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Report ID: 20033980-A / Asset Management

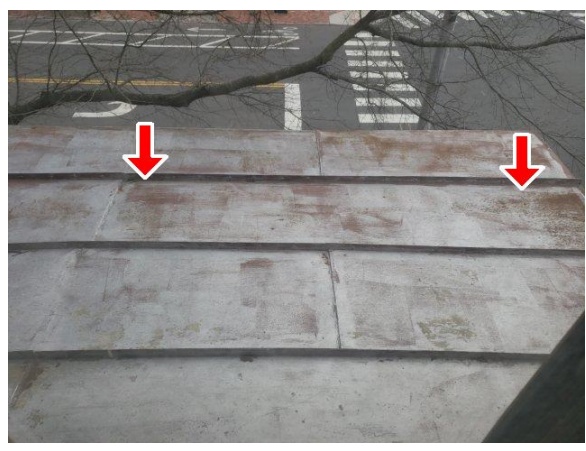
This Summary of Inspector Comments is only one section of the Inspection Report and is provided for guidance purposes only. This Summary is **NOT A HOME INSPECTION REPORT** and does not include information on all conditions or concerns associated with this home or property. **The Inspection Report** includes more detailed information on element ratings/conditions and associated information and **must be read and considered in its entirety prior to making any conclusive purchase decisions or taking any other action**. Any questionable issues should be discussed with the Inspector and/or Inspection Company.

Note: While listings in this Summary of Inspector Comments may serve as a guide to help prioritize remedial needs, the final decision regarding any action to be taken must be made by the client following consultation with the appropriate specialists or contractors.

1.1 ROOFING #2

Fair

The metal roofing on both of the porches are aging. Metal roofing of this type can have a very long service life, but it must be re-sealed / coated with an appropriate fiber reinforced sealant. Have checked and re-sealed as needed by a licensed Roofing Contractor every 3-5 yrs.



1.1 Photo 1



1.1 Photo 2

1.2 CHIMNEY / VENT #1

Poor/Defective

The chimney at the rear of the Slave Quarters appears to have been re-pointed with an improper type of mortar and/or caulk, which can lead to additional cracking and damage; the metal cap that was used to seal that chimney is rusting; and the parge coating that was added to the other two chimneys has cracked in a few locations. Inspection was limited to readily accessible and visible components. Recommend having more intrusive "Level 2" inspections performed by a (CSIA) Certified Chimney Sweep prior to the sale of the property.



1.2 Photo 1



1.2 Photo 2



1.2 Photo 3

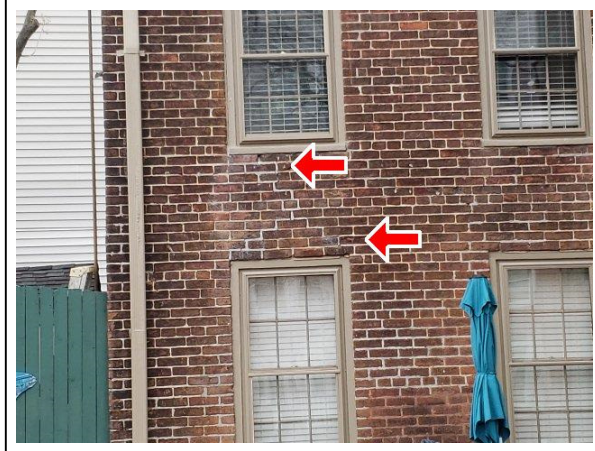
2.0 SIDING #1

Fair

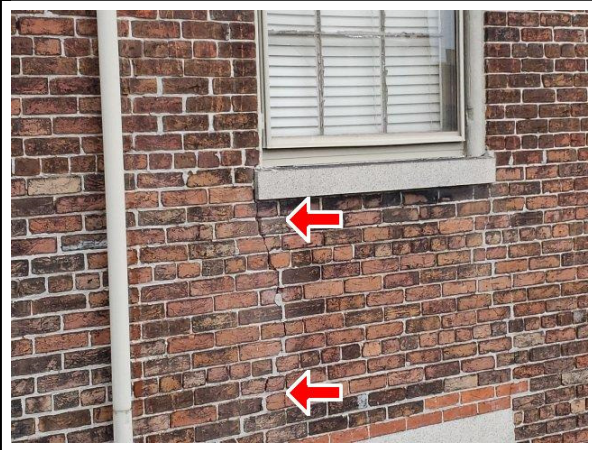
Settlement cracking is evident in the brick walls in a few locations, a few damaged bricks were noted as well. This is a relatively normal condition for a structure of this age. Have checked and re-pointed as needed by a licensed Masonry Contractor and anticipate periodic re-pointing needs.



