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# PROPERTY DESCRIPTION

## PROPERTY INSPECTED:

**INSPECTION ADDRESS:**

4722 Baltimore Avenue (Unit 2 - 2nd 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.

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## **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.

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## DOORS:

### MAIN ENTRY DOOR:

Appears Serviceable, No major concerns were noted.

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## SMOKE DETECTORS:

### LOCATIONS:

2nd Floor.

### CONDITION:

Appears Serviceable, No major concerns were noted.

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## 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

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.

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## ROOM LOCATIONS:

**LIVING ROOM:**  
2nd Floor, Center.




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## DOORS:

**INTERIOR DOORS:**  
Interior door is missing.

**CORRECTIVE ACTIONS:**

**Suggestions:** Suggest installing a door for use (\$150 to \$250) (**Maintenance with Repair**)

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## WINDOWS:

**WINDOW TYPES:**  
Wood, Double Hung.

**WINDOW CONDITION:**

Appears Serviceable, Some windows are cracked, 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 glass for prevent further cracking (\$35 to \$45 per square foot) (**Maintenance with Repair**), 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, Minor to moderate cracks were noted on some walls due to normal settling, Minor to moderate water damage was noted on some walls, Excess moisture content (more than 20%) was noted at the damage (75% on the right wall)



### 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),

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



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## CEILING:

### CEILING TYPES:

Ceiling Tile.

### CEILING CONDITION:

Appears Serviceable, Minor to moderate stains were noted on some ceilings, Normal moisture content (less than 18%) was noted at the stains.



### CORRECTIVE ACTIONS:

**Suggestions:** Suggest replacing the damaged and/or missing ceiling tiles (aesthetic value only) (\$3 to \$5 per square foot) (**Normal Maintenance**)

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## 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 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**), Suggest having the flooring repaired and/or re-surfaced (aesthetic value only) (\$1.50 to \$3 per square foot) (**Maintenance with Repair**)

# 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.

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## INTERIOR COMPONENTS:

### KITCHEN:

2nd Floor, Rear.



### WINDOWS / DOORS:

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

### WALLS / CEILINGS / FLOORS:

Appear Serviceable, Minor to moderate stains were noted on some ceilings, Normal moisture content (less than 18%) was noted at the stains.



### COUNTERS AND CABINETS:

Appear Serviceable, Minor to moderate wear and/or damage was noted on the cabinets.

### SWITCHES / FIXTURES / OUTLETS:

Appear Serviceable, No major concerns were noted.

### 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**), Suggest replacing the damaged cabinets for use (\$250+ per linear foot) (**Maintenance with Repair**)

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## KITCHEN SINK:

### CONDITION:

Appear Serviceable, No major concerns were noted.

**RANGE / COOK TOP AND OVEN:**

**TYPE:**

Gas.

**CONDITION:**

Appear Serviceable, Minor to moderate wear was noted on the stove.

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**VENTILATION:**

**TYPE:**

External (Window)

**CONDITION:**

Appear Serviceable, No major concerns were noted.

# BATHROOMS

## BATHROOM LOCATIONS:

### BATHROOM 1:

Type: Bathroom,

Location: 2nd Floor.



## INTERIOR COMPONENTS:

### WALLS / CEILINGS / FLOORS:

Appear Serviceable, Minor cracks were noted on some walls due to normal settling, Installed paneling on the ceiling is loose.



### WINDOWS / DOORS:

Appear Serviceable, Door handle (knob) is loose and/or damaged.

### SWITCHES / FIXTURES / OUTLETS:

Appear Serviceable, No major concerns were noted.

### CORRECTIVE ACTIONS:

**Suggestions:** Suggest patching the cracks to prevent further damage (\$1.50 to \$2.50 per square foot) (**Normal Maintenance**), Suggest having the paneling secured and/or removed (aesthetic value only) (\$2+ per square foot) (**Normal Maintenance**)

## BATHROOM SINK:

### CONDITION:

Drain stopper did not operate, Moderate to heavy 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, Toilet tank is loose at the toilet bowl, Toilet is loose at the floor.

**CORRECTIVE ACTIONS:**

**Recommendations:** Recommend having a certified plumber secure the tank to the bowl to prevent future leaks (\$75 to \$125) (**Normal Maintenance**), Recommend having a certified plumber secure the toilet to the floor to prevent future leaks (\$150 to \$250) (**Maintenance with Repair**)

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**BATHTUB:**

**CONDITION:**

Appear Serviceable, No major concerns were noted.

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**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**)

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**VENTILATION:**

**TYPE:**

External (Window)

**CONDITION:**

Appear Serviceable, No major concerns were noted.

# BEDROOMS

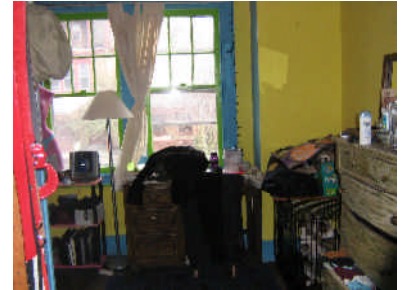
The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of 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.

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## ROOM LOCATIONS:

### MASTER BEDROOM:

2nd Floor, Front.



### BEDROOM 2:

2nd Floor, Center, (Left Side)




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## DOORS:

### INTERIOR DOORS:

Appears Serviceable, No major concerns were noted.

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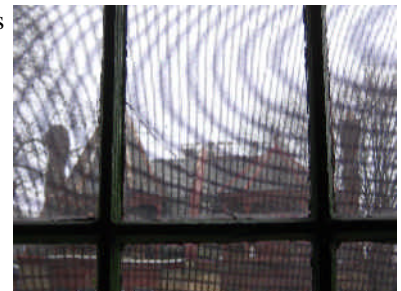
## WINDOWS:

### 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**), 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**)

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**WALLS:**

**WALL MATERIAL:**

Plaster.

**WALL CONDITION:**

Appears Serviceable, No major concerns were noted.

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**CEILING:**

**CEILING TYPES:**

Plaster, Ceiling Tile.

**CEILING CONDITION:**

Appears Serviceable, Minor to moderate stains were noted on some ceilings (Bedroom 2), Normal moisture content (less than 18%) was noted at the stains.



**CORRECTIVE ACTIONS:**

**Suggestions:** Suggest replacing the damaged and/or missing ceiling tiles (aesthetic value only) (\$3 to \$5 per square foot) (**Normal Maintenance**) (Bedroom 2)

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**CEILING FANS:**

**CONDITION:**

Appears Serviceable, No major concerns were noted.

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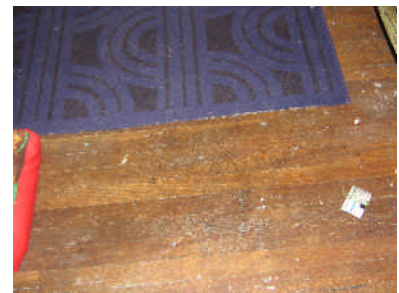
**FLOORS:**

**FLOOR TYPES:**

Wood.

**FLOOR CONDITION:**

Appears Serviceable, Minor to moderate deterioration was noted on the flooring.



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**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**)

