

# Inspection Report

provided by:



## Point of View Inspections

Inspector: Greg Dumka

**P.O. Box 31071**

**Whitehorse, YT**

**Y1A 5P7**

[www.povinspections.com](http://www.povinspections.com)

### Property Address:

537, 539, 541, 543, 545, 547 Maynard Cres.

Faro, YT



## Report Information

### Client Information

Client Name	Town of Faro
Client Phone	(867) 994 - 2728

### Inspection Information

House Type	Townhouse
Approximate Year Built	1979
Approximate Square Footage	1400
Number of Bedrooms	3
Number of Bathrooms	1 1/2
Inspection Date	Apr. 30 / 2012
Weather Conditions	Cloudy
Present During Inspection	Inspector Only

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**GD = Good**      **FR = Fair**      **PR = Poor**      **NR = Needs Repair**      **US = Unsafe**  
**UTI = Unable to Inspect**      **NP = Not Present**      **NI = Not Inspected**

## 1 Disclaimer

### Scope of Inspection

#### Definition of Conditions

**GD = Good:** The item appeared to be in good working or usable condition with no major discrepancies noted.

**FR = Fair:** The item showed regular signs of wear and tear but is still in usable condition.

**PR = Poor:** The item is nearing the end of its usable lifespan. It is still functioning but will need repair in the near future.

**NR = Needs Repair:** The item was at or near the end of its useful lifespan. A certified professional should be contacted for further evaluation and repair.

**US = Unsafe:** The item is considered a safety hazard and can cause harm to people or property. These items need to be repaired as soon as possible.

**UTI = Unable to Inspect:** Any area which is not exposed to view or is inaccessible or any major system (water or electrical systems, mechanical system) that is not currently functional is not included in this inspection.

**NP = Not Present:** The item described was not present in the house.

**NI = Not Inspected:** The item was not included as part of the inspection.

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**2 Grounds****Grading****Grading Slope**

The site is slightly sloped.

**1) Grading Conditions****PR**

The grading at the rear was sloped towards the building. Signs of soil erosion or depressions were observed. We recommend re-grading to assure all water drains away from the home's foundation. Failure to re-grade low-lying areas at the foundation can cause water seepage under slabs and into the basement / crawlspace.

**Cost to Repair - Replace**

Undetermined

**2) Retaining Wall****NR**

There were small wood retaining walls beside the entrances to some units. Deterioration and / or damage were observed to the retaining walls. Recommend repair as needed.



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Driveways - Sidewalks - Walkways

Driveway - Sidewalk Material(s)      The driveway material is gravel. The sidewalk material is gravel.

3) Driveway - Sidewalk Conditions      

FR

 The driveway appeared to be in serviceable condition at the time of the inspection.

Vegetation

4) Vegetation Conditions      

PR

 The vegetation was unkempt. Replanting / maintenance will be necessary.

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3 Exterior

Front - Back Entrance

Front Entrance Type      The front entrance is covered.

5) Front Entrance Conditions      **FR**      The front entrance is weathered but appeared to be in serviceable condition.



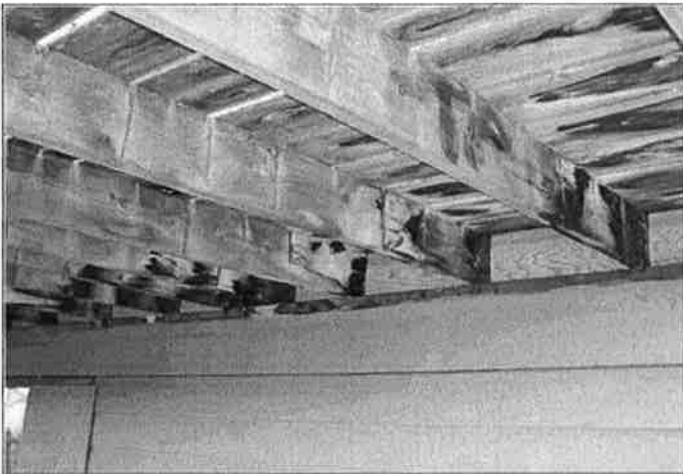
Approx. Life Expectancy      N/A

Cost to Repair - Replace      N/A

Back Entrance Type      The rear entrance is a deck.

6) Back Entrance Conditions      **NR**      The deck material is wood. The deck on unit 537 had damaged stairs and improper railing. All the deck stairs were damaged or loose. Recommend repair / replacement as needed.

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Aprx. Life Expectancy      Needs immediate repair.

Cost to Replace - Repair      \$20 to 35 per square foot for a deck.

**Exterior Walls**

Structure Type      The structure is 2x6 wood frame.

Exterior Wall Covering      The exterior siding material is wood. The visible and accessible areas of the exterior trim are wood.

7) Exterior Wall & Trim Conditions      

PR

 The exterior siding is weathered but appears to be salvageable. Wood siding should be painted / stained every 5 -7 years.



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Approx. Life Expectancy

20 - 30+ years for wood siding if properly maintained.

Cost to Repair - Replace

N/A

**Exterior Windows - Doors**

Window Type

The windows were fixed and casement.

Window Material

The window material is wood.

8) Window Conditions

NR

Exterior frame weathering and deterioration was observed. Many windows were broken in unit 537.



9) Exterior Door Conditions

FR

The exterior doors are wood. The door appeared to be in serviceable condition at the time of the inspection. The door to unit 537 was kicked in. Repair will be necessary.

Cost to Repair - Replace

\$600 - 1000 each to replace windows.

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\$800 - 1200 to replace door.

### Exterior Electrical

**10) Exterior Receptacles**

UTI

There was no power to the building at the time of inspection. Electrical outlets were not tested. GFCI (Ground Fault Circuit Interrupter) receptacles (a safety device for outlets near water) are recommended at exterior locations.

**11) Exterior Lights**

UTI

There was no power to the building at the time of inspection. Electrical light fixtures were not inspected.

**Cost to Repair - Replace**

\$75 - 150 each for GFCI receptacles

### Exterior Water Faucet(s)

**Faucet Location**

The faucet was not located during the inspection.

**12) Faucet Conditions**

NI

### Chimney

**Chimney Material**

The chimney material is stainless steel.

**13) Chimney Conditions**

FR

Due to height and / or conditions observed, chimney was viewed from the ground only using high-powered binoculars. The visible and accessible portions of the chimney(s) appeared to be in serviceable condition at the time of the inspection.

**Cost to Repair - Replace**

N/A

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## 4 Roofing

### Roof Covering

**Method of Inspection**      The roof was inspected by viewing with high power binoculars.

**Roof Style**      The main roof was constructed with a combination of gable and hip styles.

**Roof Covering Material**      The primary roofing material is asphalt shingles.

**Number of Layers**      The number of roofing layers was undetermined.

#### 14) Roof Condition

**PR**

Damaged or missing shingles were observed. The roof covering shows normal wear for its age and is nearing the end of its useful life expectancy. Recommend further evaluation and repair as needed by a qualified / licensed contractor.



#### Approx. Life Expectancy

Needs immediate repair.

#### Cost to Replace

\$4 - 6/sq.ft. for asphalt shingles.  
 \$5 - 8/sq. ft. for metal roofing.

#### 15) Flashing Conditions

**FR**

The exposed flashings appeared to be in serviceable condition at the time of inspection.

#### 16) Condition of Roof Penetrations

**FR**

Due to the height, the inspector was unable to view or access the entire roof, therefore, this inspection was limited.

#### Gutter - Downspout Material

The downspout material is metal.

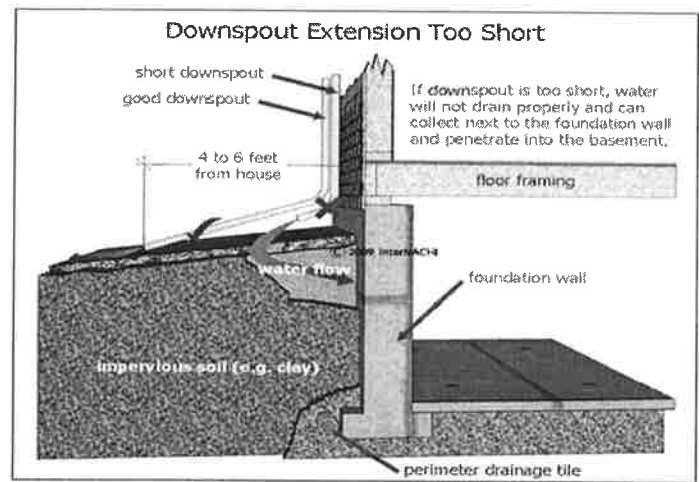
#### 17) Gutter & Downspout Conditions

**FR**

The gutter system appeared to be in serviceable condition at the time of the inspection. Recommend gutter downspouts be

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extended and routed away from the building for proper drainage. Water seepage into crawl spaces, basements and under foundations can be caused by inadequate removal of rainwater from the perimeter of the house.



18) Soffit - Fascia Conditions

**PR** The fascia is wood. The fascia was very weathered. Recommend painting / staining to prevent wood rot.

Aprx. Life Expectancy

The soffit needs immediate repair.

Cost to Repair - Replace

N/A

Attic Area

Access Location

The attic access is in the hallway.

Method of Inspection

The attic inspection was limited to those areas visible from the access.