2.0 Photo 1



2.0 Photo 2



2.0 Photo 3



2.0 Photo 4

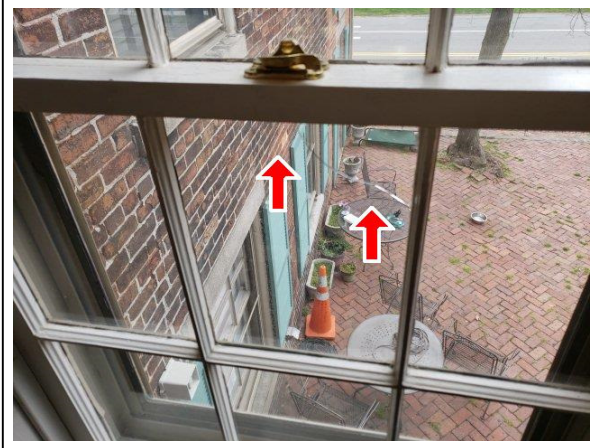
2.2 WINDOWS

Poor/Defective

Cracked panes were noted at multiple windows, as was deteriorated paint and glazing; in particular, a portion of a pane is missing from a window at the rear 3rd FI BR; minor decay was found in the wood exterior trim in a few locations as well; and the sash cords are missing from many of the windows, making them inoperable. Have all of the windows checked and corrected as needed by a licensed Contractor.



2.2 Photo 1



2.2 Photo 2



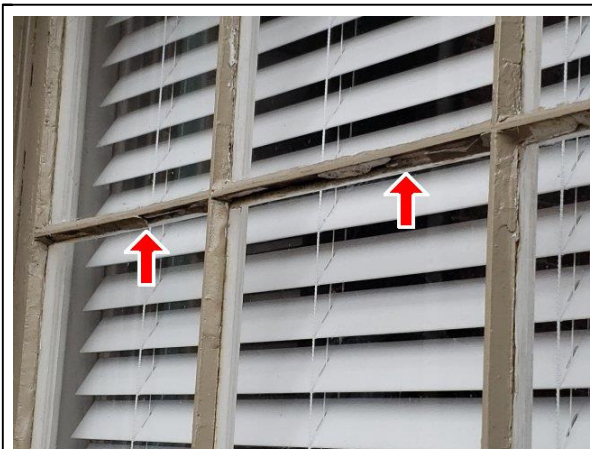
2.2 Photo 3



2.2 Photo 4



2.2 Photo 5



2.2 Photo 6



2.2 Photo 7



2.2 Photo 8



2.2 Photo 9



2.2 Photo 10



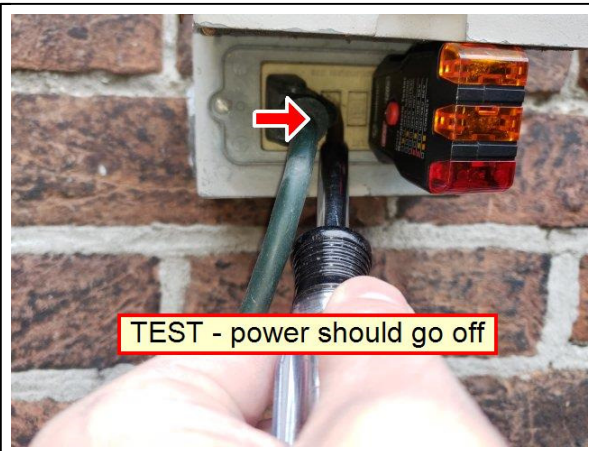
2.2 Photo 11

2.8 **ELECTRIC / GFCI**
Poor/Defective

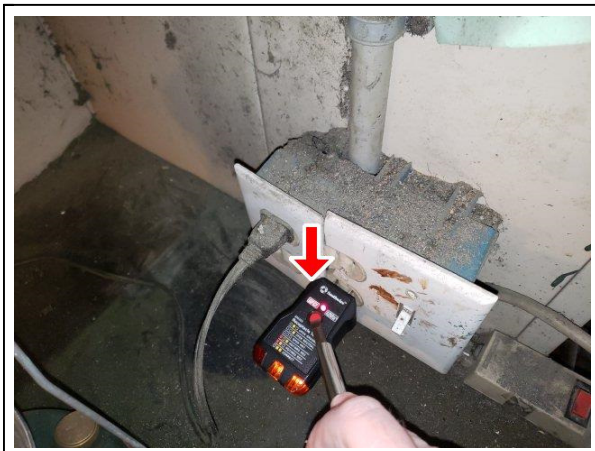
No power was detected at the receptacle outlet on the front of the Slave Quarters; the GFCI on the rear of the main house is defective / will not test; the receptacle outlets in the Sheds and in the Electrical Rm are not GFCI protected; and improperly exposed cabling was noted in those locations as well. Have checked and corrected as needed by a licensed Electrical Contractor.



