INSPECTION REPORT

1057-1059 Dayton Ave.
St. Paul, MN 55104

PREPARED FOR:
Ramsey County T.F.L. / Paul Scharf

PREPARED BY:

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CERTIFIED INSPECTOR

May 7, 2014

Property Address: 1057-1059 Dayton Ave.
St. Paul, MN 55104

Client: Ramsey County T.F.L. / Paul Scharf

At your request, Block By Block Home Inspections Inc. conducted a home inspection of the residential property located at 1057-1059 Dayton Ave. in St. Paul, MN on May 6, 2014. Brian Block performed all the fieldwork related to this project.

The purpose of this project was to observe the physical condition of the building. The intent was to identify defects or conditions that adversely affected the structure and its components. This report contains the results of the inspection.

These definitions were used in the report:

Functional - The component was performing its intended function; Installation and condition are appropriate for age and use.

Comment - The component could not be adequately evaluated or had a deficiency insufficient to be deemed defective. Item conditions that are below current building standards, but were typical of the era of house being inspected, will often times be classified as “Comment” items, especially if no adverse effects are outwardly visible. You should consider repair/replacement of comment items or at least monitor the components for signs of future adverse effects. This category may also include items that could be upgraded to current standards as safety improvements, deferred maintenance or simply provide information about a component.

Defect - The component was not performing its intended function and requires repair or replacement or any other item that, in the opinion of the inspector, should have attention in the very near future and/or before closing.

The inspection was essentially visual. There was no destructive analysis or technical testing of any building component. The project excluded all environmental health hazards and insect and vermin infestation. There was not a warranty of this building or any of its components, expressed or implied, by this project. Please refer to our statement of limitations on the last page of this report.

Block By Block Home Inspections Inc. follows the home inspection protocol described in the American Society of Home Inspectors “The Standards of Practice and Code of Ethics”. A copy of these documents is available from your inspector or online at www.ashi.org.

Exterior

Description of Exterior

Location and topography:	suburban with a relatively flat site
Weather conditions:	mostly cloudy – 65 degrees
Time of inspection:	May 6, 2014 12:00 pm to 4:30 pm
Ground conditions:	damp
Type of building:	two-story duplex
Type of garage:	double detached
Age of building:	approximately 92 years
Direction of house:	descriptions based on facing the front entry door; front entry door faces south

Yard Observations

F = Functional C = Comment D = Defect

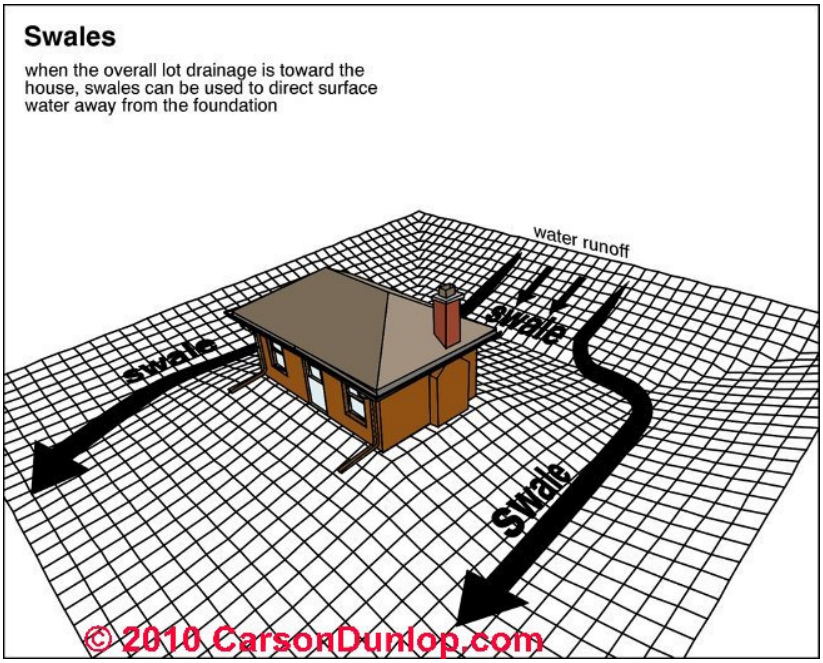
	F	C	D	
Grading & drainage:				
front	☐	☒	☐	low areas near the foundation -- grading/drainage improvements recommended -- see Yard Notes below and illustration(s) on the next page
right side	☐	☒	☐	low areas near the foundation -- grading/drainage improvements recommended -- see Yard Notes below and illustration(s) on the next page
rear	☐	☒	☐	low areas near the foundation -- grading/drainage improvements recommended -- see Yard Notes below and illustration(s) on the next page
left side	☐	☒	☐	low areas near the foundation -- grading/drainage improvements recommended -- see Yard Notes below and illustration(s) on the next page
Hard surfaces:				
sidewalk	☐	☒	☐	cracked/settled sidewalk in several areas -- sidewalk presents potential trip hazards and does not slope away from the house foundation in most areas -- see Yard Notes below and illustration(s) on the next page
steps	☐	☒	☐	gaps in the handrail/guardrail assembly at the front entry steps -- potential hazard especially for children
driveway	☐	☒	☐	cracked/settled/chipped/spalled concrete driveway
retaining walls	☐	☒	☐	cracked and leaning retaining wall at the alley -- some areas missing

