

Kurt Mitenbuler & Associates, Inc.

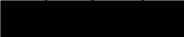
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Inspection Report prepared for:



Chicago, IL 60091

Property Inspection location:



Chicago, IL



Kurt Mitenbuler

IL lic. #450.0000220 expires 11.30.09

Company Representative/Inspector

| | |
|-----------------------------|----------------|
| Date Ordered: | Jan 14, 2009 |
| Inspection Date: | Jan 19, 2009 |
| Inspection Time: | 11:00 AM |
| House/Building Type: | Masonry 3 flat |
| Approx. Age: | 100+ |

| | | | | |
|-----------------------|---------|---------|-----------|-----------------------|
| Payment Record | Amount | 1/19/09 | \$525.00 | Balance \$0.00 |
| | Payment | 1/19/09 | -\$525.00 | |
| | | | | |

| | |
|--------------------------------------|--|
| People Present at Inspection: | Weather /Temp. & Conditions |
| Buyer | 15-20 Degrees Fahrenheit |
| Listing realtor | Clear |
| | Snow on grounds |
| | Snow on roof |

Understanding the Report

To allow you to get right at the most important information, the report is divided into two main categories, Concerns and Descriptions.

Concerns is the summary list of major considerations. The items in Concerns are not listed on a priority or cost of repair basis. Knowing all my customers priorities, or all the costs of repair, is impossible within the limited time frame of the inspection.

Concerns are listed in the same order as the systems in the Descriptions section. Each item in the Concerns section is numbered. The numbers allow several people reviewing the report to know they are all discussing the same item.

Concerns are broken into 3 categories:

- 1) **Major Concerns:** These items need your attention. They are described as major or minor. Major concerns are those that likely cost more than \$250 to repair. Some of the Major Concerns are Safety related; these items will be described as Safety Concerns.
- 2) **Investigate Further:** These are items that need additional inspection or analysis by an appropriate expert or tradesperson.
- 3) **FYI / For Your Information:** This category may or may not have items listed; they are not necessarily defects. These are items that are interesting or specific to the property, and are often general suggestions or recommendations.

Each of the categories has an accompanying icon. The icons are a visual tool for identifying the category of Concern in the report. The icons are shown at the bottom of this page.

On the following page, there is a general Summary Comment. Following that, there is a list of items that were not inspected. **If you think that I should have inspected any of these items, you should call me immediately to discuss it.**

At the bottom of the following page is a list of conditions that restricted access or prevented a complete inspection of the property.

The Descriptions section of the report follows the Concerns section. This section describes all the materials, components, and their locations. If you want to know, say, the brand name and size of the water heater, or the type of roofing material, that information will be in the Descriptions section.

Read through the entire report, and if you have any questions regarding any of the comments, call me now, or a year from now. My service to you does not end w/this report.



Major defect or concern that needs your attention.



These items need additional inspection and analysis by an appropriate expert of tradesperson.



Not necessarily defects, but general information or useful suggestions about the property.

Chicago, IL | January 19, 2009

The property has new decorating installed on a lot of older mechanical equipment. The property was not renovated; it was redecorated, i.e., new decorating was installed over older infrastructure. This benefits the current owner, and penalizes future owners when repairs are necessary, as any repair can mean tear out of existing finish materials.

The furnace installations in particular are a problem. There are several conditions that are unsatisfactory, and that could result in having to replace furnaces and equipment to get it right. The complete lack of access makes repairs hard or impossible. There is no attic or crawlspace that would allow access to do any replacement work; any work would mean tearing out equipment, walls, floors, or ceilings to get access to do the work.

You need to get competent contractors in to determine what the best options are, and what the possible costs may be. Whoever did the redecorating should have corrected these things before they did the work. Now, it will be a mess to get the repairs accomplished.

THE FOLLOWING ITEMS WERE NOT INSPECTED, they are outside the scope of the report.

