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PROPERTY DESCRIPTION

PROPERTY INSPECTED:

INSPECTION ADDRESS:

4722 Baltimore Avenue (Unit 3 - 3rd Floor Apartment)
Philadelphia, PA 19143.



PROPERTY DESCRIPTION:

ESTIMATED AGE OF STRUCTURE:

60 to 80 Years.

BUILDING TYPE:

Apartment(s)

NUMBER OF FLOORS:

Three-Story.

NUMBER OF UNITS INSPECTED:

1.

SQUARE FOOTAGE:

900 Square Feet (Livable / Usable)

BEDROOMS:

2.

BATHROOMS:

1.

POWDER ROOMS:

0.

UTILITIES:

Water, Electric, Gas.

ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

WIRING:

CONDITION:

Appears Serviceable, No major concerns were noted.

COMMON INTERIOR AREAS

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

DOORS:

MAIN ENTRY DOOR:

Appears Serviceable, Entry door is displaced due to: (Bad Fit), Weather stripping is missing or is insufficient.

CORRECTIVE ACTIONS:

Suggestions: Suggest having the hinges tightened, the door re-hung and/or trimmed, or the framing re-installed for use (\$50 to \$75) (**Normal Maintenance**), Suggest installing additional weather stripping to prevent drafts from entering the structure (\$25 to \$50) (**Normal Maintenance**)

SMOKE DETECTORS:

LOCATIONS:

3rd Floor.

CONDITION:

Appears Serviceable, No major concerns were noted.

CARBON MONOXIDE DETECTORS:

CONDITION:

Carbon monoxide detectors are not installed in the structure.

CORRECTIVE ACTIONS:

Recommendations: Recommend installing a carbon monoxide detector on each level of the structure for added safety and to meet PA codes for rental properties (\$30 to \$40 each) (**Maintenance with Repair**)

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

INTERIOR ROOMS

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ROOM LOCATIONS:

LIVING ROOM:
3rd Floor, Center.



WINDOWS:

WINDOW TYPES:

Wood, Double Hung.

WINDOW CONDITION:

Appears Serviceable, Some windows are difficult to operate, Minor to moderate weathering was noted on some window frames, Weather stripping is missing, insufficient, and/or air drafts were noted around the windows.

CORRECTIVE ACTIONS:

Suggestions: Suggest having the windows adjusted and/or replaced for use (\$30 to \$60) (**Normal Maintenance**), Suggest sanding, sealing, and painting the window frames to protect the exposed wood from the weather (\$2 to \$3 per square foot) (**Normal Maintenance**) Suggest installing additional weather stripping to prevent air drafts from entering the structure (\$25 to \$50) (**Normal Maintenance**)

WALLS:

WALL MATERIAL:

Plaster.

WALL CONDITION:

Appears Serviceable, No major concerns were noted.

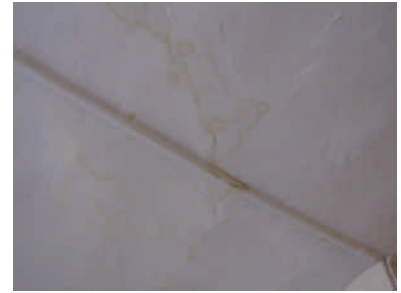
CEILING:

CEILING TYPES:

Plaster.

CEILING CONDITION:

Appears Serviceable, Minor to moderate cracks were noted on the ceiling due to normal settling, Minor to moderate stains were noted on some ceilings, Excess moisture content (more than 20%) was noted at the stains (32% at the stains)



CORRECTIVE ACTIONS:

Recommendations: Active moisture problems were noted in this area during the inspection (Air sampling is recommended) (\$120 for each interior sample in addition to the exterior baseline sample)



CEILING FANS:

CONDITION:

Appears Serviceable, No major concerns were noted.

FLOORS:

FLOOR TYPES:

Wood.

FLOOR CONDITION:

Appears Serviceable, Minor to moderate deterioration was noted on the flooring, Minor to moderate floor squeaks were noted on the wooden floors.