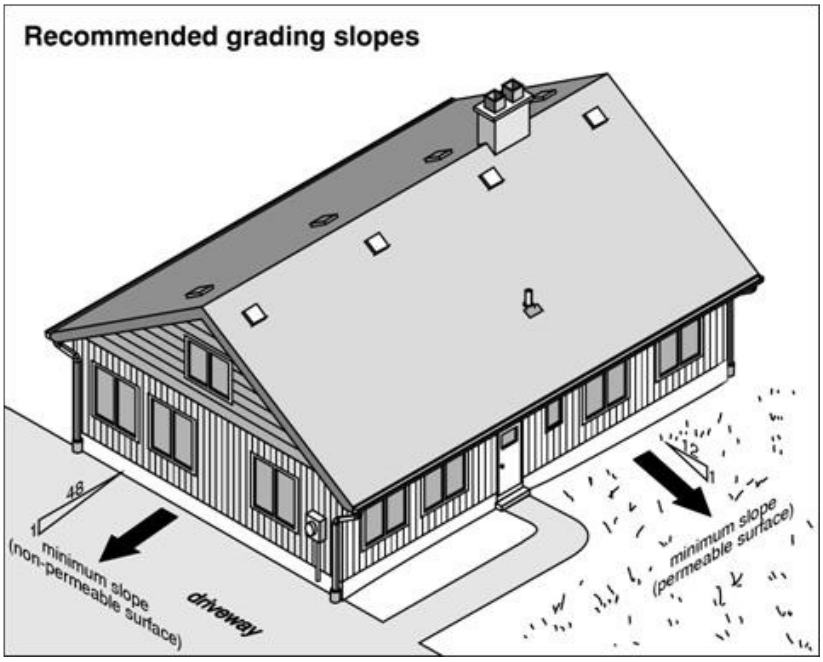
Limitations to Yard Observations

- None

Yard Notes: Earth grade should slope away from the foundation of the house at a rate of 1" per foot for the first 8 feet. The lot should then allow for drainage off the site to the street or other designated drainage area. Hard surfaces such as driveways, patios, sidewalks, steps and decks should also slope slightly away from house foundation (1/8" to 1/4" per foot). Improvements in these areas will help minimize soil/water pressure against foundation walls and the potential for seepage into basement. See illustrations on the next page.

Exterior cont.





Exterior cont.

Garage Observations

F = Functional C = Comment D = Defect

	F	C	D	
Walls, floor & ceiling:				
structure	☐	☒	☐	concrete foundation walls are leaning in slightly -- exterior grading/drainage improvements recommended -- monitor walls and repair if needed
siding / trim	☐	☒	☐	cracked and missing stucco cladding in some areas
window	☐	☒	☐	window has been boarded up
floor slab	☐	☒	☐	cracked/settled/chipped/spalled concrete -- fairly typical for old garages
Doors:				
overhead door	☐	☐	☒	deteriorated hardboard door -- holes in door -- door replacement is recommended
yard service door	☐	☒	☐	door is nailed shut and was not accessible/operable for evaluation
Roof:				
structure	☒	☐	☐	
covering	☒	☐	☐	

Limitations to Garage Observations

- The garage yard service door is nailed shut and was not accessible/operable for evaluation.