Roof Frame Type

The roof framing is constructed with truss framing and rafters.

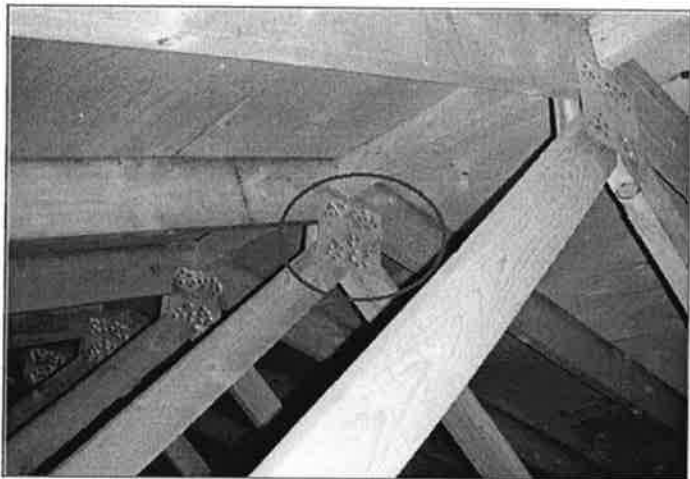
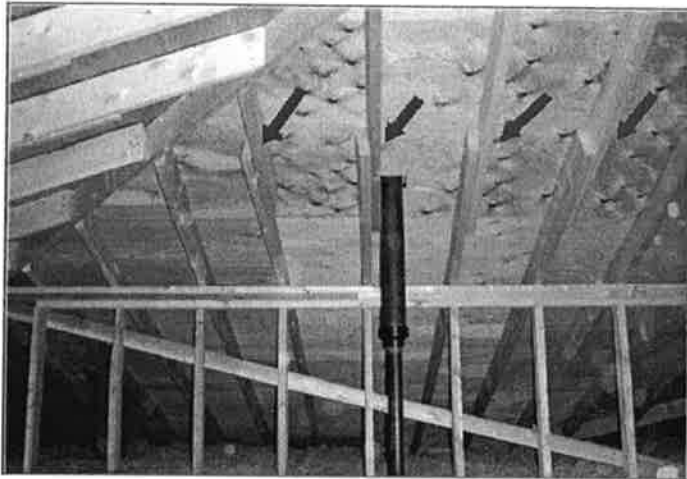
19) Roof Frame Conditions

**PR** The rafters in unit 537 are not continuous. There is a connection made halfway through the span that is not supported by a bearing point. The hip rafters are 2x6, normally hip rafters are one dimension larger(2x8) than the common rafters. The hip rafters are connected to a small block at the top. This connection does not appear to be structurally adequate. It appears that the rafters connecting unit 537 and 539 may be pulling away from each other. This may be caused by the building settling which will be discussed later in the report.

The roof trusses in the other units were site built and not engineered. Trusses built this way are often not built to code and may not strong enough for heavy snow loads. The

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connections do not appear to be done to current standards. At the time of inspection no structural deficiencies were noticed in the trusses but this does not guarantee the future integrity of the roof. Recommend further evaluation from a structural engineer.



Attic Ventilation Type

The attic is vented through roof vents and gable ends.

20) Attic Ventilation Conditions

**GD** The attic ventilation appeared to be adequate at the time of inspection.

Attic Insulation Type

The attic insulation is blow-in fiberglass.

21) Attic Insulation Conditions

**GD** The attic insulation is R-50+ which is acceptable with current standards.

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22) Attic Moisture

PR

There was visible signs of daylight from inside the attic, water may be entering from these areas.

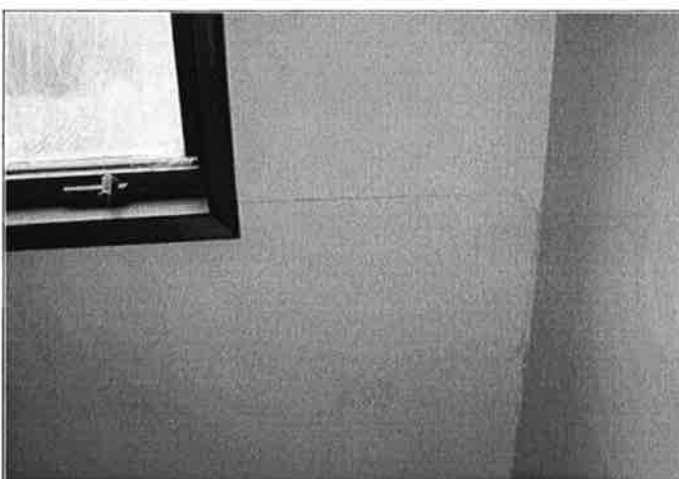
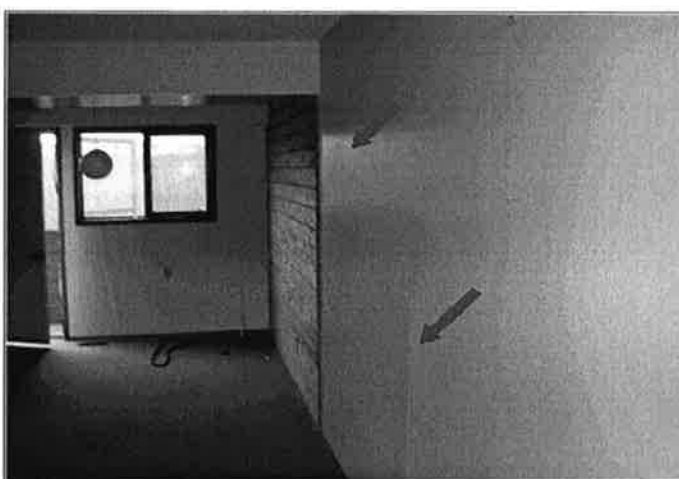
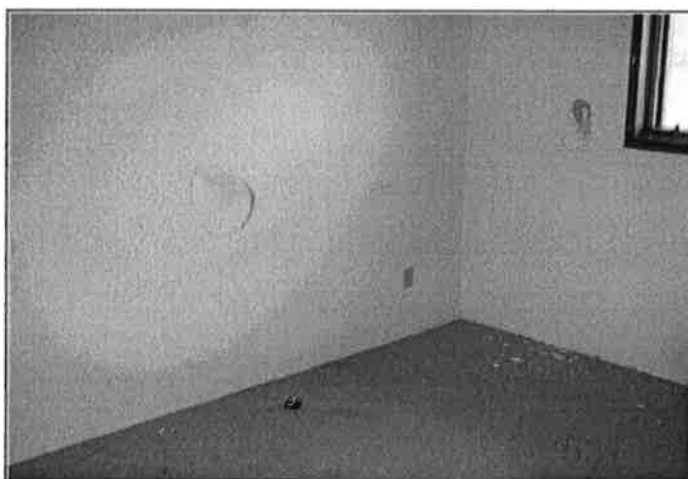
Cost to Repair - Replace

N/A

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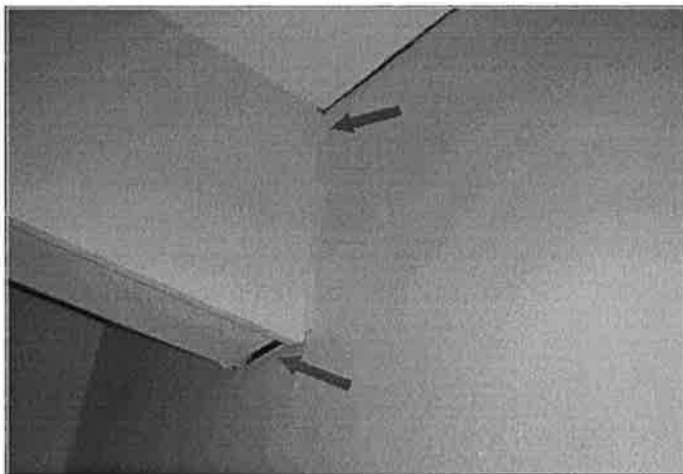
**5 Interiors****Walls - Ceilings - Floors****23) Wall Conditions****PR**

The interior walls are painted drywall. The interior walls were damaged in unit 537. There were settlement cracks throughout each unit and specifically where the units join each other. There is clear evidence of differential settlement. Recommend further evaluation and repair as needed by a qualified / licensed contractor.

**24) Ceiling Conditions****PR**

The interior ceilings are drywall with texture. There are numerous settlement cracks throughout the building. There was evidence of roof leaks in units 543 and 547. There was water staining in the basement ceiling below the kitchen in unit 541. This may have been caused from a plumbing leak.

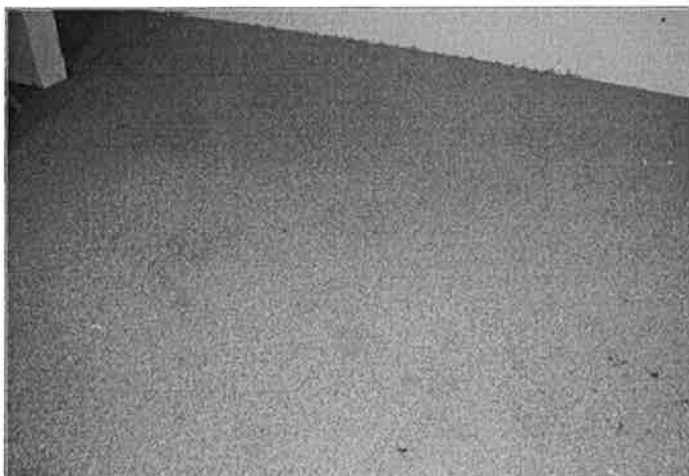
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## 25) Floor Conditions

FR

The interior floor material is carpet. The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection. Carpet was removed from unit 539.