2.8 Photo 1



2.8 Photo 2



2.8 Photo 3



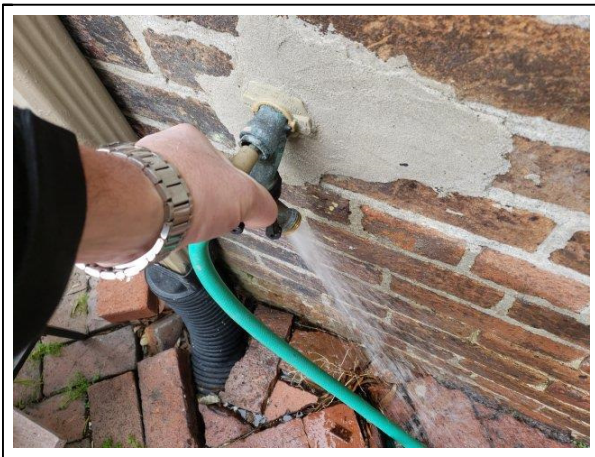
2.8 Photo 4



2.8 Photo 5

2.9 HOSE BIBS / PLUMBING
Poor/Defective

2.9 (1) The hose bib is defective / will not close, (water was being contained by the valves on the adapter that was added) have checked and corrected as needed by a licensed Plumbing Contractor.



2.10 FIRE ESCAPE

Fair

The fire escape appears to be in generally good condition, but the landings at the 3rd & 4th floors are obstructed by the presence of Heat Pump condensing units. Recommend having the Heat Pumps relocated to ground level to allow for proper and safe egress.



2.10 Photo 1



2.10 Photo 2

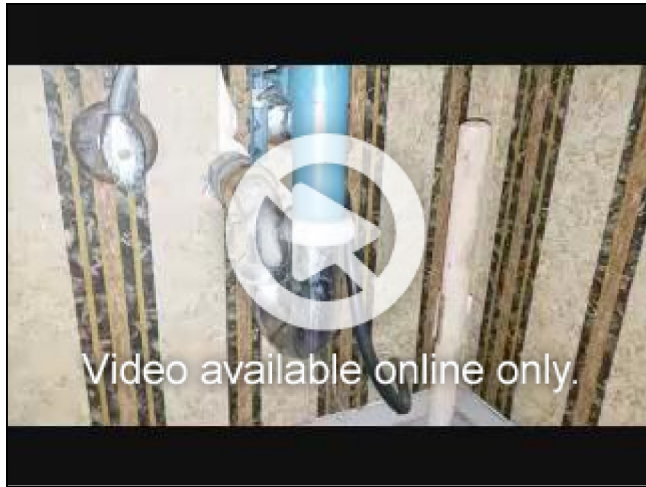
5.0.A SINK(S)

Poor/Defective

The drain was clogged and significant leakage was observed at the drain piping, have checked and corrected as needed by a licensed Plumbing Contractor.



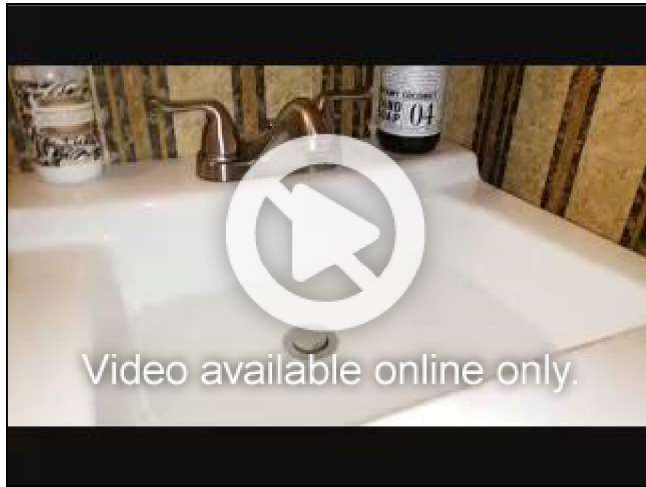
5.0.A Photo 1



5.0.A Photo 2



5.0.A Photo 3



5.0.A Photo 4

5.7.B ELECTRIC / GFCI
Poor/Defective

The circuit for the Jetted Tub is not GFCI protected, have checked and corrected as needed by a licensed Electrical Contractor to ensure safety.



5.7.B Photo 1



power should go off when button is pressed

5.7.B Photo 2

5.4.C VENTILATION

Poor/Defective

No ventilation noted, add an exhaust fan as required.

Ventilation provisions are required in all bathrooms to eliminate odors and reduce the potential for mold/mildew concerns.

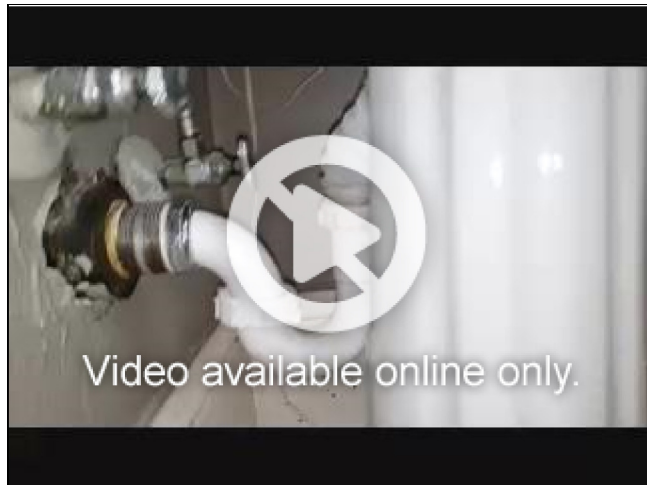
5.0.D SINK(S)

Poor/Defective

Leakage was observed at the drain piping below the sink, have checked and corrected as needed by a licensed Plumbing Contractor.