Exterior cont.

Exterior Building Observations

F = Functional C = Comment D = Defect

	F	C	D	
Foundation	☐	☒	☐	skim coating is cracked and loose/missing in some areas
Walls:				
structure	☒	☐	☐	
siding / trim	☐	☒	☐	damaged crawl space ventilation screen at the rear porch addition
flashing & caulking	☐	☒	☐	no caulking around the windows at the rear porch addition
Windows:				
basement	☐	☐	☒	some windows are missing -- storm/screen windows only in those locations -- installing proper secure main windows is recommended COMMENT: chipped/peeling paint, some decay, and loose missing window glazing putty at several windows
main	☐	☒	☐	chipped/peeling paint and minor decay at the wood window trim in some areas -- keep exterior wood surfaces well sealed/primed/painted as part of regular maintenance cracked window glass at two windows in the upper level rear porch addition
screens	☐	☒	☐	some of the newer window screens are cut/torn basement window screens are damaged at several windows
Entry doors	☐	☒	☐	weathered/worn wood front entry doors broken piece of glass at the front entry door for unit 1059
Electrical	☐	☒	☐	unprofessional wiring at the south side of the garage -- it appears that the garage used to have improper overhead electrical wiring providing electrical service ot the garage -- the garage does not currently have any electricity -- removing the unprofessional wiring is recommended -- consult with an electrical contractor is recommended if electricity in the garage is desired

Limitations to Building Observations

- Leaking insulated window glass seals (fogging and condensation between panes) may not be visible at time of inspection due to temperature conditions.
- Exterior foundation observations are limited to above grade visible area only.

Roof and Chimney Observations

Roof shingles:	asphalt composition (standard 3-tab type)
Number of layers:	unknown
Approximate age:	unknown
Roof flashing:	metal
Method used to view roof:	from ground and upper level windows (steep pitch / high elevation)

F = Functional C = Comment D = Defect

	F	C	D	
Roof:				
slope & style	☒	☐	☐	
covering	☒	☐	☐	
flashing	☒	☐	☐	
Roof penetrations:				
chimney	☐	☒	☐	deteriorated bricks and mortar at the top of the chimney -- further evaluation for repairs by a qualified mason recommended
boiler/water heater vent pipe	☐	☒	☐	installation of an animal-proof rain cap is recommended (x2)
plumbing vent pipes	☒	☐	☐	
attic ventilation caps	☒	☐	☐	
Overhangs:				
soffit & fascia	☐	☒	☐	chipped/peeling paint and minor decay in some areas -- repairing decayed areas is recommended -- keep exterior wood surfaces well sealed/primed/painted as part of regular maintenance
gutter & downspout	☐	☐	☒	damaged gutter at the left rear corner of the house -- no downspout connected rusted and leaking gutters and downspouts in several locations no downspout extensions installed rusted and leaking downspouts have been patched with duct tape in some areas gutter and downspout replacement is recommended in lieu of repairs keep gutters clean and downspouts/extensions well connected as part of regular maintenance -- correct gutter and downspout performance is very important to promote proper drainage away from foundation and to minimize the potential for basement seepage and pressure against foundation walls

Limitations to Roof Observations

- It is virtually impossible to detect a roof leak except as it is occurring or by specific water tests, which are beyond the scope of this inspection.
- Roofing components viewed from ground and upper level windows for safety reasons (steep pitch / high elevation). Binoculars are utilized to improve visibility but evaluations of roofing components are limited.

