

Quality Home and Building Inspections

Summary of a 48 Page Evaluation Document

All cost estimates are approximate and should be used for speculation only. Exact costs necessary prior to settlement. All costs are derived from Inspectors personal experience, consultation and monitoring of respective tradesman along with multiple estimating guides including but not limited to the Hometec remodeling and cost estimator.

Material Defect as per SB1032 – “A problem with a residential property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to people on the property. That fact that a structural element, system or sub-system is near, at or beyond its useful life is not by itself a material defect.” It is our opinion that the following items fall into these guidelines

1. Structural problems evident to include but not limited to – Floor joist pocket rot evident in area above main electrical panel a minimum 5 locations – repair necessary/ The rebuilding of the flooring serving the lower level kitchen and bath is not properly constructed deficiencies include lack of lateral bracing on support wall, missing header and floor joists are pulling away from header around chimney above boiler/ abandoned stair header at north side wall was not properly supported- retrofit advised costs range for these repairs 4000- 5000.00
2. The chimney serving the boilers and water heaters indicates extensive spalling and failure of flue sections this can lead to blockage and lack of integrity of liner can lead to carbon monoxide entry into building envelope- installation of a stainless steel liner necessary costs range 2300.00 – 2600.00 note above work should also include proper repointing of tar coated chimney add'l costs min 1000.00
3. Plumbing deficiencies evident to include – the 1st floor unit bath and kitchen system is not vented – installation of a 3 inch vent pipe to above roof line necessary/ The plumbing stack serving the 2nd floor bath discharges into a separate sewer and system is handling all roof drainage and plumbing from 2nd floor bath and kitchen – this is improper – a separate drain is necessary for roof drainage and an increase in size may be necessary with respect to roof drainage/ this same drain shows an open clean-out in basement center location – review for trap and need for clean-out plug advised repair costs range minimum 6000.00
4. It is noted that the whole roof drains to center location adjacent chimney – this is a potential problem and poor design – redesign of this system should be considered- the adjacent property may be shedding some water onto this roof
5. The exterior stucco has extensive problems to include cracking , bulging and separation multiple locations to include areas at dormers and adjacent windows and door frames – lack of repair will lead to failure – repair involves removal of bulges, sealing of all cracks and areas around openings and repainting costs range 6000.00 – 8000.00
6. The 2nd floor apartment heating system is poorly designed – the radiators are buried in front and rear walls and are oversized and not in proper location for event heat distribution – installation of a continuous loop of baseboard heat is advised to correct problem costs range 6000.00- 7000.00 – notes of problems with system were evident on boiler
7. Certification of fire alarm system advised prior to settlement
8. Electric – isolate neutrals and grounds properly 2nd floor bedroom panel/review wiring to basement lights/ GFCI outlet protection advised – baths/kitchens costs range 400.00 – 500.00

Other Visual observations and recommendations

- a. Restoration of galvanized cornice advised – areas are rusted out and leading to vermin entry – the front overhang roofs are leaking – minimum costs to repair damage, repaint and replace front roof sections 5800.00
- b. Provide proper thru wall vent from gas dryer – safety and fire hazard costs +/-200.00
- c. Restore bath from condensate damage from lack of proper dryer venting +/-400.00
- d. Service toilet 1st floor and rewasher kitchen sink/ provide safety valve relief piping to floor 2 water heaters +/-200.00
- e. Replace approximately 5 sections of cracked concrete sidewalk +/-1000.00
- f. Replace damaged counter 1st floor kitchen +/-800.00
- g. Cap abandoned fuel fill pipe at front sidewalk location +/-75.00
- h. Parge basement walls where needed min 2000.00
- i. Installation of interior doors at basement steel door locations advised minimum costs 1500.00

Lists of major items which should be budgeted for replacement within a five year period starting today

Water Heater +/-700.00(2)

Update electric service to dual 200Amp min 1700.00

Replace AC thru wall unit min 2000.00

Flat roof min 10000.00

Boost attic insulation 1.00SF min

This report is prepared specifically for named client, who has accompanied inspector throughout inspection process and has been advised of and recognizes the limitations in both scope and liability of inspector and inspection Co. Specific insurance policies are available to better protect the consumer and arrangements can be made for the review and costs of these policies if the client so chooses. Payment for services acknowledges clients understanding of all agreements throughout report, if client upon further evaluation within a 48 hour period after reading and understanding all agreements does not feel the service within the guidelines discussed adequate or acceptable a refund will be issued and all contracts between parties ceased. Note -In absentia client acknowledges loss of inspection value and through payment acknowledges understanding of all agreements contained in report.

Client – _____ Inspection Date – _____ Location – _____