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26) Closet Conditions      **FR**      The closets were functional at the time of inspection.

27) Heat Source Conditions      **UTI**      At the time of inspection, the fuel was off. Inspection of appliances that are shut down is not performed, therefore our review is very limited in scope. We suggest that the client obtain a full and complete inspection from a qualified contractor prior to close.

Approx. Life Expectancy      N/A

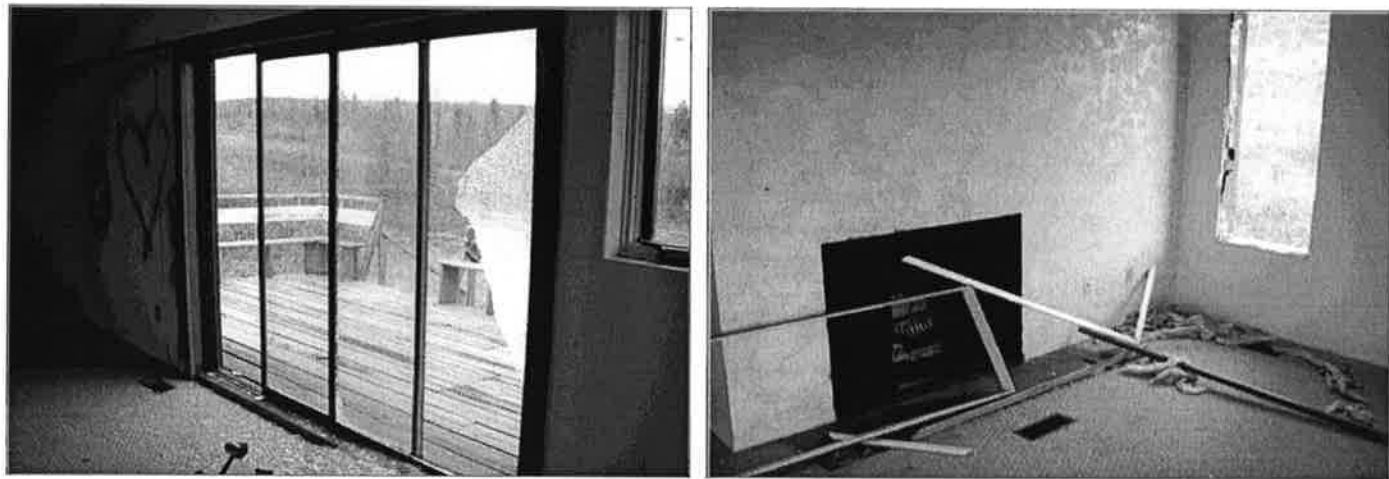
Cost to Repair - Replace      \$5 - 10 / sq.ft. to replace carpet.  
\$6 - 12 per sq./ft. for laminate flooring.

Windows - Doors

28) Interior Window Conditions      **NR**      The sample of windows tested were operational at the time of the inspection. Many windows throughout unit 537 were broken. The paint was deteriorated on the window frames. Recommend repair as needed.

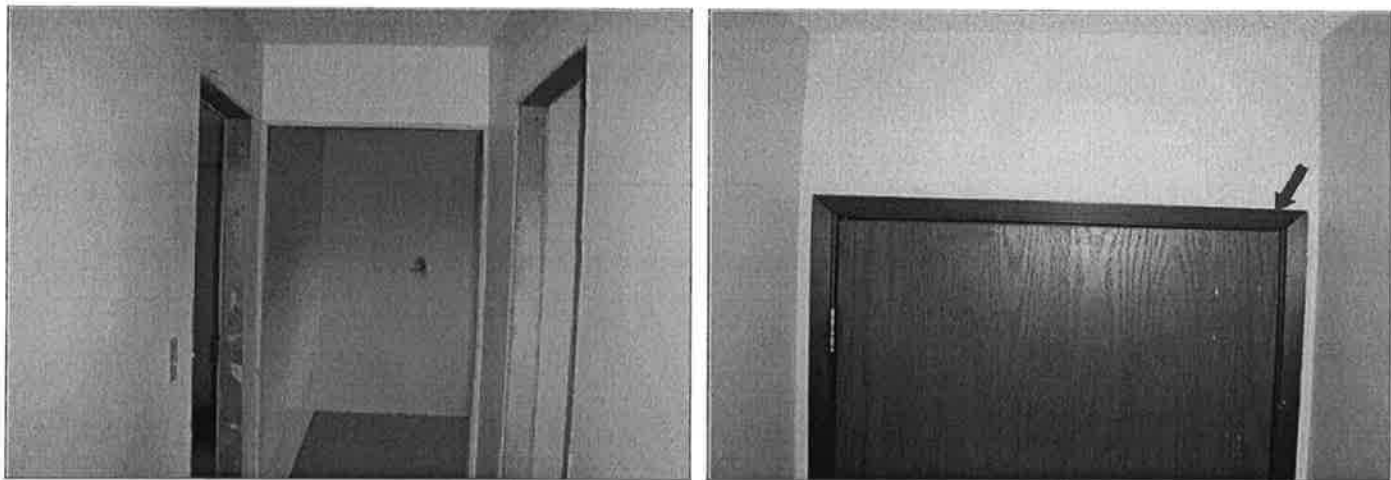


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Number of Glazings      The windows are double glazed.

29) Interior Door Conditions      **NR**      The interior doors appeared to be in serviceable condition at the time of the inspection. Doors were missing in units 537 and 541. Some of the doors were stiff when closing. This is caused by the differential settlement in the foundation.



Cost to Repair - Replace      \$600 - 1000 to replace window.  
\$150 - 200 to replace interior doors.

Electrical Conditions

30) Electrical Conditions      **UTI**      There was no power to the building at the time of inspection. Electrical outlets were not tested.

31) Lighting Conditions      **UTI**      There was no power to the building at the time of inspection. Electrical light fixtures were not inspected.

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**32) Smoke Detector Conditions****US**

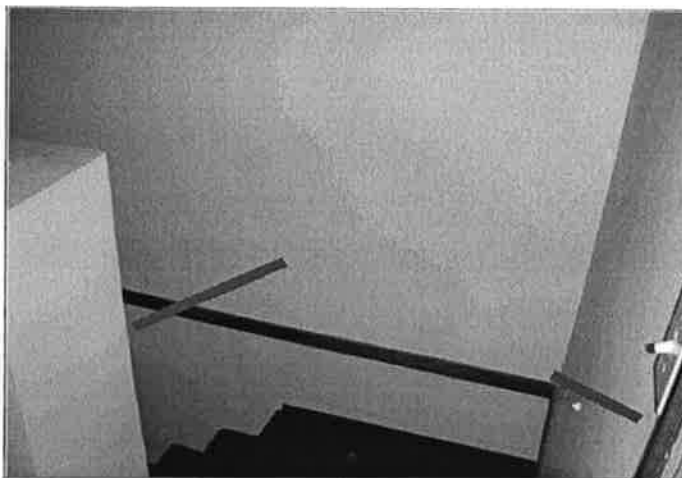
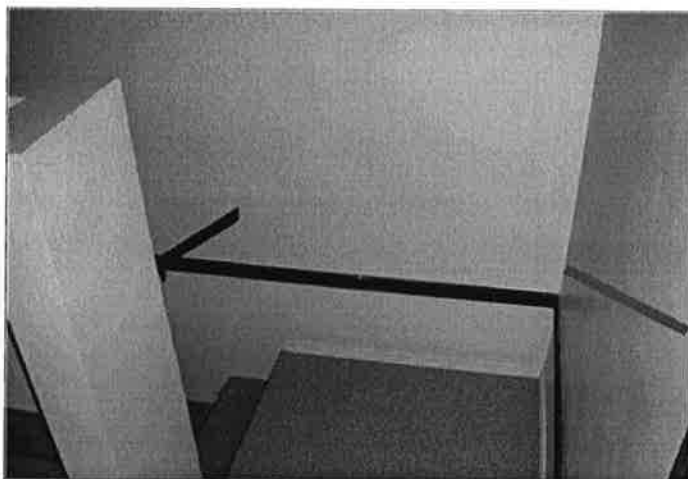
Some smoke detector sensors have a useful lifespan of about 8 to 10 years, it is recommended to replace all units after this time period.

**Cost to Repair - Replace****\$30 - 60 for smoke detectors.****Stairs - Railings****33) Stair Conditions****FR**

The stairs appeared serviceable at the time of inspection.

**34) Railing Conditions****US**

The stair railing was missing or not installed in some units. Recommend installation of railings as a safety measure.



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## 6 Kitchen

### Walls - Ceilings - Floors

#### 35) Wall Conditions

PR

The interior walls are painted drywall. Settlement cracks were noted during the inspection.

#### 36) Ceiling Conditions

PR

The interior ceilings are drywall with texture. There are settlement cracks in the ceiling.

#### 37) Floor Conditions

FR

The kitchen floor material is linoleum. The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.