Structure

Description of Structure

Foundation:	concrete block with full basement
Floor systems:	wood frame joists (2" x 10") with wood plank sub floors
Support walls:	wood framed with stucco siding
Attic:	wood framed system
Method used to view attic:	from attic hatch

Structural Observations

F = Functional C = Comment D = Defect

	F	C	D	
Stairs	☐	☒	☐	the stair structure to the basement is leaning -- monitor closely and repair as needed
Foundation:				
walls	☒	☐	☐	
concrete slab	☐	☒	☐	cracked and chipped in some areas -- fairly typical for older basement floor slab
moisture	☐	☐	☒	water staining / efflorescence / seepage -- mold/mildew on wood components along the foundation walls -- proper mold/mildew clean-up or removal and exterior grading/drainage and gutter/downspout improvements recommended
Floors & walls:				
joists & sub floor	☐	☒	☐	water damaged joists and subfloor below the main level bathroom -- the main level water supply was not on during the inspection so I could not determine if there is any current /active leaks from the main level bathroom -- monitor closely -- repair/reinforcement may be required
walls	☒	☐	☐	
posts & beams	☒	☐	☐	
moisture	☐	☒	☐	although no signs of moisture intrusion were visible on the main and upper levels at the time of the inspection, all walls are plaster/drywall finished and this is not an intrusive evaluation -- see Structure Notes below
Roof / attic:				
rafters & sheathing	☐	☒	☐	splits in at least one roof rafter -- repair by a licensed contractor or other qualified individual recommended
chimney	☒	☐	☐	
moisture	☐	☒	☐	water staining on rafters and sheathing in some areas -- the stained areas appeared old -- monitor closely

Limitations to Structural Observations

- Main and upper level walls are finished so the condition of the framing members in those finished areas is unknown.
- Evaluations of posts & beams and joists & subfloor are limited because the upper level floor joists and subfloor are concealed within finished walls and ceilings.

Structure Notes: We look for signs of hidden water damage, or the potential for damage. HOWEVER, damage can exist without readily visible signs. This visual inspection is NOT a moisture intrusion or mold inspection. A specialist in moisture intrusion and technically exhaustive wall cavity testing should be consulted if you have concerns regarding this property. Also, check the house quarterly for stains, cracks or other signs of hidden water damage, especially below windows and roof-wall joints.

Insulation

Insulation Observations

	F	C	D	
	F = Functional	C = Comment	D = Defect	
Foundation exterior	☐	☒	☐	none
Basement interior	☐	☒	☐	none
Wall	☐	☒	☐	not visible -- all walls are finished
Attic	☐	☒	☐	minimal insulating value but typical of the era -- attic spaces that are lacking adequate insulation and ventilation are prone to ice dam activity and heat loss from the house into the attic (higher energy bills) -- additional insulation, ventilation (roof vents and soffit vents) and sealing off attic bypass points (the attic access panel, areas where bath fans, can lights, electrical wires and plumbing pipes enter the attic space) can minimize the potential for ice dams, condensation and potential mold/mildew growth, and lower energy bills -- this house is a good candidate for improvements in these areas -- a professional energy audit could help identify areas to improve

type: cellulose and fiberglass
depth: 6 to 8 inches
vapor barrier: no
ventilation: yes, but minimal (no soffit venting) -- see Attic notes above

Limitations to Insulation Observations

- Main and upper level walls are finished so the type, depth and condition or presence of insulation is unknown.

General Insulation Notes: Interior foundation (basement wall) insulation, common in modern homes, is not recommended. It is difficult to control moisture and water vapor in an interior insulated foundation. Exterior foundation insulation is advised. Interior finish on foundation walls may be successful if NOT insulated using common methods. Check interior insulated basements often for signs of dampness. Also, unfaced fiberglass insulation in rim joists cavities may lead to condensation and deterioration on the rim joist framing. Alternate type insulation is advised for interior foundation walls and rim joist cavities: foam-in-place insulation or foil faced rigid foam insulation board, cut-to-fit and caulked in place.