5.0.D Photo 1

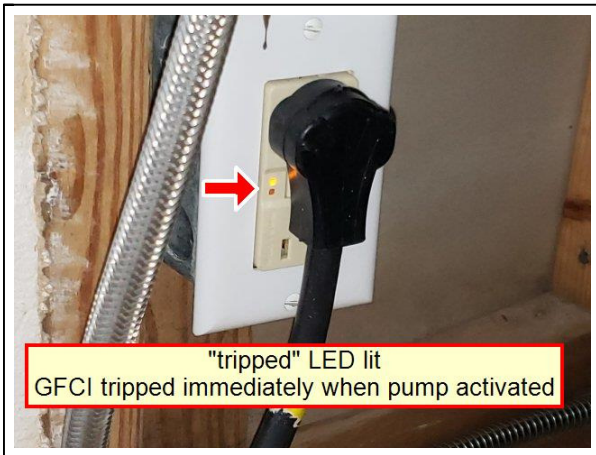


5.0.D Photo 2

5.2.D JETTED TUB(S)

Poor/Defective

The Jet Pump caused it's GFCI outlet to trip when powered on, have checked and corrected as needed by a licensed Plumbing Contractor.



5.2.D Photo 1

5.3.D SURROUNDS / ENCLOSURES

Poor/Defective

Cracked and damaged tiles and grout were noted, correct and maintain as needed to prevent water intrusion into the walls and ceiling below.



5.3.D Photo 1



5.3.D Photo 2



5.3.D Photo 3

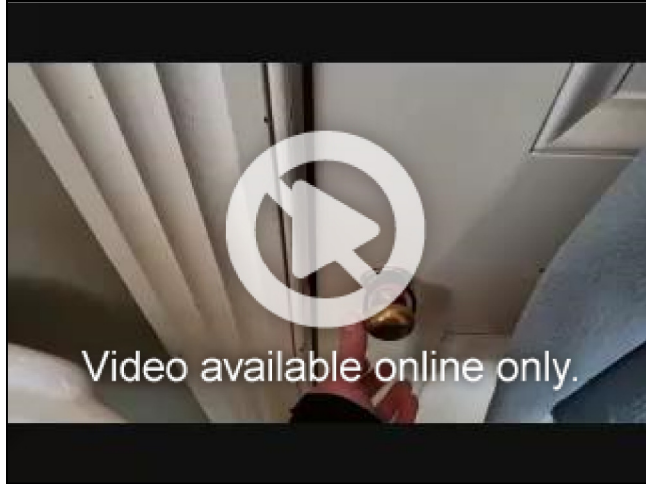
5.5.D WALLS / CEILINGS

Fair

Door does not latch properly, correct as required. (adjust striker, and/or replace the missing striker plate at the jamb)



5.5.D Photo 1



5.5.D Photo 2

5.6.D VENTILATION

Poor/Defective

Window is the only source of ventilation, and it could not be opened due to missing sash cords. Have the window repaired as needed and consider installing an exhaust fan.

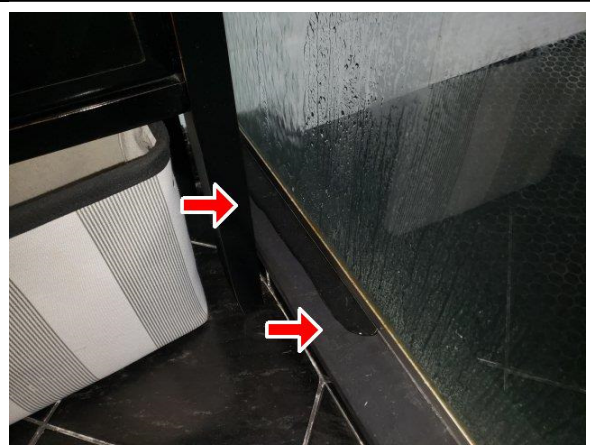


5.6.D Photo 1

5.3.E SURROUNDS / ENCLOSURES

Fair

Leakage occurred at the bottom of the glass wall surround, re-seal and maintain as needed.

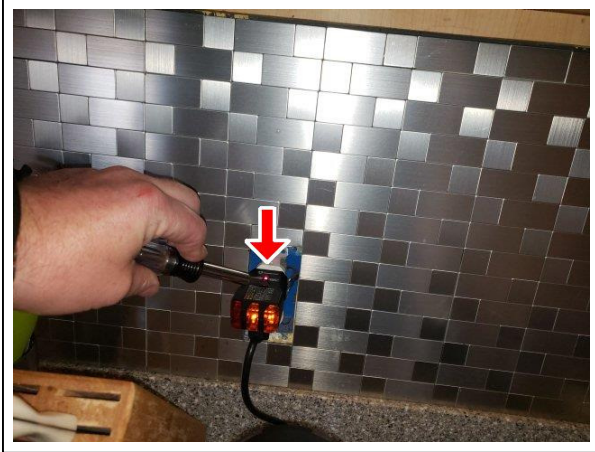


5.3.E Photo 1

6.3.A ELECTRIC / GFCI

Fair

6.3.A (1) GFCI test failed at counter accessible outlets, and no GFCI units were observed in the Kitchen. (structure predates current requirements) Consider installing GFCI units for additional safety.



