

# Kurt Mitenbuler & Associates, Inc.

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Inspection Report prepared for:  
**Brawnski Armstrong**  
7505 W. Brown #2K  
Forest Park, IL 60130

Property Inspection location:  
**304 South Home**  
Oak Park, IL



*Kurt Mitenbuler*

IL lic. #450.0000220 expires 11.30.08

Company Representative/Inspector

<b>Date Ordered:</b>	May 21, 2008			
<b>Inspection Date:</b>	May 27, 2008			
<b>Inspection Time:</b>	9:00 AM			
<b>House/Building Type:</b>	Masonry 2 flat			
<b>Approx. Age:</b>	85-90			
<b>Payment Record</b>	Amount	5/22/08	\$525.00	<b>Balance \$0.00</b>
	Payment	5/28/08	-\$525.00	
<b>People Present at Inspection:</b>	<b>Weather /Temp. &amp; Conditions</b>			
Buyer	45-50 Degrees Fahrenheit			
Seller	Overcast			
Tenant/occupant	High wind			

## 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. If a particular system or component is not listed in Concerns, that means it was in satisfactory condition at the time of the inspection. 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 5 categories:

- 1) **Major Concerns:** These items need your attention. Major concerns are items that cost more than \$250 to correct. Any item in this category should be looked @ by an appropriate contractor to determine specifications for repair and the actual approximate cost.
- 2) **Minor Repair:** This category describes minor defects that need repair. Minor repairs normally are those that are less \$250.
- 3) **Investigate Further:** These are items that need additional inspection or analysis by an appropriate expert or tradesperson.
- 4) **Safety Concerns:** I list serious safety issue in Major Concerns, but often there are commonly found conditions in older properties that have been identified as being unsafe. This section describes safety concerns I saw in the property.
- 5) **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 categories has an accompanying icon. The icons are a visual tool for identifying the category of Concern in the report. They are shown on the following page.

After the icons, **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, usually costs >\$250.



Indicates a minor defect or condition needing repair, usually costs <\$250.



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



Safety Concerns. You should address these safety items before occupying the property.



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

**Armstrong | 304 South Home, Oak Park, IL | May 27, 2008**

## **Summary Comments**

Inspection Report General Comments

The property was in overall poor condition, w/ multiple major defects in nearly every primary system. There was the distinct impression that if I kept looking for defects, I would keep finding them.

The property, in short, requires a major rehabilitation and renovation of exterior, structural, interior, and electro-mechanical systems & components.

Appropriate contractors should reinspect the property to provide specifications for renovation and approx. cost of the required improvements.

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



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 inspection for building or zoning code compliance



No inspection of phone, alarm, cable, intercom, or low voltage wiring systems.

### **The following conditions restricted access or prevented complete inspection**



The 1st fl. apt. was filthy and full of stuff that restricted access. It was very hard to see the apt. due to the junk.

**MAJOR CONCERNS**

**Site**

- 1 Grading around the house was inadequate to drain water away from the house and off the property; the yard is flat. Lack of drainage off the property can cause bsmt. water entrance or continuing damp bsmt. conditions; given the damp bsmt. conditions that are readily apparent, you should improve the grading & drainage around the house. Regrade or relandscape the yard, replace sidewalks, extend downspouts, or provide other improvements to drainage to divert water away from the house.

**Site**

- 2 Trees in the parkway may be putting roots into the tile sewers. You should have the sewer rodded & videoscoped to verify its condition / see also Plumbing.



**Site**

- 3 The south walk pitches toward the house. This will hold water against the house which greatly increases the possibility for bsmt. dampness or water entrance. You should replace the sidewalks, or do other improvements to divert water away from the house.



### Garage

- 4 The garage masonry parapet is falling apart around the perimeter. Some of the masonry could fall and injure or kill someone.



Repair all the garage parapet walls.