Electrical

Description of Electrical

Utility service:	overhead 115/230 volts
Main panel size:	2 panels – 100 amp service at each panel (200 amp total)
age:	unknown (newer)
Main disconnect:	circuit breaker with copper entrance wires
shut-off location:	in basement
Distribution wiring:	circuit breakers with copper wiring in metal conduit pipe, flexible armored cable (BX), non-metallic cable (Romex) and knob & tube wiring

Electrical Observations

F = Functional C = Comment D = Defect

	F	C	D	
Utility service	☒	☐	☐	
Main panel:				
size/amperage	☒	☐	☐	
condition	☐	☒	☐	circuit breakers are not fully labeled/indexed in the main electrical panels no "State Board of Electricity" inspection sticker on either panel
grounding	☐	☐	☒	the grounding wire is not properly secured to the street side of the water meter and not secured at all (broken clamp) at the house side of the water meter
wiring	☒	☐	☐	
Outlets & fixtures:				
exterior	☒	☐	☐	
garage	☐	☒	☐	no power in the garage -- it appears that the unprofessional overhead electrical service from the house into the garage has been removed extension cords used as permanent wiring outlets are not GFCI protected -- although this was not required at the time the garage was built, installation of Ground Fault Circuit Interrupter (GFCI) type protected outlets with test/reset buttons recommended as a safety improvement
basement	☐	☐	☒	in-use knob & tube type wiring was observed in the basement and attic and may be in-use in other areas of the house -- knob & tube wiring is considered hazardous by some electrical professionals -- further evaluation for electrical updating by a licensed electrical contractor with experience with knob & tube wiring is recommended COMMENTS: metal pull-chains installed at the light fixtures in the basement -- potential hazard -- replacement of metal pull chains with non-conductive strings/ropes is recommended some frayed insulation on knob & tube wiring -- see knob & tube wiring notes above
attic	☐	☐	☒	in-use knob & tube type wiring was observed in the basement and attic and may be in-use in other areas of the house -- knob & tube wiring is considered hazardous by some electrical professionals -- further evaluation for electrical updating by a licensed electrical contractor with experience with knob & tube wiring is recommended

Electrical cont.

	F	C	D	
	F	**C**	**D**	F = Functional C = Comment D = Defect
Smoke/fire alarms:				
condition	☐	☒	☐	more than 10 years old - recommend replacement (some locations)
location	☐	☒	☐	installation of detectors in each bedroom is recommended to meet modern safety standards
power source	☐	☒	☐	battery powered -- monitor/test regularly -- chirpping detector in the basement
Carbon monoxide detectors:				
condition	☐	☒	☐	more than 5 years old - recommend replacement
location	☐	☐	☒	not installed properly in the main level unit 1057 -- carbon monoxide detectors are now required within 10 feet of all bedrooms and recommended on each level of the home (but not in the immediate area of the gas combustion appliances) for safety
power source	☐	☒	☐	battery powered -- monitor/test regularly (upper level bedroom hallway)

Electrical Notes: Several light fixtures throughout the house did not operate when tested (possibly burned-out bulbs). We recommend customer/buyer verifying proper light fixture operation prior to closing.

Limitations to Electrical Observations

- Condition of electrical wires that are concealed within walls, floors/ceilings and underground is unknown.

Plumbing

Description of Plumbing

Main visible water pipe:	copper
Main water shut-off location:	in basement (front of house)
Interior water pipes:	copper, galvanized steel and PEX plastic
Main visible waste pipe:	cast iron
Interior drain pipes:	galvanized steel, cast iron, lead and PVC plastic
Water heater type & size:	2 natural gas storage tank – 40 gallons (both tanks)
ages:	7 years (unit 1059) / 8 years (unit 1057)
makes/models:	Richmond 6G40-36F1 (both tanks)
serial numbers:	RMLN1007420732 (unit 1059) / RMLN0606400949 (unit 1057)