- No inspection AC function; temperatures too cold to test AC system (<60deg. F)
- No inspection of primary structural supports due to the finished bsmt.
- No specific inspection for asbestos, lead paint, radon, buried tanks, or mold.
- No inspection of the building sewer extending to the street; it is an underground component and inaccessible.
- No pest/termite inspection; termite & pest inspection is beyond the scope of this report.
- No roof inspection; the roof was completely snow covered & inaccessible for inspection.
- No garage roof inspection; the roof was covered by decking & inaccessible.
- No inspection of phone, alarm, cable, intercom, or low voltage wiring systems.

The following conditions restricted access or prevented complete inspection

- The basement is completely finished; there was no access to the foundation or supports.
- It was too cold to test AC (<60F); testing the AC in cold weather can damage the components.
- Snow cover on roof prevented complete roof inspection or access; reinspect the roof after the snow has melted.
- The deck on the garage prevented me inspecting the garage roof.

MAJOR CONCERNS

Garage

1 There is a roof leak along the east eave; it is rotting the roof sheathing.

I can't tell exactly where it's leaking due to the snow load.

Repair would mean removing the deck to provide; this by itself is a major expense.



Garage

2 The garage roof deck may not have engineering overview or approval. All decks and porches have to have City approval.

Verify that there is architectural or engineering approval for the rear garage deck, as the structure may not be adequate to support the loads. That means it could fail under load. You have to verify that there are permits and approvals for the garage roof deck.

Deck / Porch

3 The front porch threshold is leaking into the 1st fl. door / see Interior.



Deck / Porch

- 4 The rear porch is salvaged from the original construction. It does not conform with current City of Chicago requirements for deck and porch construction. Since the City has stated that no porch will be "grandfathered" into compliance, that means this porch isn't code compliant.



Porches that aren't constructed satisfactorily can fail catastrophically. Reinforce or repair the porch as necessary.



Deck / Porch

- 5 Water was leaking in through the walls and windows at the rear porch due to the huge ice dams on the rear eaves. Water is backing up in the gutter and running down through the wall. This is partly due to the lack of flashing and partly due to the ice dams.



This will rot out the wall. The roofing and wall flashing should be repaired so the wall doesn't leak.



Deck / Porch

- 6 There is no visible or apparent flashing @ the rear deck ledger board; this will allow water to leak behind the ledger board and cause the ledger connection to fail. Ledger boards are the most common cause of deck failures; you should install flashing over the ledger board. See previous comment.



Sidewall

- 7 The LR middle window pane is "fogged". This means the thermopane seal is broken & moisture is condensing between the panes. You should replace the thermopane.



Sidewall

8 The rear porch windows lack drip caps. This means they can leak. The wood trim is decayed in one window, meaning they've been leaking.



Water and ice were running out from under the siding at the time of the inspection; this is an indication that there are leaks. Leaks mean damage.

Install drip cap flashing over the windows.



HVAC

- 9 The B vent for the 1st fl. furnace is in contact w/combustible material (wood lath, framing) behind the furnace. Since the flue pipe is hot, it could start a fire. Mfg's. spec's state there should be a minimum 1" clearance to combustibles.



Repair the vent to provide minimum clearance for fire safety. This could be a complicated and expensive process.

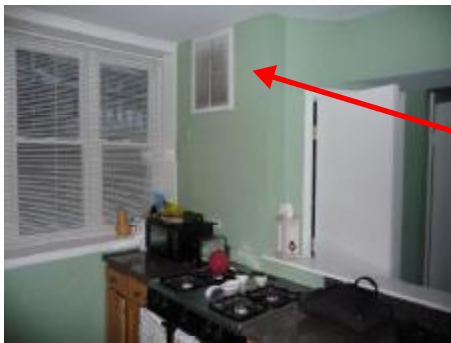


HVAC

- 10 The 1st fl. air return is in the kitchen and directly above the kitchen range. Combustion gas from the stove can be drawn into the system and distributed through the unit. In addition, grease and contaminants from the stove will be drawn into the furnace which can damage it.



All model building codes prohibit having return air in the kitchen. Repairing this means the ducts would have to be moved which is a major expense.



HVAC

- 11 The combustion air intake for the 1st fl. furnace is unsatisfactory. It utilizes a single air intake instead of "high-low" vents that provide even air distribution. Install additional high/low vents as necessary to satisfy the combustion air requirement for this furnace.



