technician examine.

CO Test This is not part of a non-technical inspection. If a test was performed, the type of tester is indicated on the Heating System page.

Combustible Gas Detector If a gas detector was used during the inspection of the furnace and evidence of possible combustible gases was noted, we caution you that our test instrument is sensitive to many gases and not a foolproof test. None-the-less, this presents the possibility that a hazard exists and could indicate that the heat exchanger is, or will soon be, defective.



REMARKS Every effort has been made to evaluate the size of the service. Three wires going into the home indicate 240 volts. The total amperage can be difficult to determine. We highly recommend that ground fault circuit interrupters (G.F.C.I.) be connected to all outlets around water. This device automatically shuts the circuit off when it senses a current leak to ground. This device can be purchased in most hardware stores. G.F.C.I.'s are recommended by all outlets located near water, outside outlets, or garage outlets. Pool outlets should also be protected with a G.F.C.I.

See diagram below:



If you do have G.F.C.I.'s, it is recommended that you test (and reset) them monthly. When you push the test button, the reset button should pop out, shutting off the circuit. If it doesn't, the breaker is not working properly. If you don't test them once a month, the breakers have a tendency to stick and may not protect you when needed.

Knob and tube wiring found in older homes should be checked by an electrician to insure that the wire cover is in good condition. Under no circumstances should this wire be covered with insulation. Recess light fixtures should have a baffle around them so that they are not covered with insulation. The newer recessed fixtures will shut off if they overheat. (no representation is made as to proper recess lighting fixtures).

Federal Pacific Stab-Lok® Electrical panels may be unsafe. See www.google.com (Federal Pacific)

Aluminum wiring in general lighting circuits has a history of over heating, with the potential of a fire. If this type of wiring exists, a licensed electrical contractor should examine the whole system.

ARC FAULTS

In some areas arc faults are required in new homes, starting in 2002 and these control outlets in the bedrooms.

REVERSE POLARITY

A common problem that surfaces in many homes is reverse polarity. This is a potentially hazardous situation in which the hot and neutral wires of a circuit are reversed at the outlet, thereby allowing the appliance to incorrectly be connected. This is an inexpensive item to correct.

Each receptacle has a brass and silver screw. The black wire should be wired to the brass screw and the white wire should go to the silver screw. When these wires are switched, this is called "reverse polarity." Turning off the power and switching these wires will correct the problem.

Main service wiring for housing is typically 240 volts. The minimum capacity for newer homes is 100 amps though many older homes still have 60 amp service. Larger homes or all electric homes will likely have a 200 amp service.

Main service wiring may be protected by one or more circuit breakers or fuses. While most areas allow up to six main turnoffs, expanding from these panels is generally not allowed.

COOLING

Testing A/C System and Heat Pump- The circuit breakers to A/C should be on for a minimum of 24 hours and the outside temperature at least 60 degrees for the past 24 hours or an A/C system cannot be operated without possible damage to the compressor. Check the instructions in your A/C manual or on the outside compressor before starting up in the summer. Heat pump can only be tested in the mode it's running in. Outside temperature should be at least 65° for the past 24 hours to run in cooling mode.

Temperature differential, between 14°-22°, is usually acceptable. If out of this range, have an HVAC contractor examine it. It is not always feasible to do a differential test due to high humidity, low outside temperature, etc.

Photo Summary



Figure 1 Trim materials need repairs.



Figure 2 Trim materials need repairs.



Figure 3 Weep holes need to be exposed and beds should drain in a positive direction away from the building.



Figure 4 The GFCI outlet does not operate and the outlet needs a proper weather proof cover.



Figure 5 Trim bushes 18" back from the walls.



Figure 6 Recommend anti-siphon valves on the hose bibs to protect the water supply.

Photo Summary



Figure 7 Gutters leak.



Figure 8 Gutters need proper slope and attachments are loose.



Figure 9 Improper slope and dented.



Figure 10 Gutters need cleaning.



Figure 11 Roof has exposed fiberglass fibers and are brittle.



Figure 12 Shingles are damaged in various locations.

Photo Summary



Figure 13 Same as 12; possible hail damage.



Figure 14 Broken shingles.



Figure 15 Broken shingle, recommend a roofer evaluate both roofs.



Figure 16 Shingles losing granules.



Figure 17 Driveway needs repairs in various locations. Possible trip hazard.



Figure 18 Seal the cracks to prevent a trip hazard.

Photo Summary



Figure 19 Missing bricks.



Figure 20 Missing bricks.



Figure 21 Wires should terminate in a box and cover or be removed.



Figure 22 Caulk all vertical cracks where 2 different wall claddings meet, also caulk the windows and doors where the caulk has failed. Recommend a licensed contractor make all repairs.



Figure 23 Soffits and fascia needs repairs, caulk and painting.



Figure 24 Fascia needs painting behind the gutters.

Photo Summary



Figure 25 Typical brick cracks, recommend caulking.



Figure 26 Same as 25 and cracks are in various locations.



Figure 27 Recommend gutters terminate in a proper connector.



Figure 28 Soffit materials are rotten at the rear canopy, possible hidden damage; recommend a licensed contractor evaluate.



Figure 29 Should be a flashing at the fascia.



Figure 30 Cracked glass needs repairs.

Photo Summary



Figure 31 Lines need proper insulation.



Figure 32 Moisture damage to the decking, recommend a roofer evaluate.



Figure 33 Same as 25.



Figure 34 Refrigerant lines need insulation.



Figure 35 Replace all missing insulation.



Figure 36 Refrigerant lines dripping.

Photo Summary



Figure 37 The lock does not operate.



Figure 38 recommend all the debris be removed from the attic.



Figure 39 Same as 38.



Figure 40 Same as 38.



Figure 41 Remove all useless wiring.



Figure 42 Replace missing insulation.

Photo Summary



Figure 43 The attic needs additional ventilation.



Figure 44 Power fan does not operate.



Figure 45 Vent the bath fans to the exterior of the attic.



Figure 46 Recommend old AC and heater be removed and the gas line capped.



Figure 47 Same as 46.



Figure 48 Recommend fresh air intake be connected.

Photo Summary



Figure 49 The trusses have been burnt, recommend an engineer evaluate.



Figure 50 Insulation is displaced.



Figure 51 Wall is missing the insulation.



Figure 52 Connect the return air duct.



Figure 53 Bar sink leaks at the nut.



Figure 54 The GFCI by the bar sink to the left does not operate.

Photo Summary



Figure 55 Bath fans run poorly; second floor.



Figure 56 Same as 55; other bath.



Figure 57 Bath fan is loud first floor rear bath.



Figure 58 Both second floor baths have peeling paint.



Figure 59 Vent needs repairs and seal all fire barrier wall ceiling where needed.



Figure 60 No grounding to the outlets at the teller bays.

Photo Summary



Figure 61 The toilet needs to be properly set.



Figure 62 These are interior doors.



Figure 63 the 3 unit did not operate at all.



Figure 64 The on and off switch needs replacing.