#### 38) Heat Source Conditions

UTI

The power to the furnace was shut off at the time of inspection.

#### Approx. Life Expectancy

Linoleum floors last 20 -30 years.

#### Cost to Repair - Replace

N/A

### Windows - Doors

#### 39) Kitchen Window Conditions

FR

The sample of windows tested were operational at the time of the inspection.

#### 40) Kitchen Door Conditions

NP

#### Cost to Repair - Replace

N/A

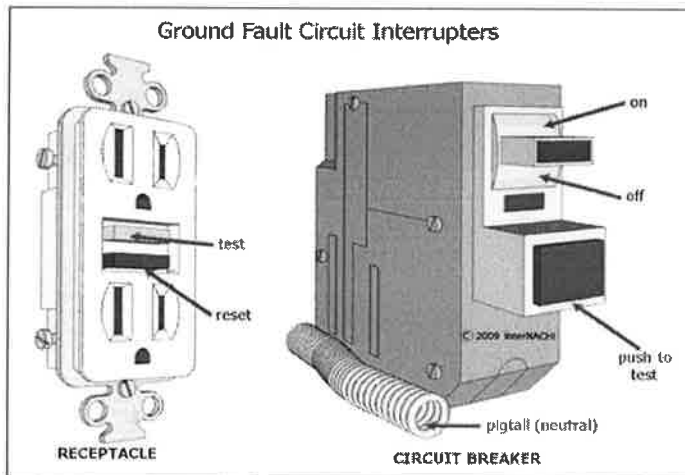
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### Electrical Conditions

#### 41) Electrical Conditions

UTI

There was no power to the building at the time of inspection. Electrical outlets were not tested. GFCI receptacles are recommended within 5 feet of a water supply.



#### 42) Lighting Conditions

UTI

There was no power to the building at the time of inspection. Electrical light fixtures were not inspected.

Cost to Repair - Replace

\$75 - 150 each for GFCI receptacles

### Kitchen Sink - Counter tops - Cabinets

#### 43) Counter Conditions

FR

The kitchen counters were made of laminate. The kitchen counters appeared to be in serviceable condition at the time of inspection.



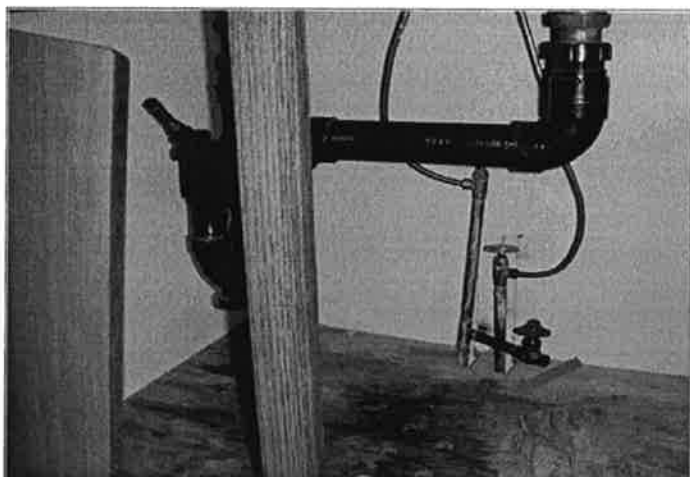
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**44) Cabinet Conditions****FR**

The cabinets are made of particle board with laminate doors. Some of the cabinet doors / drawers were missing. The cabinets were functional at the time of inspection. The counter and cabinets appear to be salvageable in all units.

**45) Sink Plumbing Conditions****PR**

The kitchen sink plumbing appeared to be in serviceable condition at the time of the inspection. There is evidence of a previous water leak in unit 543.

**46) Sink Faucet Condition****FR**

The faucets appeared to be in serviceable condition at the time of the inspection.

**Cost to Repair - Replace**

Under \$100 for each door / drawer.

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Appliances

47) Stove - Range Conditions	<div>UTI</div>	Unit 543 still had a stove. It may be salvageable.
48) Refrigerator Condition	<div>NP</div>	
49) Hood - Fan Condition	<div>UTI</div>	The range hoods were installed and may be salvageable.
50) Dishwasher Condition	<div>NP</div>	
Cost to Repair - Replace	N/A	

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**7 Bath(s)****Walls - Ceilings - Floors****51) Wall Conditions****FR**

The interior walls are painted drywall. The general condition of the visible and accessible interior walls appeared serviceable at the time of the inspection.

**52) Ceiling Conditions****FR**

The ceiling material is drywall with texture. Some paint was peeling in unit 543.

**53) Floor Conditions****FR**

The bathroom floors material are linoleum. The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

**54) Heat Source Conditions****UTI**

The power was off to the heat source.



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Approx. Life Expectancy      N/A

Cost to Repair - Replace      N/A

### Windows - Doors

55) Bathroom Window  
Conditions

FR

The sample of windows tested was operational at the time of the inspection.

56) Bathroom Door Conditions

FR

The interior doors appeared to be in serviceable condition at the time of the inspection.

Cost to Repair - Replace      N/A

### Electrical Conditions

57) Electrical Conditions

UTI

There was no power to the building at the time of inspection. Electrical outlets were not tested. GFCI receptacles (a safety device for outlets near water) are recommended at all bathrooms.

58) Lighting Conditions

UTI

There was no power to the building at the time of inspection. Electrical light fixtures were not inspected.

59) Ventilation Fan Conditions

UTI

The power was off at the time of inspection.

Cost to Repair - Replace      \$75 - 150 each for GFCI receptacles.

### Bathroom Sink

60) Counter - Cabinet  
Conditions

FR

The counter material is laminate. The cabinet material is laminate. The visible portion bathroom counters appeared to be in serviceable condition at the time of the inspection.

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61) Sink Plumbing Conditions

**FR** The plumbing appeared to be in serviceable condition in all the bathrooms.

62) Sink Faucet Condition

**FR** The sink appeared serviceable at the time of inspection.

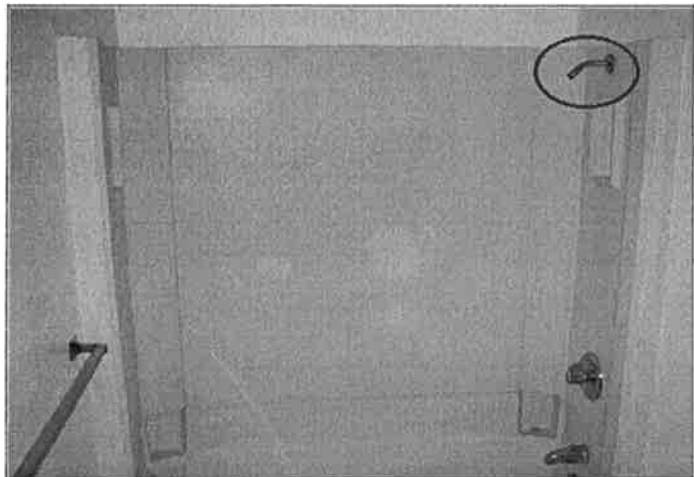
Cost to Repair - Replace

N/A

**Shower - Tub - Toilet**

63) Shower Enclosure Condition

**FR** The tub/shower is a one piece fiberglass insert. The shower head was missing from unit 537.



64) Tub Condition

**FR** The bathtub appeared to be in serviceable condition in all the bathrooms.

65) Faucet Condition

**FR** The tub faucet appeared serviceable at the time of inspection.

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66) Toilet Condition




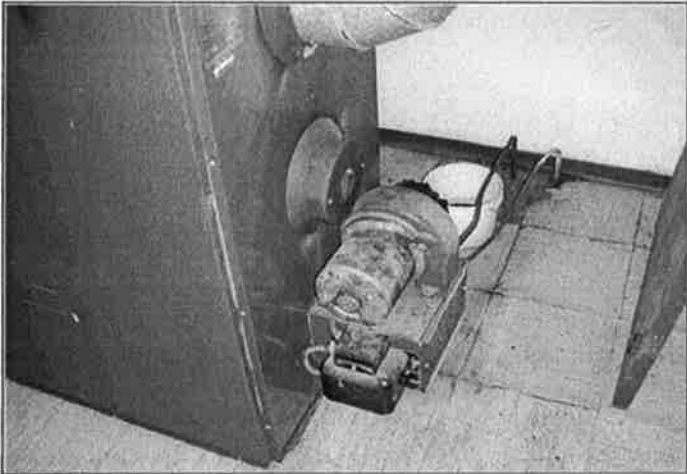
NR

A toilet was missing from unit 537. The rest of the toilets appear to be salvageable.

Cost to Repair - Replace

\$400+ to replace a toilet.

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8 Heating - Ventilation				

Heating	
Location of Unit	The heating systems are in the basement.
Heating Type	The heating type is a forced air furnace.
Energy Source	The energy source is oil.
67) Unit Conditions	<div>NR</div> At the time of inspection, the fuel was off. Inspection of appliances that are shut down is not performed, therefore our review is very limited in scope. We suggest that the client obtain a full and complete inspection from a qualified contractor to determine if any parts are salvageable.
<div></div>	
Approx. Life Expectancy	The life span was undetermined at the time of inspection.

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Cost to Replace

\$5000 - 7000 for mid-efficiency furnace.  
\$6000 - 10 000 for high efficiency furnace.

