

## Home Inspections



**Site Location:**  
21 Bay Street & 14 Maple Street

**Client:**  
ABC Development, Inc.

**Inspection Date:** 2/19/2002

**Job Number:** 221

## **Table of Contents**

Exterior

Roof

Foundation / Structure

Electrical

Plumbing

Heating

A/C

Summary

## Exterior

The following opinion is based on an inspection of the visible portion of the exterior of the structure. If any conditions are listed a qualified contractor should correct them.

### EXTERIOR STAIRS: Metal

Condition: **Rusted** --- Rust was observed. This area should be carefully repaired and repainted.

### SIDING:

Block  
Brick  
Granite

Condition: **Paint failing** --- The paint is failing. This can be caused by age, poor preparation, excessive thickness or moisture. When repainting, treat all painted surfaces applied before 1978 as lead based.  
Location: Maple Street block areas

**Spalling** --- The masonry is chipping or sloughing off, which is referred to as spalling. Normally caused by frozen water under the surface, it is usually cosmetic in nature. Proper sealing of the surface will help prevent this condition.  
Location: Bay Street

**Cracks (expansion/settlement)** --- Minor cracks were noted. This is not unusual. Monitor and repair as needed.  
Location: Maple Street

**Open seams** --- Open seams were noted. All open seams should be caulked and sealed to help prevent water penetrations and damage to the building.  
Location: Bay Street

### WINDOWS:

Metal  
Wood

Condition: **Paint failing** --- The paint is failing. This can be caused by age, poor preparation, excessive thickness or moisture. When repainting, treat all painted surfaces applied before 1978 as lead based.  
Location: Both buildings

**Dry rot** --- Dry rot is decomposition in seasoned wood caused by fungi. Recommend repair of affected area as needed.  
Location: Maple Street

**Leaking skylights** --- The skylights show evidence of prior leaking and should be repaired to prevent further damage  
Location: Stair tower

### DOORS:

Metal

Condition: **Physical damage** --- Physical damage was noted and should be repaired.  
Location: Maple Street side door

# Roof

This report is made on the basis of what was visible and accessible on the day of inspection. It is not a warranty of the roof system or of how long it may be watertight. If any conditions are listed a qualified contractor should correct them.

**COVERING:** Built Up  
Asphalt

Condition: **Alligatoring** --- Cracking of the bitumen material was noted. This is called "alligatoring" because of its appearance. On a large scale it can lead to leaks through the cracking.

Location: Several areas of both buildings

**Roof sealer** --- Roof sealer was noted. This type of application is normally used when the roof shows signs of wear or the roof has started to leak. Future applications will be required. Monitor and repair as needed.

Location: Both buildings

**Moss** --- Moss was observed growing on the surface. Remove chemically, with caution. This is one probable cause for some of the stains found in the ceilings at the perimeter walls. Other stained areas are probably due to poor roof patching around elevator penthouse and roof drains.

Location: Both buildings

**Roof patched** --- The roof is patched. A roof that has been patched has probably leaked in the past. Monitor and repair as needed.

Location: Bay Street

**Replacement needed** --- Roofing appears to be at or near the end of its general usefulness. You should anticipate replacing the roof covering in the near future.

Location: Both buildings

**CHIMNEY:** Brick

Condition: **Mortar damage** --- Damaged, open, or eroding mortar joints were observed. Repair properly and monitor on a regular basis.

Location: Bay Street

## Foundation / Structure

This inspection is based on observation of the visible portions of the foundation and structure. If any conditions are listed a qualified contractor should correct them.

- ACCESS:** This section describes the restrictions to the inspection of the foundation.
- Condition: **Some finished areas ---** The components behind the finished areas were not inspected.
- FOUNDATION:** Concrete
- FLOORS:** Concrete
- WATER CONTROL:** Sump Pump
- Condition: **Open sump pit ---** Sump pit is open. All sump pits should have a proper cover to help prevent the infiltration of radon gases.  
Location: boiler rooms
- EXTERIOR WALLS:** Masonry
- No masonry defects were noted.

# Electrical

The following opinion is based on an inspection of the visible portion of the electrical system. If any conditions are listed a qualified electrician should correct them.