Plumbing Observations

F = Functional C = Comment D = Defect

	F	C	D	
Public water supply:				
main pipe/equipment	☒	☐	☐	
interior pipes	☐	☐	☒	water leak at water supply pipe below the main level bathroom -- repair by a licensed contractor or other qualified individual recommended the water supply system is turned off to unit 1057 (main level) -- the water heater has been capped off from the supply system -- plumbing repair including reinstallation of the water heater and system evaluation for the main level is recommended COMMENTS: some galvanized steel water pipes observed -- galvanized water pipes rust from the inside out and can become restricted over time -- some restriction was evident at the time of the inspection (bath tub in the upper level bathroom) -- when low water flow is observed at fixtures, some restriction may be occurring -- old galvanized steel water pipes have the potential for leakage and should be monitored -- replacement of some water piping may be required in near future no dielectric connectors were used at connections between galvanized steel and copper -- higher potential for corrosion and leakage at these points -- monitor for leaks and repair as needed
Public waste disposal:				
soil stack	☐	☒	☐	rusted and pitted cast iron pipe -- minor leakage through pits and/or seams -- monitor closely -- partial/full replacement of the main cast iron wase pipe may be required in near future
drain & vent pipes	☐	☐	☒	there is an unsealed waste pipe clean-out by the main water pipe/meter -- there is standing water visible in the pipe -- main waste line camera scope recommended to confirm condition -- clean-out cap should be sealed/secured
floor drains	☐	☐	☒	missing cleanout access plug in the floor drain below the laundry sink -- potential sewer gas entry point -- installation of a proper plug to seal opening is recommended COMMENT: the floor drain near the middle of the basement is dry -- keep floor drains primed with water to keep sewer gas from entering the house

Laundry tub	☐	☐	☒	concrete and steel tub has cracks and leaks onto the floor -- tub replacement is recommended COMMENT: unapproved flex drain pipe assembly installed beneath laundry tub -- flex drain pipes are prone to clogging and leakage -- replacement with rigid drain piping recommended
Exterior spigots	☐	☒	☐	water supply shut off to outside spigot at right side of house -- faucet appears functional but was not operated during the inspection no vacuum breaker or anti-siphon devices at the sillcocks (exterior faucets) -- upgrading to meet modern requirements is recommended missing/broken handle at faucet at the rear of the house

Plumbing cont.

Natural gas supply:

Main interior gas shut-off location: in basement at the front of the house
Type of interior gas piping: black steel pipe

	F	C	D	F = Functional C = Comment D = Defect
meter	☒	☐	☐	
interior piping	☐	☒	☐	the main gas valve to main level (unit 1057) is off and was not fully evaluated (visual of piping only)
appliance connections	☒	☐	☐	

Water Heater Observations

	F	C	D	F = Functional C = Comment D = Defect
Storage tanks	☐	☒	☐	water heater for main level unit 1057 has been capped off from the water supply system -- tank was not fully evaluated or operated during the inspection
Vent pipes	☐	☒	☐	vent connector pipe does not sustain positive slope (upward slope) for entire length into vent stack (tank for main level unit 1057) -- potential for improper drafting -- repair by a licensed contractor recommended
Operating controls	☐	☒	☐	water heater for main level unit 1057 has been capped off from the water supply system -- tank was not fully evaluated or operated during the inspection

Limitations to Plumbing Observations

- Condition of underground sewage pipe is unknown and beyond the visual scope of this inspection. Main waste line camera scope recommended to confirm condition.
- Condition of underground water supply pipe is unknown and is beyond the visual scope of this inspection.
- Condition of plumbing pipes that are concealed within finished walls and floors/ceilings is unknown.
- The water supply system was not on to the main level (unit 1057) plumbing fixtures.
- The water heater for main level unit 1057 has been capped off from the water supply system. The tank was not fully evaluated or operated during the inspection.
- The interiors of flues or chimneys that are not readily accessible from the interior are not inspected. Chimney caps will not be removed and vent connector sections will not be disassembled. You are advised to have all chimney flues cleaned and evaluated by a qualified licensed chimney contractor.