Distribution Type

The heating distribution is ductwork with registers.

68) Distribution Conditions

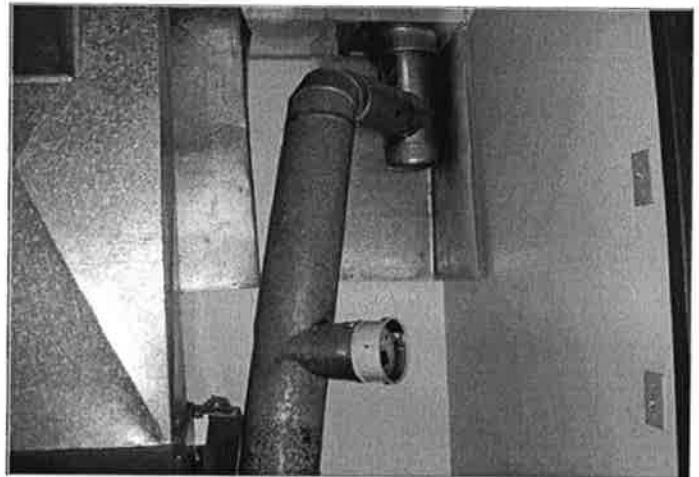
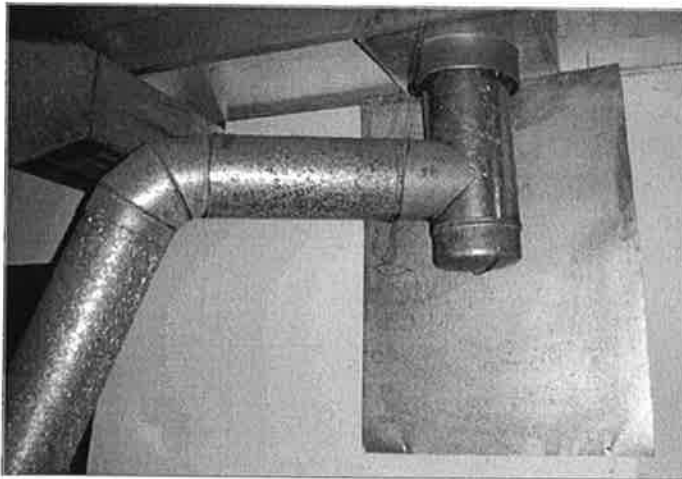
FR

The visible and accessible areas of the distribution system appeared to be in serviceable condition at the time of inspection.

69) Ventilation Conditions

FR

The visible and accessible portion of the venting flue appeared to be in serviceable condition at the time of the inspection.



70) Thermostat Condition

NI

Cost to Repair - Replace

N/A

### Fuel Storage Tank

71) Fuel Tank Conditions

NR

The fuel tanks are single wall. The oil tanks are inside the house. Most insurance companies will not insure a house with indoor fuel tanks. The oil tanks will have to be removed and replaced.

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<b>Capacity</b>	1000L
<b>Cost to Replace</b>	\$3000 - 5000 each.

### Woodstove - Fireplace

## 72) Woodstove - Fireplace Conditions

FR

The visible and accessible area of the fireplace appeared to be in serviceable condition at the time of the inspection. The fireplace was visually inspected only. Client is advised to consult with owners manual or manufacturer for proper usage and safety related concerns. I would also recommend having a more thorough inspection / sweep by a certified W.E.T.T. professional.

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Fuel Type                                      The fuel type is wood.

Cost to Repair - Replace                      N/A

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## 9 Electrical

### Service Drop - Weatherhead

**Electrical Service Type**

The electrical service is overhead.

**73) Electrical Service Conditions**

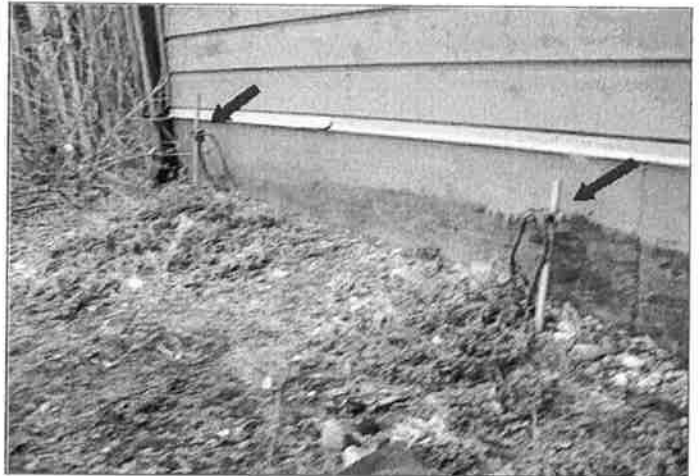
NR

It is recommended that a licensed electrical contractor be contacted for further evaluation. New electrical meters may need to be installed.

**74) Grounding Conditions**

FR

The main ground is connected to a grounding rod. The grounding appeared to be proper at the time of inspection.



### Main Electrical Panel

**Main Disconnect Location**

In the electrical room outside unit 543.

**Electric Panel Location**

The main electrical panels are located in the basement.

**Panel Amperage Rating**

The inspector was unable to determine the amperage due to no main breaker present. Today's standards require main breakers on the panel.

**Circuit Protection Type**

The circuit protection is breakers.

**75) Electrical Panel Conditions**

NR

The breakers were removed from unit 537. There was no main shut-off breaker on the panels. The panel was missing covers where breakers were not installed. Recommend installation of standard covers for safety. Recommend further evaluation from a licensed electrician.



GD = Good

FR = Fair

PR = Poor

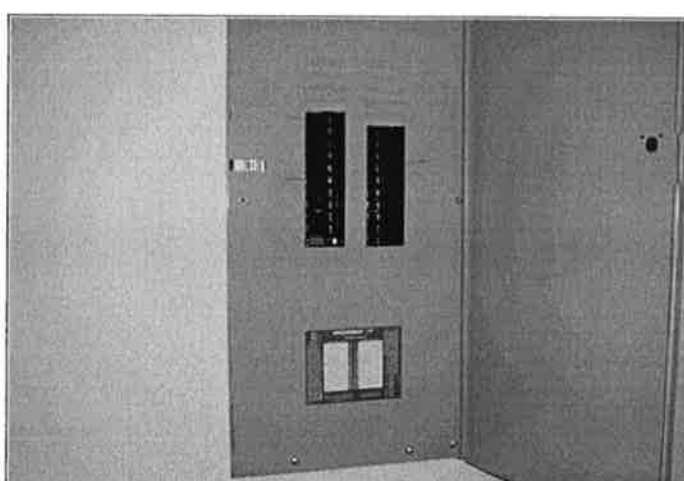
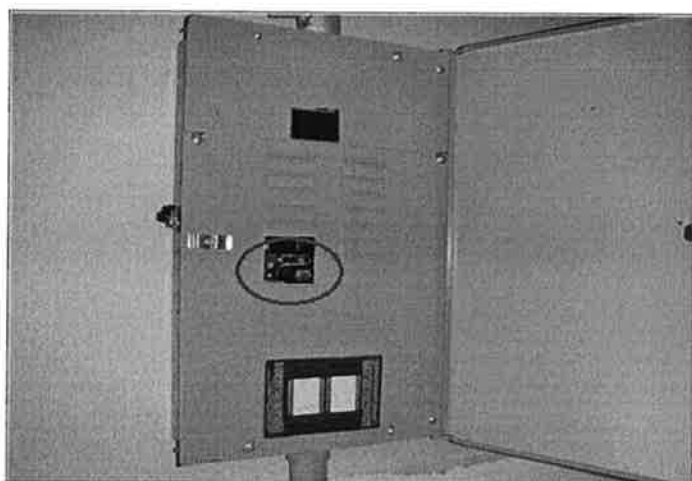
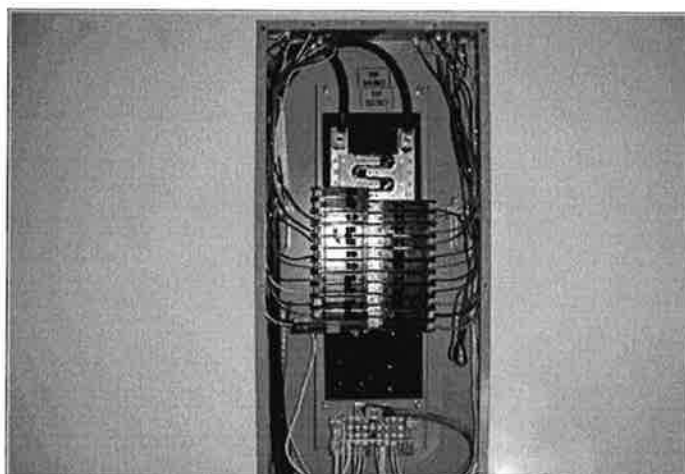
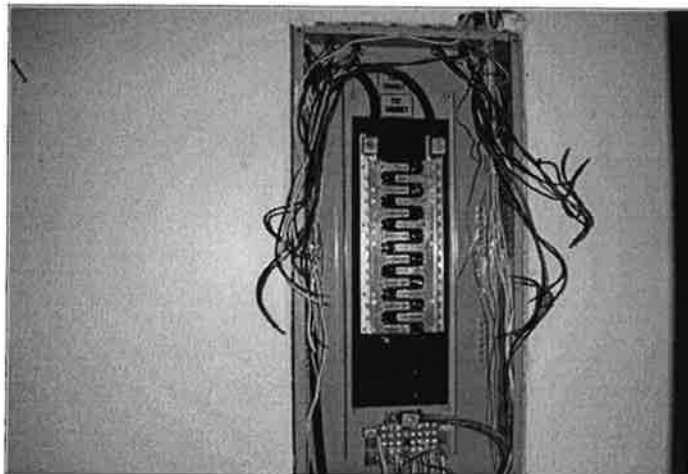
NR = Needs Repair

US = Unsafe

UTI = Unable to Inspect

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Cost to Repair - Replace

Undetermined

### Wiring - Conductors

Conductor Type

The main power cable is aluminum. The branch wires are copper.