HVAC

12

The 2nd fl. furnace was not accessible due to furniture in front of the closet. While I wasn't able to do a complete inspection due to lack of access, I was able to see several defects, including but limited to:



- 1) The furnace is in the BR. Furnaces aren't allowed in BR's unless it is a Category IV, and the door is sealed. This is a category IV furnace, but the door isn't sealed.
- 2) There is a puddle of water running out from under the furnace. This can mean several things, all of them critically important.
- 3) There is no redundant drain pan under the furnace as there should be. If the furnace leaks (as it's doing now), it can flood the building.
- 4) There are openings in the furnace closet to the building structure; the closet should be sealed by repairing the plaster.
- 5) The furnace may be old; if it's old, it's going to need replacement in the near future.

Basically, this furnace has to be repaired or replaced. Get a heating contractor in there, provide access, and have them tell you what the repair is going to cost.



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HVAC

- 13 The top floor heating system (located on the roof) is ancient. It's so old the rating plate is worn away so I can't even read the serial #'s. This sort of equipment usually lasts about 15 years, then it has to be replaced.



Replacement usually costs around \$15,000 for this type of equipment.



HVAC

- 14 There are no metal liners for the boiler & water heater chimneys; liners are necessary to keep moisture from condensing on the chimney interior and causing damage through freeze/thaw cycles. You should install metal liners in the chimneys.



Electrical

- 15 The electrical service is too close to the rear deck. The service should be minimum 10' above the deck, and/or 3' outside the footprint of the deck space. There should be this minimum clearance to prevent occupants from touching the service and possibly being shocked or electrocuted. You should install a nonconductive barrier between the deck and the electric service to prevent accidental contact.



Electrical

- 16 There are open knockouts @ the 2nd fl. panel; the open knockouts could allow insertion of fingers into the panel interior, resulting in electrocution or severe shock. Cover the open knockouts w/knockout covers.



Electrical

17 There are too few GFCI safety outlets in the house. They are not installed in all the locations where they should be.



Most people would recognize these outlets as the ones in bathrooms w/the little “test” and “reset” buttons. These devices protect individuals against shock or electrocution caused by ground faults. In new construction regulated by the 2008 National Electrical Code, ground fault devices are required for outlets @ **any exterior locations, all kitchen countertops, all bathroom wall and countertop receptacles, laundry rooms, wet bars, utility room, all garage outlets including the outlet for the opener, unfinished bsmt’s. and crawlspaces (including outlets for sump pumps and ejector systems), jetted “jacuzzi” tubs, pool or spa equipment, any within 6’ for any sink in a powder room, laundry, or utility room.**

I realize this is considered excessive by some people. While GFCI devices are not necessarily required to be retrofit into existing homes built before the new electrical code required them, safety hazards do not respect calendar dates. For this reason, I recommend you install GFCI devices in the locations described above in any home you are occupying.

The devices should be tested every 30 days to determine if they are working. If the devices don’t trip, or if the device doesn’t reset, you should replace them immediately. The newest devices have improved testing capabilities, and are vastly improved over the older original devices. I recommend installing these new devices in any older home w/existing GFI’s.

Electrical

18 There are older 2 slot ungrounded outlets in some of the units. This usually means that there is older wiring in the walls and instead of upgrading it, they simply installed new outlets on the old wiring. This is part of the new decorating being installed on the older mechanical systems / see Summary Comments.



Plumbing

- 19** The 1st fl. bathroom is set on a "raised floor". This practice usually hides poor plumbing practices; the floor is raised so that non-standard connections can be obscured. I can't tell for sure what's going on until the floor is torn out.



Plumbing

- 20** The exterior hose faucet is not a freeze proof type. This means it can freeze in winter. If it freezes, it will burst, and it could flood the house and damage the home.



I couldn't find a valve to shut off the hose faucet. You should ask the seller if they know where it is. If there isn't one, you should have one installed. Every winter you should shut the valve off before freezing weather to avoid freezing & bursting pipes.



Plumbing

21 The rear 2nd fl. laundry has pipes exposed to freezing.



There are deicing cables on the drains under the rear porch, and there were two signs on the laundry door warning of frozen pipes if it gets too cold. If the pipe freezes, it will burst & flood the property.