CORRECTIVE ACTIONS:

Suggestions: Suggest having the flooring repaired and/or re-surfaced (aesthetic value only) (\$1.50 to \$3 per square foot) (**Maintenance with Repair**), Suggest having the wood flooring fully secured to the sub-flooring (\$1.50 to \$3 per square foot), Suggest working talcum powder between the wood flooring to lubricate the nails (temporary measure) (\$5 to \$10 per floor) (**Normal Maintenance**)

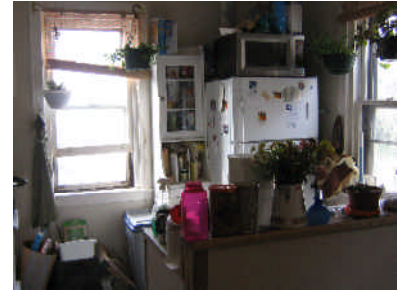
KITCHEN

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

INTERIOR COMPONENTS:

KITCHEN:

3rd Floor, Rear.



WINDOWS / DOORS:

Appear Serviceable, Some windows are difficult to operate, Minor to moderate weathering was noted on the exterior window frames, Bottom window sash does not stay up when the window is opened, Weathering stripping is missing, insufficient, and/or air drafts were noted around the windows.

WALLS / CEILINGS / FLOORS:

Appear Serviceable, No major concerns were noted.

COUNTERS AND CABINETS:

Appear Serviceable, Several cabinet door hinges are missing and/or loose.

SWITCHES / FIXTURES / OUTLETS:

Appear Serviceable, No major concerns were noted.

CORRECTIVE ACTIONS:

Recommendations: Recommend having the window repaired to prevent damage to the window and to prevent personal injury (\$30 to \$45 per square foot) (**Maintenance with Repair**),

Suggestions: Suggest having the windows adjusted and/or replaced for use (\$30 to \$60 per window) (**Normal Maintenance**), Suggest replacing the damaged wood to prevent further damage. Suggest sanding, sealing, and painting the window frames to protect the exposed wood from the weather (\$2 to \$3 per square foot) (**Normal Maintenance**), Suggest installing additional weather stripping to prevent air drafts from entering the structure (\$25 to \$50) (**Normal Maintenance**), Suggest tightening and/or replacing the hinges for use (\$5 to \$10 per set) (**Normal Maintenance**)

KITCHEN SINK:

CONDITION:

Appear Serviceable, No major concerns were noted.

RANGE / COOK TOP AND OVEN:

TYPE:

Gas.

CONDITION:

Appear Serviceable, Oven anti-tip brackets are not installed.

CORRECTIVE ACTIONS:

Recommendations: Recommend having the oven anti-tip brackets installed to prevent the unit from falling forward and causing injury (\$25 to \$50) (**Maintenance with Repair**)

VENTILATION:

TYPE:

External (Window)

CONDITION:

Appear Serviceable, No major concerns were noted.

BATHROOMS

BATHROOM LOCATIONS:

BATHROOM 1:

Type: Bathroom,

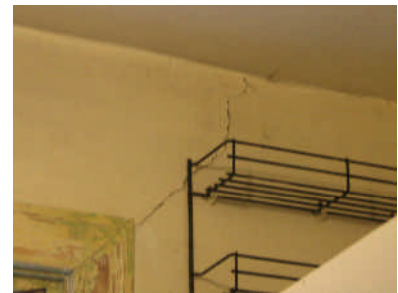
Location: 3rd Floor.



INTERIOR COMPONENTS:

WALLS / CEILINGS / FLOORS:

Appear Serviceable, Minor cracks were noted on some walls and ceilings due to normal settling.



WINDOWS / DOORS:

Appear Serviceable, No major concerns were noted.

SWITCHES / FIXTURES / OUTLETS:

Appear Serviceable, No major concerns were noted.