Wiring Methods

The wires are plastic-sheathed.

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## 10 Plumbing

### Water Source

**Water Source - Type**

The water source is municipal.

### Water Main Line

**Main Shutoff Location**

The main shut off is in the basement.

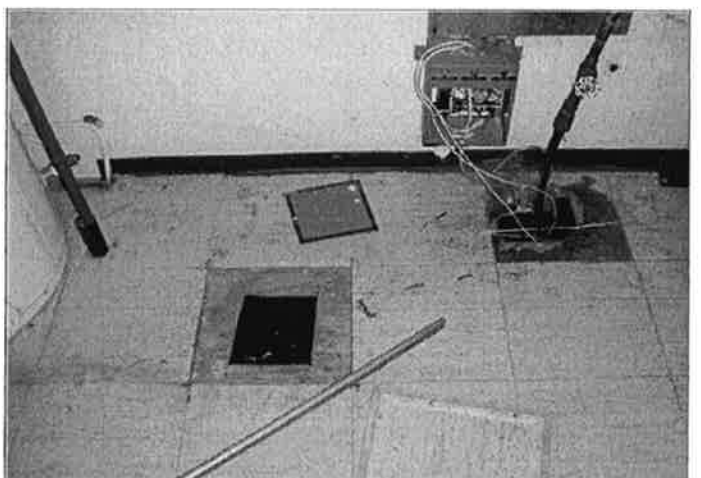
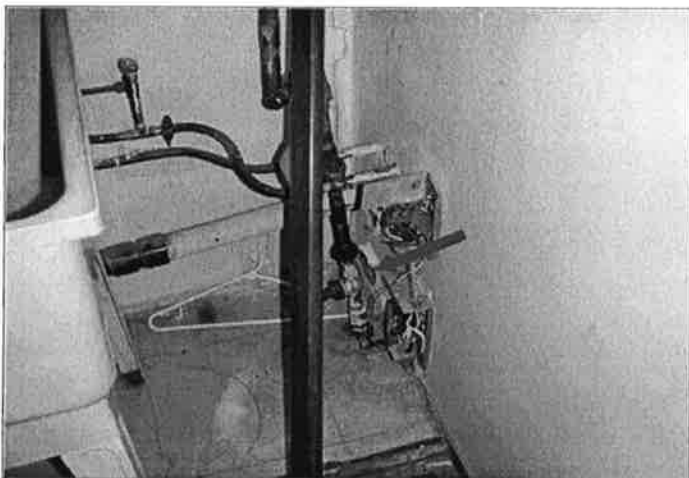
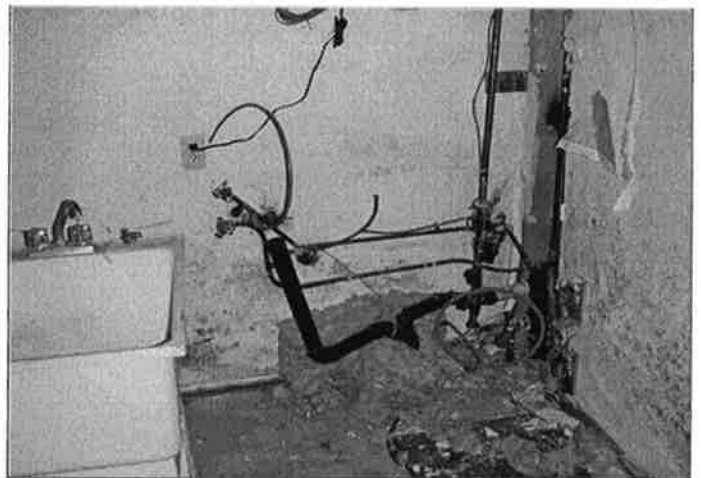
**Main Line Material**

The visible material of the main line / pipe appears to be copper.

**76) Main Line & Valve Conditions**

**PR**

The visible portions of the main lines had corrosion observed at the accessible areas. There is evidence that the main lines may have leaked. Some of the plumbing lines have been disconnected. Recommend further evaluation from a licensed plumber.



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### Water Supply Lines

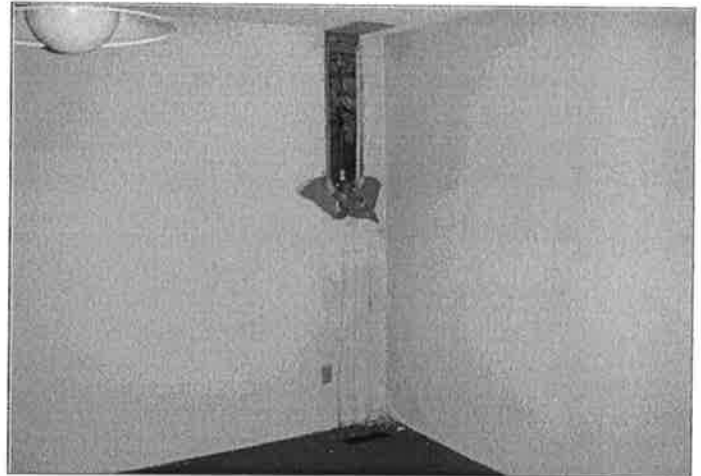
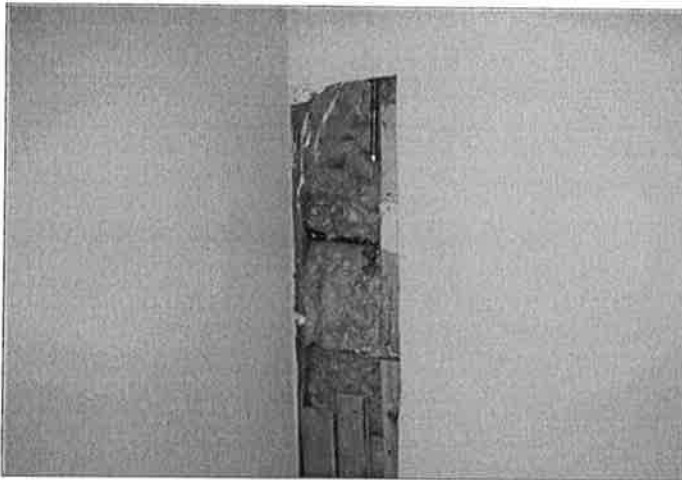
#### Supply Line Material

The visible material used for the supply lines is copper.

#### 77) Supply Line Conditions

FR

The visible portions of the supply lines appeared to be in serviceable condition at the time of inspection. All of the supply lines were not fully visible or accessible at the time of the inspection. The visible portions of the supply lines had minor corrosion observed in some areas. Some of the walls were opened to access plumbing valves that may have froze. Recommend further evaluation.



### Drain - Waste Lines

#### Drain Line Material

The visible portions of the waste lines are plastic / ABS.

#### 78) Drain Line Conditions

FR

The visible portions of the waste lines appeared to be in serviceable condition at the time of inspection. All of the waste lines were not fully visible or accessible at the time of the inspection.

### Plumbing Vent System

#### Plumbing Vent Material

The visible portion of the plumbing vents were plastic / ABS.

#### 79) Plumbing Vent Condition

FR

The visible portions of the venting appeared to be in serviceable condition. All of the vent pipes were not fully visible or accessible at the time of inspection.

Water Heater(s)

**NR** The water heaters were past their life expectancy. Some of them may be salvageable but will need to be replaced soon. Recommend further evaluation from a licensed plumber.