You should relocate the pipes so they are on an interior wall, and heat the area under the rear porch so the pipes don't freeze.



Plumbing

22 The rear laundry water heater vents through the wall. This sort of vent isn't approved for through wall applications. It could fail and cause combustion gas to back into the house.



The water heater should be vented conventionally, or a new water heater installed that is approved for thru wall venting.



Plumbing

- 23 The bsmt. water heater flue is in contact with combustible material. It's hot and could start a fire. The flues should be reconfigured when the furnace flues are repaired.



Plumbing

- 24 The lower level water heater closet lacks combustion air vents. This can cause the water heater to malfunction dangerously.



Install combustion air vents in the water heater closet door.



Structural

25 There was no access under the 1st fl. There is an air space down there, but it is not accessible.



The concern is there is wood in close proximity, or in contact with, the dirt under the building. Wood in contact with the earth is highly susceptible to termites. Since there is no access, you would never know if there were termites until there was substantial damage.

You should have a preventative treatment on the property, since there is no way you can perform a satisfactory inspection that would reveal termites (due to lack of access).



Structural

26 The only area of visible foundation was located in the lower level mechanical room. What little I could see showed a damp foundation with wood framing up against it.



I've seen enough of these to know what's under the drywall. It's always damp and moldy. This is conducive to termites in addition to mold, rot, or structural damage.

There isn't any way to repair this without tearing out the interior finishes so vapor barriers and moisture control systems can be installed.



Structural

27 There are areas of the bsmt. ceiling lacking plaster or drywall. There should be a fire separation of plaster or drywall to prevent fire in the bsmt. from engaging into the upper floors.



Patch and repair the bsmt. ceiling to provide a continuous plaster or drywall fire separation between the bsmt. and the upper floors.



Interior

28 The 1st fl. entry door head jamb is wet and water stained. Moisture content was @ 99% meaning saturation. The water is leaking in around the porch threshold for the upper floor entry doors.



Since the area was ice encrusted, I couldn't tell the specifics. Repairing this sort of problem satisfactorily means more than applying wads of caulk. You will probably have to remove portions of the porch so flashing can be installed.

Get the area deiced and thawed, and I can tell you how to fix it. Until then, all I know is it's a problem.



Interior

- 29** The top floor bathroom shower tile is mold, loose, and in poor condition. The shower tile should be repaired or replaced.



Interior

- 30** There were missing or unsatisfactory smoke and CO detectors in the property.



Beginning January 1, 2007, Illinois State Law requires that Carbon Monoxide Detectors be placed in every residence. According to the new law, one detector must be placed within 15 feet of every room used for sleeping purposes. You should install new CO detectors within 15' of any room intended to be used as sleeping quarters.

Current NFPA Guidelines recommend installing smoke detectors @ every house level, all sleeping areas, and mechanical rooms. Some municipalities interpret "sleeping area" as a BR hallway, others as every BB. Since the more smoke detectors the better, every BR is a good idea. "Interlinking", or tying all the smoke detectors into a single interconnected system, is the best method of installation, as any single detector can alert the entire household to a fire/smoke hazard. The best idea is to install (per the previous locations) interlinked smoke detectors in any property you and your family are going to occupy.

The most current studies also indicate that smoke detectors lose most of their sensitivity after 4-5 years. Since these devices are likely original, they are due for changing. You should install new smoke detectors before you occupy the property.

Interior

- 31 The rear porch stairs lack handrails; this is a trip & fall hazard. You should install handrails for safe use of the stairs.



Summary Comments

- 32 The property has new decorating installed on a lot of older mechanical equipment. The property was not renovated; it was redecorated, i.e., new decorating was installed over older infrastructure. This benefits the current owner, and penalizes future owners when repairs are necessary, as any repair can mean tear out of existing finish materials.



The furnace installations in particular are a problem. There are several conditions that are unsatisfactory, and that could result in having to replace furnaces and equipment to get it right.