**SERVICE:** Underground  
**Entrance Mat:** Copper  
**Ground:** Water Line  
**Amps:** 1200  
**Volts:** 120/208 3 phase

## MAIN SWITCHES:

**Location:** Basement  
**Amp Rating:** 1200 & 400  
**Volts:** 120/208 3 phase

**Condition:** **Improper fusing**--- The fuses in the main junction box should be removed as there is no way to safely remove a blown fuse and they are not needed as the main switch adjacent to box also contains fuses that can be replaced safely.  
Location: Basement electrical entrance at Maple Street

**Improper wiring** --- The inspector observed improper method of wiring tapped off the main switch at service entrance. All feeder conductors should be installed within the same conduit. Have a qualified electrician correct this condition.  
Location: Basement electrical room at Maple Street

## SUB FEED SWITCHES:

**Location:** Basement  
**Amp Rating:** 800 & 400  
**Volts:** 120/208 3 phase

## SUB PANELS:

**Location:** Utility Closets  
**Amp Rating:** 60 -100 – 200 - 400  
**Volts:** 120/208

**Condition:** **Janitorial sinks**--- All sinks and plumbing should be removed as they do not have proper clearance from electrical equipment and pose a hazardous condition if sub panels should require servicing.  
Location: Electrical utility closets

**BRANCH WIRING:** Conduit  
Metallic (BX)  
Romex

Condition: **Exposed wiring** --- The inspector observed exposed wiring. All wiring should be concealed within the structure or properly housed in protective enclosures. Have a qualified electrician correct this condition.  
Location: Basement & Utility Closets

**Open panel box** --- One or more panel boxes were uncovered. All boxes should be covered to prevent the possibility of shock.  
Location: Several panels

**Splice not enclosed** --- Splices have been made in wires and have not been properly enclosed. This could be hazardous and should be repaired as soon as possible.  
Location: Basement & electrical closets

**Inappropriate wiring**--- The inspector noted inappropriate wiring for the location. This can create a hazardous situation and should be repaired.  
Location: Basement & electrical closets

# Plumbing

The standard inspection report does not include the testing of water salinity, quality or volume. Only interior waste systems are inspected. If any conditions are listed a qualified plumber should repair them.

## WATER/WASTE:

**Waste Type:** Public

**Water Type:** Public

## MAIN SUPPLY:

Brass

**Shutoff:** Basement

**Size:** 2"

## SUPPLY PIPING:

Copper  
Brass

**Flow:** Adequate

## WASTE PIPING:

Cast Iron

**Flow:** Adequate

**Condition:** **Active leaks** --- Active leak was noted and needs repair ASAP.  
Location: Basement ceiling in electrical room at Maple Street

## HOT WATER:

The hot water supply system is inspected where visible.

**Water Heater:** Natural Gas

**Size:** 80 gallons

## BATHROOMS

All bathrooms are functional however; there are no accessible handicap facilities in either building.

# Heating

System should be serviced yearly and if any conditions are listed a qualified heat technician should correct them.

## EQUIP

**LOCATION:** Basement

## STEAM BOILERS:

**Condition:** **Active leaks ---** Active leaks were noted. The source of the leak should be determined and corrected to prevent further occurrence.  
Location: Piping at Bay Street & condensate pump in Maple Street boiler rooms & radiator valve in suite 310

Condensate line--- Piping for boiler drain should be protected  
Location: Bay Street

**Fired ok ---** Turned up thermostat, system started and was functional.  
Location: Bay Street

**Distribution:** Radiators

**Condition:** **Asbestos ---** Insulation was observed which may contain asbestos. This is not dangerous unless it breaks down and is inhaled or ingested. Consider having it replaced or encapsulated.  
Location: Boiler & basement pipes at Bay Street

## FUEL:

Natural Gas  
Location: Bay Street  
Oil  
Location: Maple Street

**Condition:** **Oil tank ---** Fuel oil is stored in a tank.  
Location: Basement

**SPACE HEATING:** Electric Baseboard

**Condition:** **Heat off ---** The heat was off, therefore the inspector could not properly observe the heating system.

## A/C

The inspector examines only central or built in air conditioners. Window units are personal property. If any conditions are listed a qualified technician should correct them.

**ACCESS:** This section describes the limitations (if any) of the air conditioning inspection.

**Access:** Restricted

**Condition:** **Below 60 degrees ---** To test the unit without causing possible damage to the compressor the ambient temperature needs to be above 60 degrees for the past 24 hours.

### **EQUIPMENT LOCATION:**

Roof

### **UNIT TYPE:**

Rooftop Chiller  
Rooftop Units

**Condition:** **Needs service prior ---** Recommend units technician to service prior to using.  
Location: All units

**Pad displaced ---** Chiller mounting pads are displaced and should be repaired to prevent future damage.  
Location: Bay Street