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## Sewage

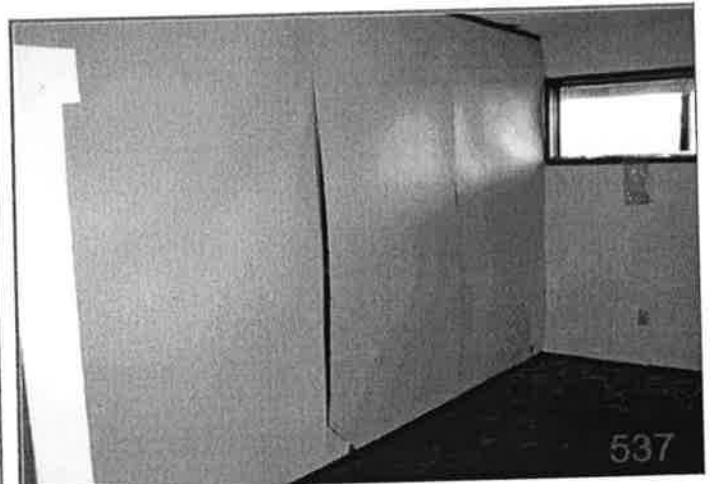
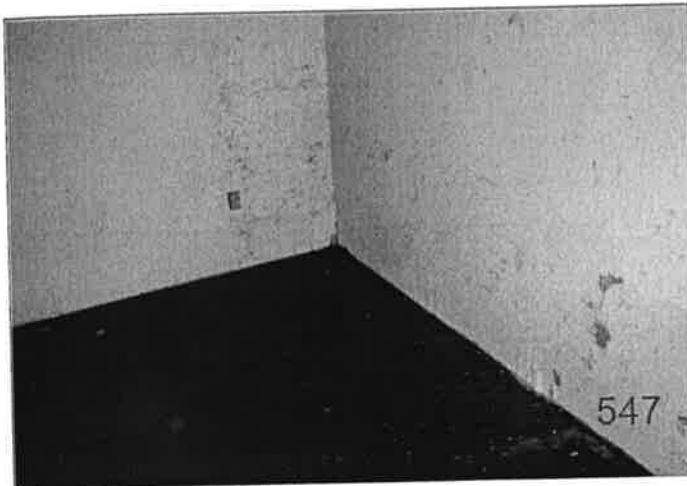
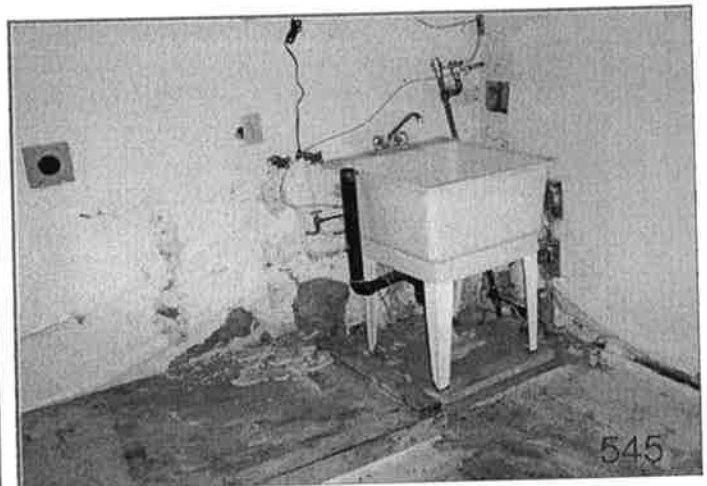
### Sewage Type

The waste water is attached to the public sewer system.

GD = Good      FR = Fair      PR = Poor      NR = Needs Repair      US = Unsafe  
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**11 Basement****Walls - Ceilings - Floors****82) Wall Conditions****NR**

The basement walls are painted drywall. There was a large amount of surface mold on the basement walls in units 543, 545 and 547. No moisture was detected when tested with a moisture meter except 547 where there is an active water leak. The drywall should be removed from these units by a level 3 mold remediation. More about mold remediation will be included in the final report. There is damaged wall board in unit 537.

**83) Ceiling Conditions****PR**

There are water stains on the ceiling below the kitchens in units 541 and 543. This would suggest there has been a plumbing leak from the kitchen pipes. Recommend further evaluation.

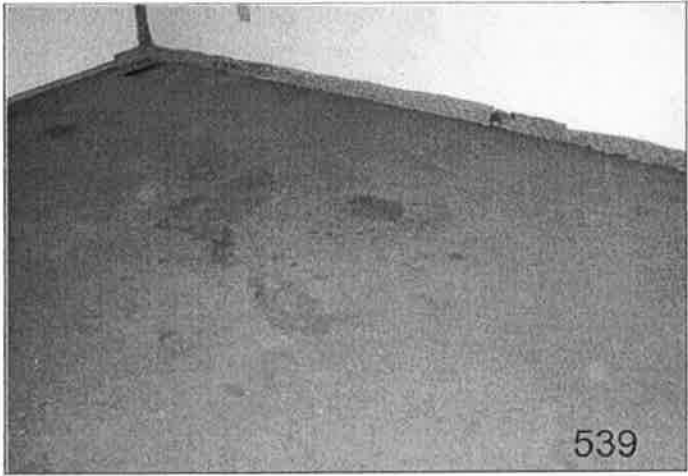
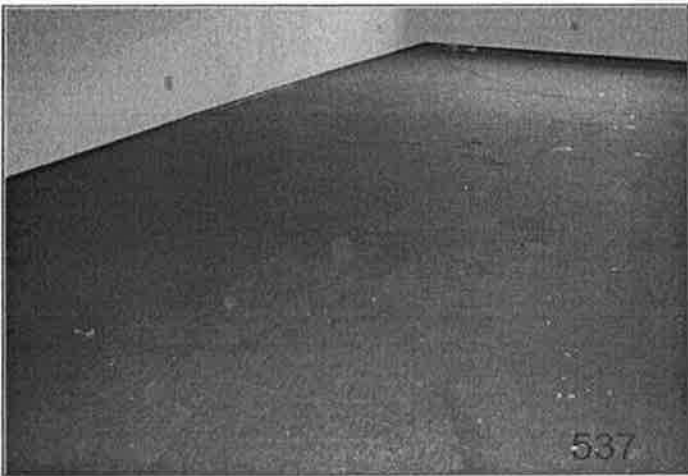
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84) Floor Conditions

NR

The basement floor material is carpet and plywood. There are many stains on the carpets throughout the building. Unit 545 had extensive water damage to the wall and floor behind the laundry sink from an apparent water leak. Unit 547 has an active water leak, the flooring is soaked and there is water pooling on the rear of the unit. The carpets do not appear to be salvageable. The floors in the basements are sloped to the west, this is especially noticeable in unit 539.





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### 85) Heat Source Conditions

UTI

At the time of inspection, the fuel was off. Inspection of appliances that are shut down is not performed, therefore our review is very limited in scope.

Approx. Life Expectancy

Needs immediate repair / replacement.

Cost to Repair - Replace

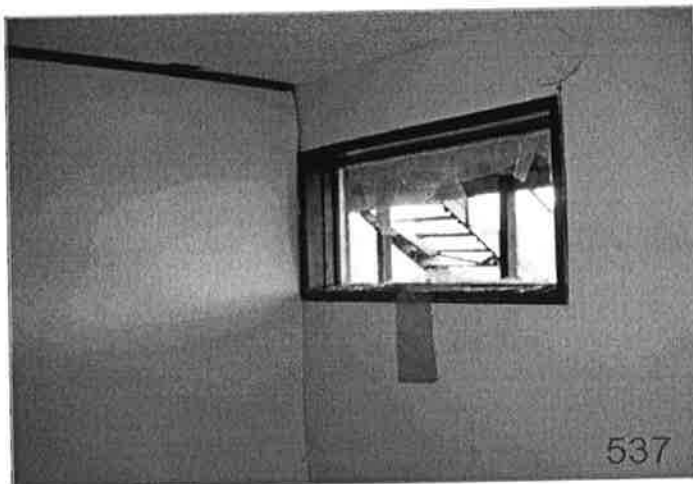
Undetermined.

### Windows - Doors

### 86) Basement Window Conditions

NR

The windows in unit 537 are broken.



Number of Glazings

The windows were double glazed.

### 87) Basement Door Conditions

FR

The basement doors appeared to be in serviceable condition at the time of the inspection.



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Cost to Repair - Replace      \$600 - 1000 to replace window.

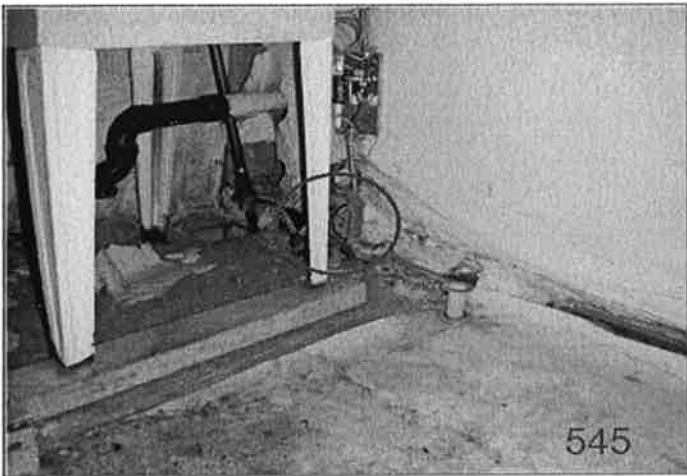
Electrical Conditions

88) Electrical Conditions

NR There is an open junction box below the laundry sink in unit 545. This should be covered with a proper cover plate and possibly relocated.

89) Lighting Conditions

NR There is a light fixture hanging by its wires in unit 539.



90) Smoke Detector Conditions

US Some smoke detector sensors have a useful lifespan of about 8 to 10 years, it is recommended to replace all units after this time period.

Cost to Repair - Replace

\$30 - 60 to install smoke / carbon monoxide detectors.