The complete lack of access makes repairs hard or impossible. There is no attic or crawlspace that would allow access to do any replacement work; any work would mean tearing out equipment, walls, floors, or ceilings to get access to do the work.

Since there was very limited access anywhere in the property, I can't tell you what the conditions are in the walls, floors, or ceilings. There could easily be other defects that I can't see due to lack of access. When these conditions are discovered (and there are always additional conditions), they will have to be corrected, at an unforeseen cost.

You need to get competent contractors in to determine what the best options are, and what the possible costs may be. Whoever did the redecorating should have corrected these things before they did the work. Now, it will be a mess to get the repairs accomplished.

INVESTIGATE FURTHER

Site

33 The site was completely snow covered. I was not able to see anything.

? You should have me reinspect the site after the snow has melted.

Roof

34 The roof was entirely snow covered & inaccessible for inspection.

? You should have the roof reinspected after the snow has melted to determine it's condition.



HVAC

35 Get a heating contractor in to determine what it will cost to repair and replace the equipment.

?

HVAC

36 I wasn't able to test the AC due to the cold temperatures; if AC systems are operated when the temperature is <65 degrees F., the system can be damaged. You should test the AC as temperatures allow to determine if the AC is functional.

?

Structural

- 37 The garage roof deck may not have engineering overview or approval. All decks and porches have to have City approval.
- Verify that there is architectural or engineering approval for the rear garage deck, as the structure may not be adequate to support the loads. That means it could fail under load. You have to verify that there are permits and approvals for the garage roof deck.



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Descriptions: Materials, Systems, Components, and their Location

A. Site

- A.1. Site Description / Grading & Drainage Yard & lawn
City lot/flat/no drainage
Site completely snow covered
- A.2. Walks/Drives/Patio(s) Concrete sidewalks - *Front, side, & rear yards*
- A.3. Fence(s) Wrought iron fence - *Front yard*
Wood fence - *Rear yard*
- A.4. Retaining Walls NA -

General Comments

The site was completely snow covered. I was not able to see anything.

You should have me reinspect the site after the snow has melted.

B. Garage

- B.1.a. Garage Type Wood frame detached 2 car
- B.1.b. Garage Door Type/Opener Electric opener/no auto return

General Comments

The garage has defects or conditions that need repair; see the Concerns section of this report.

C. Decks / Porches

C.1. Deck(s)

Rooftop deck - *Garage roof*
Balcony - *rear wall 3rd fl.*

C.2. Porch(es)

Enclosed rear egress porch - *West side*

General Comments

The decks and porches had defects or conditions that should be addressed; see the Concerns section of the report.

D. Sidewalls

Eaves, Windows, Doors

- D.1. Sidewall Common brick - *Side wall(s)*
Vinyl - *Rear porch*
- D.2. Eaves/Woodwork/Parapet Decorative metal cornice - *Front wall*
Masonry parapet walls - *Side wall(s)*
- D.3. Windows/Doors Vinyl double hung thermopane - *1st & 2nd fl.*
Aluminum double hung thermopane - *3rd fl.*

General Comments

The Sidewall materials and components had defects or concerns that need repair; see the Concerns section of this report.

E. Roof

E.1 Roofing

| Location | Access | E.1.a. Type | E.1.b. Material | E.1.c. Pitch | E.1.d. Age | E.1.e. Layers |
|-----------------|--------------|-------------|-------------------------|--------------|------------|---------------|
| entire building | snow covered | flat | modified bitumen/silver | low slope | 18-20 | ?? |

E.2. Roof Components

- E.2.a. Flashings membrane - *chimney(s)*
membrane w/ termination bar - *sidewall/parapet*
membrane - *plumbing vents*
- E.2.b. Chimneys masonry tile liner(s) - *fireplace chimney*
masonry tile liner(s) - *heating equipment/fireplace chimney*
masonry tile liner(s) - *water heater vent*
- E.2.c. Gutters / Downspouts galvanized metal - *rear eave*
- E.2.d. Skylites plastic bubble - *3rd fl.*
plastic bubble - *central stairwell*

General Comments

The roof was ice and snow covered, and not fully accessible for inspection. I was only able to view a relatively small portion of the roofing.