6.5.A DISHWASHER(S)

Poor/Defective

6.5.A (1) The soap dispenser compartment door is missing, replace as needed.



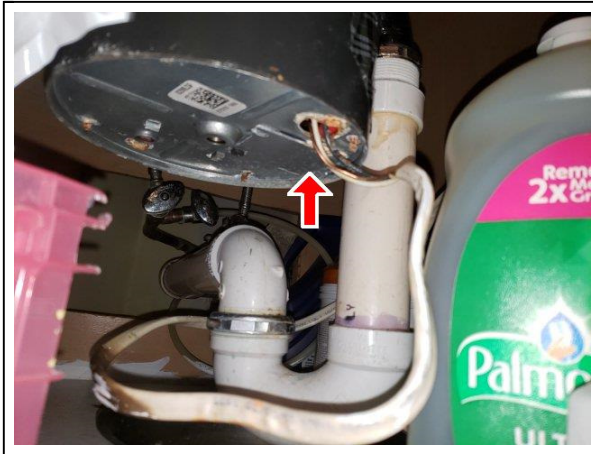
6.6.A DISPOSAL(S)

Poor/Defective

NM (aka Romex) solid wire cabling is improperly exposed, and it is not properly secured to the unit. Have cabling secured and placed within a proper protective conduit, or replace with a flexible appliance cord and install a receptacle outlet as needed to reduce the potential for accidental damage.



6.6.A Photo 1



6.6.A Photo 2

6.7.A VENTILATOR(S)

Poor/Defective

Ventilator in microwave is not properly configured. Modern microwaves are designed to vent to the exterior via outlets on the rear or top of the unit, or to recirculate air back into room through the grate over the door. When these units are installed, they usually have to be modified by removing metal plate(s) over the desired opening and/or changing the position of the blower fan. This unit does not appear to have been properly configured, as it is drawing in and discharging very little air when fan is set to high. Recommend having unit checked by an appliance specialist and properly configured.



6.7.A Photo 1

6.10.A MICROWAVE / MICROHOOD

Poor/Defective

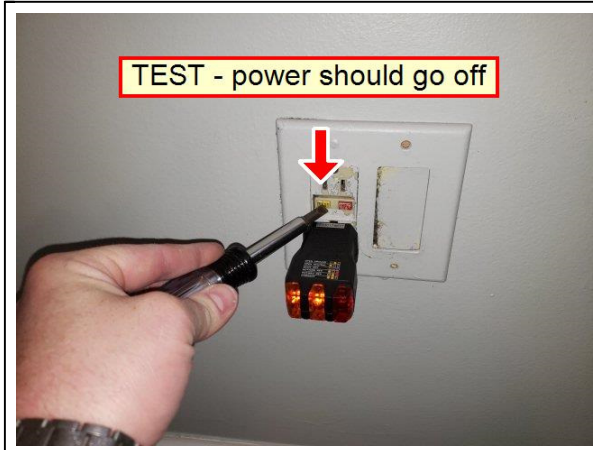
6.10.A (1) In addition to the concerns with the recirculating fan noted above, the vent panel above the door is loose / damaged as well, correct and maintain as needed.



6.3.B ELECTRIC / GFCI

Poor/Defective

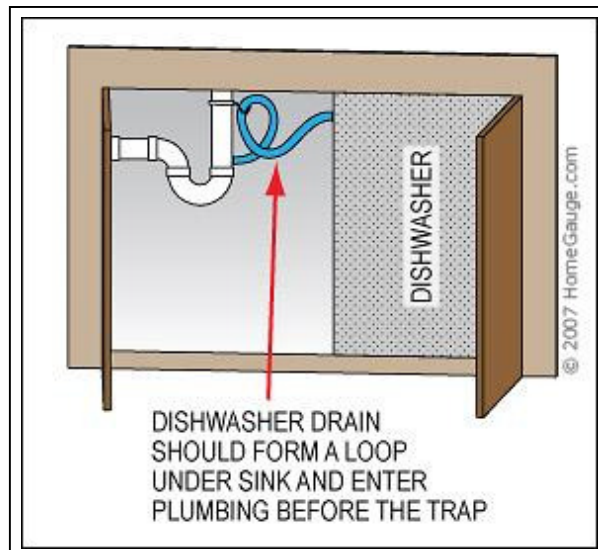
6.3.B (1) The receptacle outlet that is to the right of the Range is loose at the wall; an open ground connection was detected at the counter accessible receptacle on the opposite wall; the cover plate is missing from the receptacle below the sink; and the GFCI outlet by the window is defective / will not test. Have these concerns checked and corrected as needed by a licensed Electrical Contractor.