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12 Foundation - Crawl Space

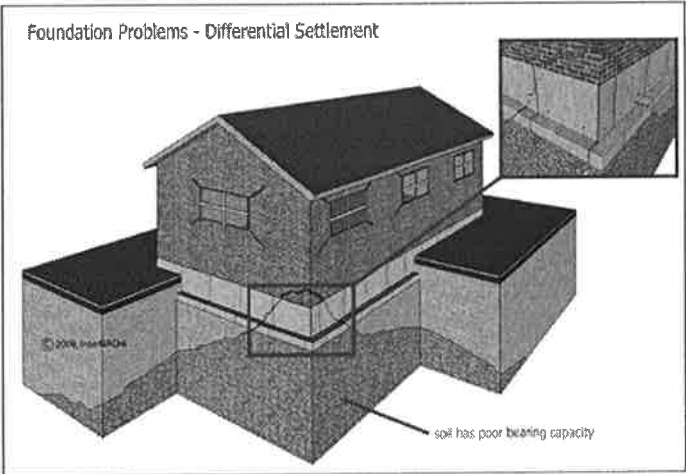
Foundation

Foundation Type      The foundation is a crawlspace.

Foundation Material      The foundation is wood frame on concrete footings.

Crawlspace Access Location      There was no crawlspace access. It is a shallow crawlspace with small access panels only.

91) Foundation Condition      **NR**      The foundation of this building is unstable. There is numerous signs of differential settlement. This means the building has sank at uneven rates causing structural shifting and damage. The signs show the building has sank to the rear and to the right (south and west). Soil depressions at the rear of the building suggest that the ground is unstable. Due to the conditions observed I do not believe the building is salvageable. Recommend further evaluation from a structural engineer and / or foundation specialist. The building may be salvageable but the costs would most likely be beyond its worth.



Flooring Structure

Flooring Support Type      The floor is supported by a bearing wall.

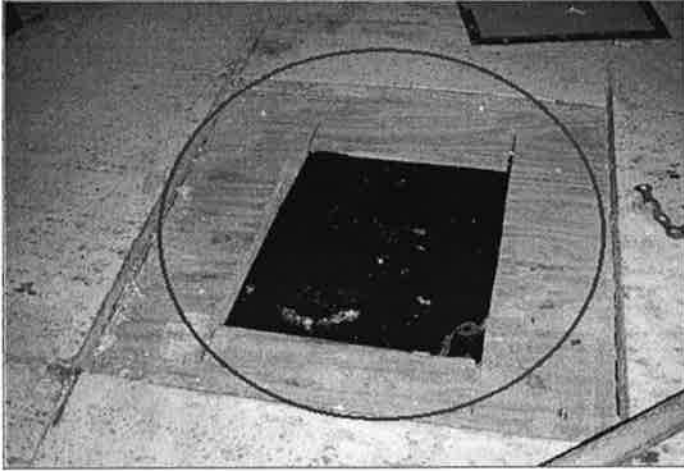
92) Flooring Support Conditions      **FR**      The floor support appears to be in serviceable condition.

## Other Conditions

### 93) Other Conditions

PR

The crawlspace in unit 547 is filled with water. This condition may be fixed by adding perimeter drains but judging by the settlement observed it may not help the buildings overall condition.



## REPORT SUMMARY PAGE

This is only a summary of the inspection report and is not a complete list of discrepancies.

Section	Condition #	Comment
Grounds	1	The grading at the rear was sloped towards the building. Signs of soil erosion or depressions were observed. We recommend re-grading to assure all water drains away from the home's foundation. Failure to re-grade low-lying areas at the foundation can cause water seepage under slabs and into the basement / crawlspace.
Grounds	2	There were small wood retaining walls beside the entrances to some units. Deterioration and / or damage were observed to the retaining walls. Recommend repair as needed.
Exterior	6	The deck material is wood. The deck on unit 537 had damaged stairs and improper railing. All the deck stairs were damaged or loose. Recommend repair / replacement as needed.
Exterior	7	The exterior siding is weathered but appears to be salvageable. Wood siding should be painted / stained every 5 -7 years.
Exterior	8	Exterior frame weathering and deterioration was observed. Many windows were broken in unit 537.
Roofing	14	Damaged or missing shingles were observed. The roof covering shows normal wear for its age and is nearing the end of its useful life expectancy. Recommend further evaluation and repair as needed by a qualified / licensed contractor.
Roofing	18	The fascia is wood. The fascia was very weathered. Recommend painting / staining to prevent wood rot.
Roofing	19	<p>The rafters in unit 537 are not continuous. There is a connection made halfway through the span that is not supported by a bearing point. The hip rafters are 2x6, normally hip rafters are one dimension larger(2x8) than the common rafters. The hip rafters are connected to a small block at the top. This connection does not appear to be structurally adequate. It appears that the rafters connecting unit 537 and 539 may be pulling away from each other. This may be caused by the building settling which will be discussed later in the report.</p> <p>The roof trusses in the other units were site built and not engineered. Trusses built this way are often not built to code and may not strong enough for heavy snow loads. The connections do not appear to be done to current standards. At the time of inspection no structural deficiencies were noticed in the trusses but this does not guarantee the future integrity of the roof. Recommend further evaluation from a structural engineer.</p>

Roofing	22	There was visible signs of daylight from inside the attic, water may be entering from these areas.
Interiors	23	The interior walls are painted drywall. The interior walls were damaged in unit 537. There were settlement cracks throughout each unit and specifically where the units join each other. There is clear evidence of differential settlement. Recommend further evaluation and repair as needed by a qualified / licensed contractor.
Interiors	24	The interior ceilings drywall with texture. There are numerous settlement cracks throughout the building. There was evidence of roof leaks in units 543 and 547. There was water staining in the basement ceiling below the kitchen in unit 541. This may have been caused from a plumbing leak.
Interiors	28	The sample of windows tested were operational at the time of the inspection. Many windows throughout unit 537 were broken. The paint was deteriorated on the window frames. Recommend repair as needed.
Interiors	29	The interior doors appeared to be in serviceable condition at the time of the inspection. Doors were missing in units 537 and 541. Some of the doors were stiff when closing. This is caused by the differential settlement in the foundation.
Interiors	32	Some smoke detector sensors have a useful lifespan of about 8 to 10 years, it is recommended to replace all units after this time period.
Interiors	34	The stair railing was missing or not installed in some units. Recommend installation of railings as a safety measure.
Kitchen	45	The kitchen sink plumbing appeared to be in serviceable condition at the time of the inspection. There is evidence of a previous water leak in unit 543.
Bath(s)	66	A toilet was missing from unit 537. The rest of the toilets appear to be salvageable.
Heating - Ventilation	67	At the time of inspection, the fuel was off. Inspection of appliances that are shut down is not performed, therefore our review is very limited in scope. We suggest that the client obtain a full and complete inspection from a qualified contractor to determine if any parts are salvageable.
Heating - Ventilation	71	The fuel tanks are single wall. The oil tanks are inside the house. Most insurance companies will not insure a house with indoor fuel tanks. The oil tanks will have to be removed and replaced.
Heating - Ventilation	72	The visible and accessible area of the fireplace appeared to be in serviceable condition at the time of the inspection. The fireplace was visually inspected only. Client is advised to consult with owners manual or manufacturer for proper usage and safety related concerns. I would also recommend having a more thorough inspection / sweep by a certified W.E.T.T. professional.
Electrical	73	It is recommended that a licensed electrical contractor be contacted for further evaluation. New electrical meters may need to be installed.

Electrical	75	The breakers were removed from unit 537. There was no main shut-off breaker on the panels. The panel was missing covers where breakers were not installed. Recommend installation of standard covers for safety. Recommend further evaluation from a licensed electrician.
Plumbing	76	The visible portions of the main lines had corrosion observed at the accessible areas. There is evidence that the main lines may have leaked. Some of the plumbing lines have been disconnected. Recommend further evaluation from a licensed plumber.
Plumbing	81	The water heaters were past their life expectancy. Some of them may be salvageable but will need to be replaced soon. Recommend further evaluation from a licensed plumber.
Basement	82	The basement walls are painted drywall. There was a large amount of surface mold on the basement walls in units 543, 545 and 547. No moisture was detected when tested with a moisture meter except 547 where there is an active water leak. The drywall should be removed from these units by a level 3 mold remediation. More about mold remediation will be included in the final report. There is damaged wall board in unit 537.
Basement	83	There are water stains on the ceiling below the kitchens in units 541 and 543. This would suggest there has been a plumbing leak from the kitchen pipes. Recommend further evaluation.
Basement	84	The basement floor material is carpet and plywood. There are many stains on the carpets throughout the building. Unit 545 had extensive water damage to the wall and floor behind the laundry sink from an apparent water leak. Unit 547 has an active water leak, the flooring is soaked and there is water pooling on the rear of the unit. The carpets do not appear to be salvageable. The floors in the basements are sloped to the west, this is especially noticeable in unit 539.
Basement	86	The windows in unit 537 are broken.
Basement	88	There is an open junction box below the laundry sink in unit 545. This should be covered with a proper cover plate and possibly relocated.
Foundation - Crawl Space	91	The foundation of this building is unstable. There is numerous signs of differential settlement. This means the building has sank at uneven rates causing structural shifting and damage. The signs show the building has sank to the rear and to the right (south and west). Soil depressions at the rear of the building suggest that the ground is unstable. Due to the conditions observed I do not believe the building is salvageable. Recommend further evaluation from a structural engineer and / or foundation specialist. The building may be salvageable but the costs would most likely be beyond its worth.
Foundation - Crawl Space	93	The crawlspace in unit 547 is filled with water. This condition may be fixed by adding perimeter drains but judging by the settlement observed it may not help the buildings overall condition.