The roofing should be reinspected after the snow and ice and melted to determine it's condition.

F. Structural

- F.1. Foundation common brick - *entire building*
- F.2. Supports ??/no access -
- F.3. Floor Structure 2x10 16" o.c. - *1st fl.*
2x10 16" o.c. - *2nd fl.*
- F.4. Wall Structure exterior load bearing masonry - *main building*
exterior load bearing frame - *garage*
- F.5. Ceiling Structure wood frame - *entire building*
- F.6. Roof Structure wood frame - *entire building*
- F.7. Lintels masonry - *windows & doors*
- F.8. Basement Floor dirt crawlspace - *crawlspace*

F. Insulation

Attic Access Method NA/no attic

Visible Insulation General Description

| F.9.a. Material | F.9.b. Location | F.9.c. Amt/In | F.9.d. Attic/roof Ventilation Type |
|-----------------|-----------------|---------------|------------------------------------|
| ?? | NA | ?? | no vents |

General Comments

The Structure has defects or concerns that should be addressed; see the Concerns section of this report.

System#1

G. HVAC/Heating, Ventilation, Air Conditioning

Heating Equipment

Location 1st fl.
Mfg. Rheem
Age / yrs. 8-9
Fuel natural gas

G.1. Type forced air/Cat 1
G.2. Flues & Vents "B" vent(s)
G.3. Combustion Air..... Confined space
G.4. Distribution metal duct
G.5. Supply room supply/central return
G.6. Controls & Components program thermostat
filter
condensate pump

Air Conditioning Equipment

Location 1st fl.
Mfg. Rheem
Age / yrs. 6-7

H.1. Type split system
H..2. Condenser Location south gangway
H.3. Return Temp. NA Degrees F
H.4. Plenum Temp. NA Degrees F

General Comments

The HVAC system has defects or concerns that should be addressed; see the Concerns section of this report.

System#2

G. HVAC/Heating, Ventilation, Air Conditioning

Heating Equipment

Location BR closet

Mfg. Bryant

Age / yrs. ??

Fuel natural gas

G.1. Type forced air/Cat 4 hi eff. direct vent

G.2. Flues & Vents PVC vent thru wall

G.3. Combustion Air..... exterior

G.4. Distribution metal duct

G.5. Supply room supply/central return

G.6. Controls & Components program thermostat
condensate pump

Air Conditioning Equipment

Location 2nd fl.

Mfg. Lennox

Age / yrs. 20-21

H.1. Type split system

H.2. Condenser Location main roof

H.3. Return Temp. NA Degrees F

H.4. Plenum Temp. NA Degrees F

General Comments

The HVAC system has defects or concerns that should be addressed; see the Concerns section of this report.

System#3

G. HVAC/Heating, Ventilation, Air Conditioning

Heating Equipment

Location rooftop
Mfg. Bryant
Age / yrs. 20-21
Fuel natural gas

G.1. Type rooftop "package" system
G.2. Flues & Vents exterior
G.3. Combustion Air..... exterior
G.4. Distribution metal duct
G.5. Supply room supply/central return
G.6. Controls & Components program thermostat

Air Conditioning Equipment

Location 3rd fl.
Mfg. Bryant
Age / yrs. 20-21

H.1. Type rooftop "combined" system
H..2. Condenser Location NA
H.3. Return Temp. NA Degrees F
H.4. Plenum Temp. NA Degrees F

General Comments

The HVAC system has defects or concerns that should be addressed; see the Concerns section of this report.

I. Electrical

| Location | I.1. Entrance | I.2. Equipment | I.3. Amps/Volts | I.4. Disconnect | Circuits/Avail |
|-----------------|----------------------|-----------------------|------------------------|------------------------|-----------------------|
| 1st fl. | overhead/nylon SEC | breaker panel | 100 amp/220 volt | breaker | 10 2 |
| 2nd fl. | overhead/nylon SEC | breaker panel | 100 amp/220 volt | breaker | 9 |
| 3rd fl. | overhead/nylon SEC | breaker panel | 100 amp/220 volt | breaker | |

I.6. Grounding cold water pipe

I.7. Wiring Material copper

I.8. Wiring Method(s) EMT rigid conduit
AC cable/ "BX"

I.9. Ground Fault /
Arc Fault Devices missing device - *entire building*

General Comments

The electrical system has defects that should be repaired; see the Concerns section of this report.