6.5.B DISHWASHER(S)

Fair

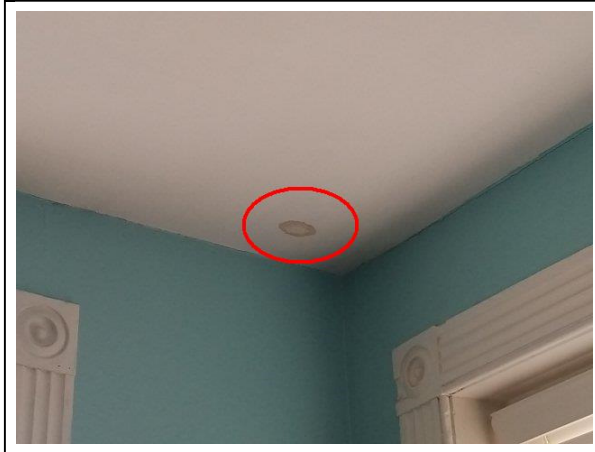
6.5.B (1) A "high loop" is not visible in the drain hose below sink. Having the dishwasher drain hose extend above the level of the sink drain forms a trap, and prevents sink waste from entering unit. Correct (move or strap hose) as required.



7.0 CEILINGS

Fair

7.0 (1) Stains and minor damage noted in the 3rd FI rear BR and 1st FI Laundry Rm. Have conditions evaluated further and corrected as required by a licensed Contractor.



7.1 WALLS

Poor/Defective

7.1 (1) Moisture stains noted in the 2nd floor Office below one of the HVAC wall units. Though this tested dry at the time of inspection, it is likely from condensation in the unit running down the wall. Recommend having conditions evaluated further and corrected as needed by a licensed HVAC Contractor.



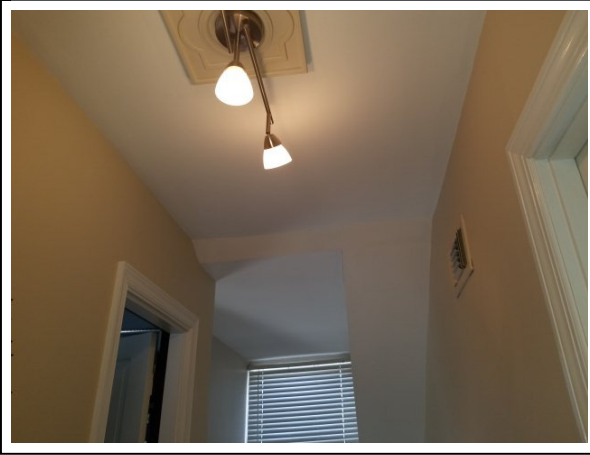
7.1 (2) Minor damage from prior leakage noted in the 2nd Floor Family Rm and 3rd Fl front BR, have checked and corrected as required by a licensed Contractor.



7.8 DETECTOR TEST

Poor/Defective

7.8 (1) 4th Floor smoke detector is missing, replace as required.



7.10 FIREPLACE GAS BURNERS

Poor/Defective

7.10 (1) The piezoelectric ignitor was inoperable at the logs in the Dining Rm at the time of inspection. Have corrected as needed by a qualified gas appliance specialist.



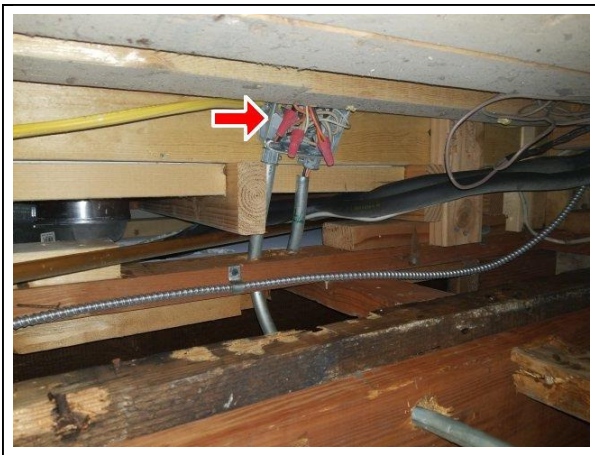
8.4 WIRING / CONDUCTORS

Poor/Defective

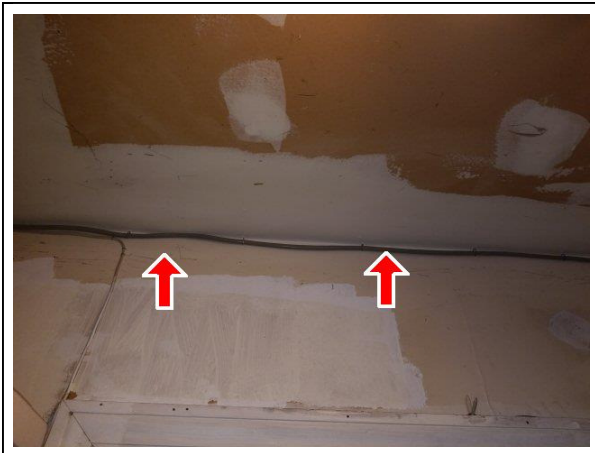
8.4 (1) An extension cord is being used as a permanent receptacle at the 1st FI Storage Rm. Have corrected as required by a licensed Electrical Contractor.