Mechanicals

Description of Mechanicals

Central heating type:	2 natural gas boiler systems with iron radiators
ages:	21 years (both units)
approx. sizes:	105,000 BTU (both units)
make/models:	Weil-McLain CG4-SPDN (both units)
serial numbers:	CP2576832 (for unit 1057) / CP2562209 (for unit 1059)
Central cooling type:	no electric central air conditioning system

Heating Observations

F = Functional C = Comment D = Defect

	F	C	D	
Boilers:				
jackets	☒	☐	☐	
heat exchangers	☐	☒	☐	not fully visible without system disassembly -- see Limitations section below
distribution	☐	☐	☒	water leak from the 9D backflow preventer valve -- repair by a licensed boiler tech is recommended COMMENT: distribution piping is insulated with wrap that may contain asbestos fibers -- wrap is primarily in good condition but has some damaged areas with loose materials -- loose/disturbed insulation material can be harmful -- wrap/cast all loose insulation materials -- future environmental removal of insulation may be required
operating controls	☐	☐	☒	boiler for main level (unit 1057) was not on during the inspection -- see Boiler System Notes below COMMENT: rust and combustion debris in the burner areas and dusty/dirty operating controls areas -- no evidence of recent professional service -- clean/tune and safety certification by a licensed boiler tech is recommended (both systems)
Vent pipes	☒	☐	☐	

Boiler System Notes: The heating system for the main level (unit 1057) was not on at time of inspection and was not operated. The main gas valve for the main level (unit 1057) was turned off. System evaluation by licensed boiler technician is recommended.

Limitations to Heating Observations

- Due to the design and limited visible area, the heating system heat exchanger and chimney is not visible in all areas. There is the potential of hidden concerns that are not visible and will not be documented in this report. It may be necessary for a qualified licensed heating contractor to remove burners and completely dismantle the heating system to make a failed heat exchanger evident. This VISUAL inspection has limitations because of heating system design. Block By Block Home Inspections Inc. will not be responsible for any or all non-visible cracks or cracks that develop in the heat exchanger. Certification of the heat exchanger is beyond the scope of this visual inspection.
- The interiors of flues or chimneys that are not readily accessible from the interior are not inspected. Chimney caps will not be removed and vent connector sections will not be disassembled. You are advised to have all chimney flues cleaned and evaluated by a qualified licensed chimney contractor.

Interior

Description of Interior

Number of bedrooms: 3 in each unit (6 total)
Number of bathrooms: 1 in each unit (2 total)
Primary window type: double hung type with insulated (thermal pane) glass
Modifications to the structure: yes -- rear two level porch addition

Kitchen

	F	C	D	F = Functional C = Comment D = Defect
Wall & ceiling	☐	☒	☐	incomplete flooring and wall finishing because a cabinet has been removed (unit 1057)
Floor	☐	☒	☐	incomplete flooring and wall finishing because a cabinet has been removed (unit 1057)
Window & door	☒	☐	☐	
Outlets & fixtures	☐	☒	☐	no convenience outlets near the sinks
Heat	☒	☐	☐	
Plumbing fixture	☐	☒	☐	plumbing system is not operable for the main level (unit 1057)
Water flow	☐	☒	☐	plumbing system is not operable for the main level (unit 1057)
Cabinets & countertops	☐	☒	☐	cabinet has been removed (unit 1057) missing cabinet door (unit 1057)
Ventilation fan	☐	☒	☐	none installed in either kitchen

Living / Dining

Wall & ceiling	☒	☐	☐	
Floor	☒	☐	☐	
Window & door	☐	☒	☐	several windows do not lock (both units)
Outlets & fixtures	☐	☐	☒	exposed "hot/live" wiring at some of the light fixtures on the wood entry areas
Heat	☒	☐	☐	

Bedrooms

Wall & ceiling	☒	☐	☐	
Floor	☒	☐	☐	
Window & door	☐	☒	☐	missing door stop material in one bedroom missing door knob in the left rear upper level bedroom several windows do not lock (both units)
Outlets & fixtures	☐	☐	☒	exposed "hot/live" wires in closets in some bedrooms -- potential hazard COMMENTS: broken glass at ceiling fan/light fixture in one bedroom ceiling fan wobbles in the left front upper level bedroom
Heat	☒	☐	☐	

Other finished room- front sun rooms / rear porches

Wall & ceiling	☐	☒	☐	staining and loose ceiling paint/plaster in the upper level sun room -- the area was dry at the time of the inspection -- monitor
Floor	☒	☐	☐	
Window & door	☐	☒	☐	two cracked windows and missing door knob in the upper level rear porch several windows do not lock (both units) window "hold-open" devices not operable at all windows
Outlets & fixtures	☐	☐	☒	missing outlet cover plate in the sun room
Heat	☒	☐	☐	

Interior cont.