J. Plumbing

- J.1 Service municipal water & sewer
- J.2. Water Main Size & Material ??
- J.3. Supply Pipe copper - *visible pipe*
- J.4. Drain/Waste/Vent Pipe iron - *visible pipe*
PVC plastic - *visible pipe*
- J.5. Pumps/Drains/Ejectors floor drain - *exterior areaway floor drains*
- J.6. Pumps/Drains/Ejectors rigid black pipe - *visible pipe*
- J.7. Catch Basin ??/not located -
- Water Main Shutoff Location exterior shutoff
- Fuel Main Shutoff Location exterior meter(s)

J.8 Water Heating Equipment

| Mfg | Fuel | Size/gal | Age/yrs | Flues/Vents |
|------------|-------------|----------|---------|-----------------------------|
| Rheemglass | natural gas | 75 | 9-10 | metal flue connector/B vent |
| GE | natural gas | 30 | 2-3 | metal flue connector/B vent |

General Comments

The Plumbing system has defects or concerns that should be repaired or addressed; see the Concerns section of this report.

unit #1

K. Interior / Kitchens & Baths

Interior Material Descriptions and Locations

K.1. Wall & Ceiling Material drywall - *entire apt.*

K.2. Flooring Material wood laminate - *entire apt.*

K.3. Fireplaces and Solid Fuel-
Burning Appliances cosmetic/no function - *LR*

K.4. Stairs and Railings NA -

K.5. Smoke Detectors and
CO Monitors MISSING SMOKE DETECTOR -

Kitchen Material Descriptions and Locations

K.6. Kitchen Cabinets wood cabinets

K.7. Kitchen Countertops laminate/formica

K.8. Appliances

gas range/oven - *Functional*

refrigerator - *Functional*

dishwasher - *Functional*

garbage disposer - *Functional*

K.9 Bathroom Finishes

ceramic tile - *1st fl. bath*

General Comments

The Interior has defects or concerns that should be addressed; see the Concerns section of this report.

unit #2

K. Interior / Kitchens & Baths

Interior Material Descriptions and Locations

K.1. Wall & Ceiling Material drywall - *entire apt.*

K.2. Flooring Material wood - *entire apt.*

K.3. Fireplaces and Solid Fuel-
Burning Appliances cosmetic/no function - *LR*

K.4. Stairs and Railings 2nd fl. stairs - *central stairwell*

K.5. Smoke Detectors and
CO Monitors smoke detector - *BR hallway*
MISSING CO DETECTOR - *entire apt.*

Kitchen Material Descriptions and Locations

K.6. Kitchen Cabinets laminate cabinets

K.7. Kitchen Countertops laminate/formica

K.8. Appliances

gas range/oven - *Functional*

refrigerator - *Functional*

dishwasher - *Functional*

washer - *Functional*

gas dryer - *Functional*

K.9 Bathroom Finishes

ceramic tile - *2nd fl. bath*

General Comments

The Interior has defects or concerns that should be addressed; see the Concerns section of this report.

unit #3

K. Interior / Kitchens & Baths

Interior Material Descriptions and Locations

K.1. Wall & Ceiling Material drywall - *entire apt.*

K.2. Flooring Material wood - *3rd fl.*

K.3. Fireplaces and Solid Fuel-
Burning Appliances cosmetic/no function - *LR*

K.4. Stairs and Railings central stairwell - *central stairwell*

K.5. Smoke Detectors and
CO Monitors smoke detector(s) -

Kitchen Material Descriptions and Locations

K.6. Kitchen Cabinets wood cabinets

K.7. Kitchen Countertops granite

K.8. Appliances

gas range/oven - *Functional*

refrigerator - *Functional*

dishwasher - *Functional*

garbage disposer - *Functional*

K.9 Bathroom Finishes

ceramic tile - *3rd fl. bath*

General Comments

The Interior has defects or concerns that should be addressed; see the Concerns section of this report.