8.4 (2) Exposed wiring splices were found in the space above the 1st FI MBA; enclose in properly covered junction box(es) as required for safety.

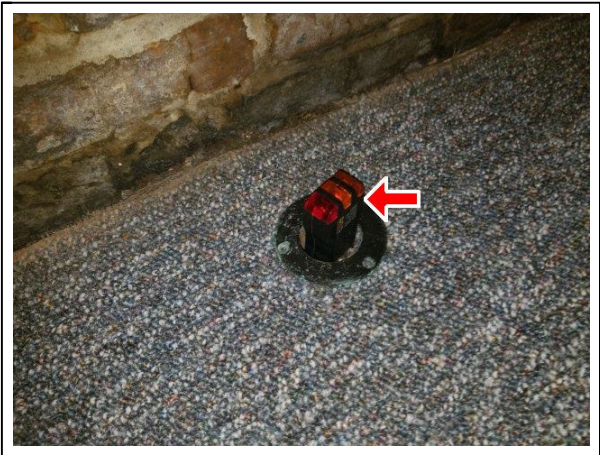


8.4 (3) Improperly exposed NM (aka RomeX) wiring noted in the Utility Rm, in the Sheds, and in the Electrical Rm. Have placed in a protective conduit to reduce the potential for accidental damage by a licensed Electrical Contractor.



8.5 DEVICES
Poor/Defective

8.5 (1) Reverse polarity (hot & neutral wires crossed) was found at a receptacle outlet at the 1st FI Laundry Rm and MBR; rewired properly.



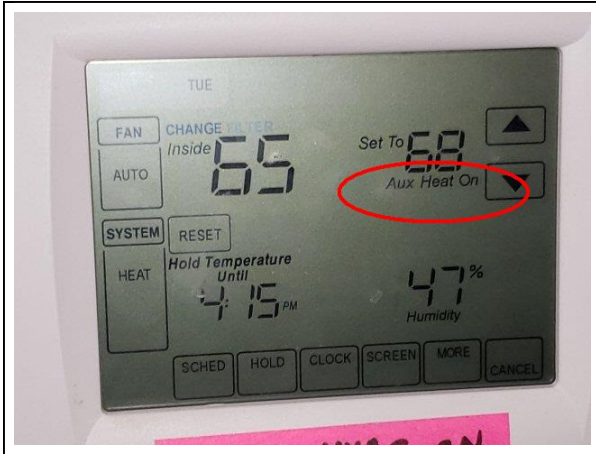
8.5 (2) Outlets with open ground connections were found in multiple locations throughout the home, suggesting that 2-prong receptacles were replaced with 3-prong units without connecting a ground wire. Much of the original circuits are wired with ungrounded cable. The third receptacle slot implies a false impression of safety when a ground is not present, and these receptacles should be replaced with 2-prong units or with GFCI units that are labeled as having "No Equipment Ground". Installing GFCI breakers on these circuits in the service panel would be acceptable as well, provided each of the receptacles is labeled as being "GFCI Protected" and having "No Equipment Ground". Have checked and correct as required by a licensed Electrical Contractor prior to closing.



9.0 HEAT PUMP SYSTEM(S)

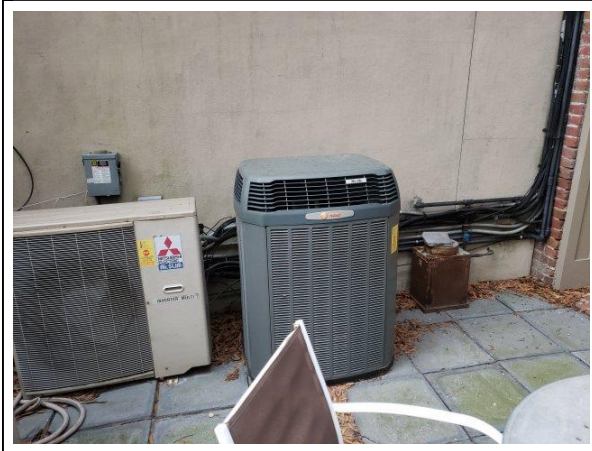
Poor/Defective

9.0 (1) Most of the systems were inoperable and/or defective at the time of inspection. Only the main system for the 2nd FI appeared to be functioning as intended. No temperature differential was detected between the high and low pressure refrigerant lines for the Base-ment and 3rd & 4th FI systems, the wall mounted Air Handler in the 1st FI BR was noisy at the time of inspection, as was the condenser for the main 1st FI system, and the cover was falling off the Air Handler in the main Kitchen. That system could not be operated as well, as the remote control for it was missing. Additionally, the cover panel to access the wiring compartment was off the outdoor unit for the 3rd & 4th FI system. All of the equipment appears to be at or near the end of it's intended service life as well. Have evaluated, serviced, and repaired as needed by a licensed HVAC Contractor, and plan for replacements.