CORRECTIVE ACTIONS:

Suggestions: Suggest repairing the damaged wall / ceiling areas to prevent further damage (\$1.50 to \$2.50 per square foot) (**Normal Maintenance**)

BATHROOM SINK:

CONDITION:

Appear Serviceable, Drain stopper did not operate, Minor to moderate wear was noted on the sink.



CORRECTIVE ACTIONS:

Suggestions: Suggest replacing the drain stopper for use (\$75 to \$150) (**Normal Maintenance**), Suggest applying a porcelain patch kit to prevent further damage (\$25 to \$50) (**Normal Maintenance**)

TOILET:

CONDITION:

Appear Serviceable, No major concerns were noted.

BATHTUB:

CONDITION:

Appear Serviceable, No major concerns were noted.

SHOWER:

CONDITION:

Appear Serviceable, Minor cracks were noted on the mortar between some tiles.



CORRECTIVE ACTIONS:

Recommendations: Recommend having the cracks in the mortar patched to prevent water from entering the bathroom walls (\$3+ per square foot) (**Normal Maintenance**)

VENTILATION:

TYPE:

External (Window)

CONDITION:

Appear Serviceable, No major concerns were noted.

BEDROOMS

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ROOM LOCATIONS:

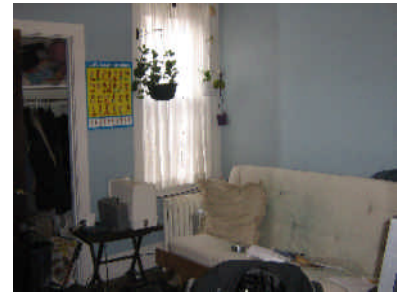
MASTER BEDROOM:

3rd Floor, Front.



BEDROOM 2:

3rd Floor, Center, (Left Side)



DOORS:

INTERIOR DOORS:

Appears Serviceable, Interior door is displaced due to: (Bad Fit) (Dragging on the floor covering)

CORRECTIVE ACTIONS:

Suggestions: Suggest having the hinges tightened, the door re-hung and/or trimmed, or the framing re-installed for use (\$50 to \$75) (**Normal Maintenance**)

WINDOWS:

WINDOW TYPES:

Wood, Double Hung.

WINDOW CONDITION:

Appears Serviceable, Some windows are cracked (Master Bedroom), Some windows are difficult to operate, Minor to moderate weathering was noted on some window frames, Weather stripping is missing, insufficient, and/or air drafts were noted around the windows.



CORRECTIVE ACTIONS:

Suggestions: Suggest replacing the the glass to prevent further cracking (\$35 to \$45 per square foot) (**Maintenance with Repair**) (Master Bedroom), Suggest having the windows adjusted and/or replaced for use (\$30 to \$60) (**Normal Maintenance**), Suggest sanding, sealing, and painting the window frames to protect the exposed wood from the weather (\$2 to \$3 per square foot) (**Normal Maintenance**), Suggest installing additional weather stripping to prevent air drafts from entering the structure (\$25 to \$50) (**Normal Maintenance**)

WALLS:

WALL MATERIAL:

Plaster.

WALL CONDITION:

Appears Serviceable, No major concerns were noted.

CEILINGS:

CEILING TYPES:

Plaster.

CEILING CONDITION:

Appears Serviceable, No major concerns were noted.

FLOORS:

FLOOR TYPES:

Wood.

FLOOR CONDITION:

Appears Serviceable, Minor to moderate deterioration was noted on the flooring, Minor to moderate floor squeaks were noted on the floors.

CORRECTIVE ACTIONS:

Suggestions: Suggest having the floor coverings repaired and/or replaced (aesthetic value only) (Carpet: \$25 to \$50 per square yard; Tile: \$15+ per square foot; Vinyl: \$3+ per square foot; Wood: \$6 to \$12 per square foot) (**Normal Maintenance**), Suggest having the wood fully secured to the sub-flooring (\$1.50 to \$3 per square foot) (**Normal Maintenance**), Suggest working talcum powder between the wood flooring to lubricate the nails (temporary measure) (\$5 to \$10 per floor) (**Normal Maintenance**)