Bathrooms

	F	C	D	F = Functional C = Comment D = Defect
Wall & ceiling	☐	☐	☒	tub/shower surround is not water tight (tile/grout/caulk) in the main level bathroom peeling paint on walls and ceiling in the upper level bathroom
Floor	☐	☒	☐	water damaged joists and subfloor below the main level bathroom floors are not level
Window & door	☐	☒	☐	windows in tub/shower areas are not tempered safety glass -- glazing replacement with tempered safety glass is recommended
Outlets & fixtures	☐	☒	☐	the ungrounded GFCI protected outlet is not identified with a "this outlet does not provide equipment ground" sticker (main level bathroom)
Heat	☒	☐	☐	
Plumbing fixtures	☐	☒	☐	the plumbing system is not operable for the main level (unit 1057) missing/improper toilet tank cover (main level unit 1057)
Water flow	☐	☒	☐	the plumbing system is not operable for the main level (unit 1057) marginal water flow at the tub faucet in the upper level bathroom
Cabinets & countertops	☒	☐	☐	
Ventilation fan	☐	☒	☐	no fan- none required because of operable window at the time the house was built (both bathrooms)

Hallways / Entries

Wall & ceiling	☒	☐	☐	
Floor	☒	☐	☐	
Window & door	☐	☒	☐	windows in the stairwells to the upper levels are not tempered safety glass -- glazing replacement with tempered safety glass is recommended
Outlets & fixtures	☐	☐	☒	exposed "hot/live" wires in coat closet in the main level front entry -- potential hazard
Stairs	☐	☒	☐	handrail/guardrail configurations are missing or are below modern safety practices -- recommended safety improvements: 1) handrail ends do not return to walls 2) no guardrail installed on open stairwell to the basement -- handrail is not grip-able -- guardrail baluster spacing is wider than modern safety practices

Limitations to Interior Observations

- Leaking insulated window glass seals (fogging and condensation between panes) may not be visible at time of inspection due to temperature conditions.
- Only a representative number of windows were operated.
- Only a representative number of electrical outlets were tested.

Statement of Limitations

The inspection was essentially visual, not technically exhaustive, and did not imply that every defect would be discovered. The project was based upon conditions that existed at the time of the inspection. The inspection excluded and did not intend to cover any and all components, items and conditions by nature of their location were concealed or otherwise difficult to inspect. There was no dismantling, destructive analysis, or technical testing of any component. Excluded were all cosmetic conditions such as carpeting, vinyl floors, wallpaper, and paint. The inspection covered only the listed items and was evaluated for function and safety, not code compliance. This was not intended to reflect the value of the premises and did not make any representation as to the advisability or inadvisability of purchase.

THE INSPECTION DID NOT INCLUDE ANALYSIS OR TESTING OF ANY ENVIRONMENTAL HEALTH HAZARDS. No tests were conducted to determine the presence of air borne particles such as asbestos, noxious gases such as radon, formaldehyde, molds, mildews, toxic, carcinogenic or malodorous substances or other conditions of air quality that may have been present; nor conditions which may cause the above. No representations as to the existence or possible condition of lead paint, abandoned wells, private sewage systems, or underground fuel storage tanks were made. There were no representations as to any above or below ground pollutants, contaminates, or hazardous wastes. The quality of drinking water was excluded from this inspection.

THE INSPECTION DID NOT INCLUDE ANALYSIS OR TESTING FOR INSECTS AND VERMIN. No tests were conducted to determine the presence or absence of rodents and insect pests.

THE INSPECTION AND REPORT ARE NOT A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, OF THIS BUILDING OR ANY OF ITS COMPONENTS. The inspection and report are furnished on an “opinion only” basis. We assume no responsibility for the cost of repairing or replacing any unreported defects or conditions. This report is for the sole, confidential and exclusive use and possession of our client and no third party liability is assumed.

Brian Block
Block By Block Home Inspections Inc.