9.1 OUTDOOR/CONDENSING UNIT(S)
Poor/Defective

See notes above and in the Exterior Section. (condensers on fire escape should be relocated when they are replaced)



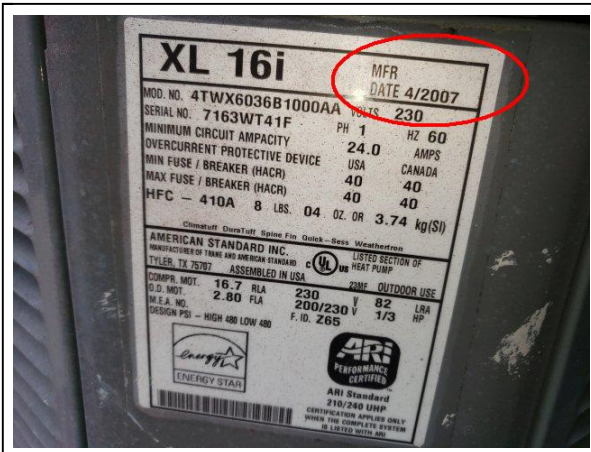
9.1 Photo 1



9.1 Photo 2



9.1 Photo 3



9.1 Photo 4



9.1 Photo 5



9.1 Photo 6



9.1 Photo 7



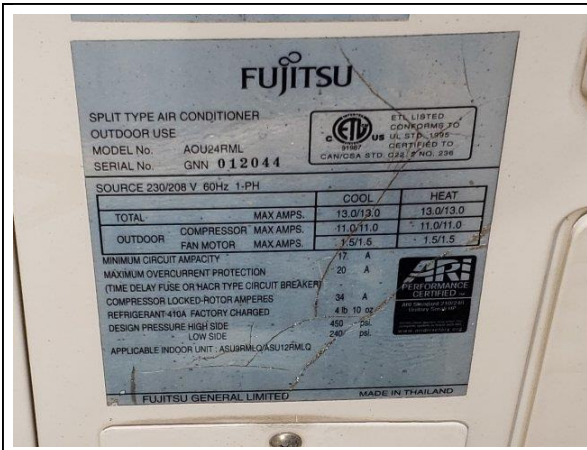
9.1 Photo 8



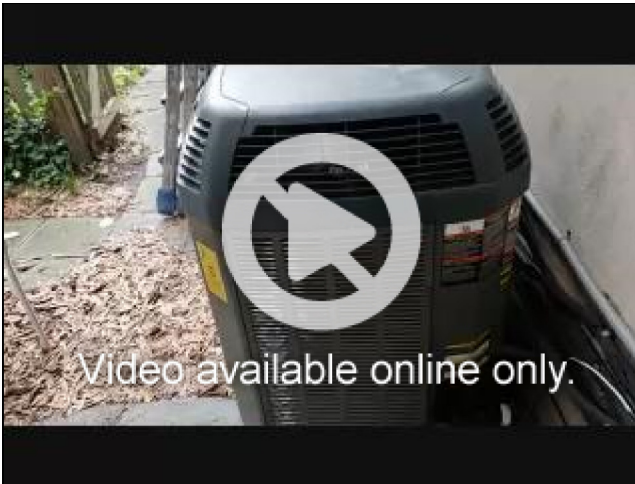
9.1 Photo 9



9.1 Photo 10



9.1 Photo 11

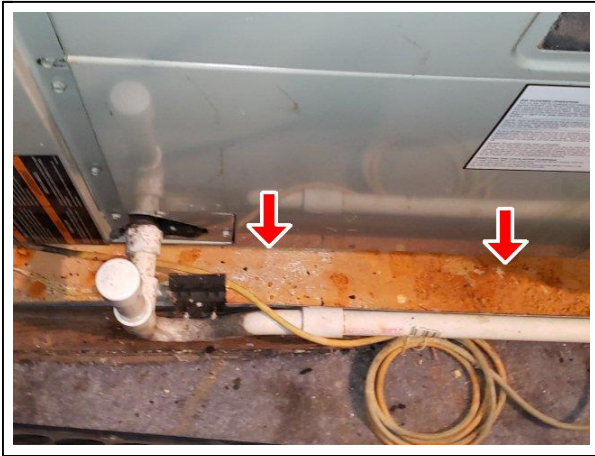


9.1 Photo 12

9.3 CONDENSATE PROVISIONS

Fair

Evidence of prior backups in the primary drain line for the main 2nd Fl system, resulting in leaks noted at the overflow pan below the Air Handler. (rust found in the pan) Recommend having checked and corrected as needed by a licensed HVAC Contractor prior to the start of the Cooling Season.



9.3 Photo 1

10.5 GAS PIPING

Fair

10.5 (1) The wood blocks that support the gas line on the roof of the Slave Quarters part of the building are decaying, and the straps have come loose, re-secure and maintain as needed.



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