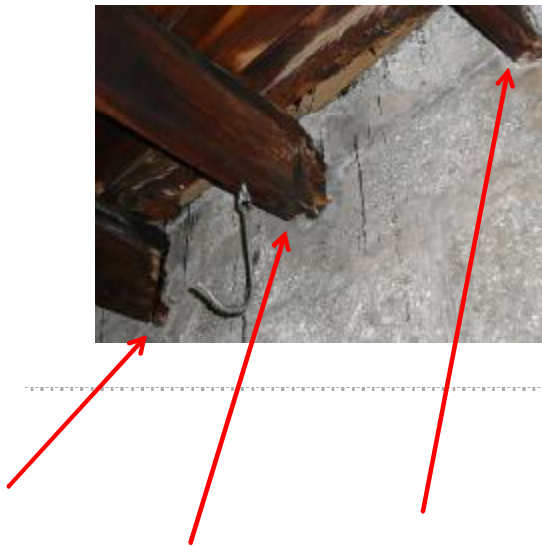


### Garage

- 5 The south garage bay roof joists are rotting badly where they bear on the exterior wall joist pocket. The joists could collapse.



Repair the joists by replacing them or installing reinforcement.



## Garage

- 6 The north garage door is off it's track and the cables are worn are about to break. The north garage door should be repaired or replaced.



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## Deck / Porch

- 7 The front porch north cheek wall has loose brick, and there are leaks between the stairs and the cheek wall.



Repair the porch to keep water out of these side cheekwalls.



## Deck / Porch

8 The rear egress porch has defects that could cause failure or collapse, including but not limited to;



- 1) The horizontal girders are not secured to the vertical supports w/steel connectors.
- 2) The stair stringers are not secured to the porch framing w/steel reinforcement.
- 3) The posts are not secured to their footings w/galvanized clips. This could allow the posts to shift and cause settlement or failure.
- 4) The guardrails are <42". This could allow occupants to fall over the railing.

The porch could use repairs or improvements. Have a porch contractor look at the porch and provide an estimate for repair.



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## Deck / Porch

9 The rear porch is peeling paint. The porch should be repainted.



### Sidewall

- 10 Several windows were lacking sash cords to hold the sash up. Repair the sash cords.



### Sidewall

- 11 The windows all need reglazing. Nearly every window had deteriorated glazing. The windows were peeling paint.



The windows should all be reglazed and repainted.



## Roof

12  
!

The slate roof is old, and it has problems. There are cracked, broken, and missing slates. The slate is old, and these defects are going to increase w/each season. The flashing is old, the hip covers are loose and nearly blowing off, and the chimney flashing is a mix if tar, copper, and improvised solutions.

In a nutshell, this roof need repair, and the repairs are going to be expensive. Slate repairs are expensive in the first place, but this is a steep roof, and there is no way to work on it without setting up staging and scaffold, and that greatly increases cost.

You could replace it w/asphalt, but the historical commission might require slate. You need to ask the historical commission what they are going to require in the way of repair or replacement.

Get a slate roofing contractor out to this house right away to determine the cost of repair. This could be a very expensive roof.



## Roof

- 13 There are indications of massive leaks around the ENE chimney and in other areas of the attic. The photos don't show the problems particularly well, but you were up there and you saw them. The roof has leaked, and it will leak again because there were never adequate repairs made.



## Roof

- 14 The front porch roof ponds water. There is no manufacturer of this membrane that approves their material for ponding conditions. Ponds cause leaks.



Repair the front porch roof to drain.



## HVAC

**15** The 1st fl. circulator isn't functional. It wasn't circulating hot water to the radiators.



Replace the circulator.



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## HVAC

**16** The 1st fl. temperature and pressure relief valve was dripping water. The great likelihood is the expansion tank is waterlogged.



Repair or replace the expansion tank.

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## HVAC

- 17 There are (what look like) scraps of asbestos on some of the pipes in the bsmt. The asbestos should be reinspected by a licensed asbestos abatement contractor and all the material removed or encapsulated as necessary on the best advice of the contractor.



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## HVAC

- 18 All the radiator valves are stuck in the open position. This isn't critical, but noteworthy; if you have to perform service on the system, you have to drain it all down instead of simply isolating radiators by shutting them off. This results in higher than necessary repair costs due to the extra work of draining down the system. You should repair the valves as necessary to work properly.



## HVAC

- 19** The east flue is blocked w/chimney liner shards. This could block the flue and cause combustion gas to back into the house which is a life safety hazard. Clean out the flue and install a complete metal liner to prevent future occurrence.



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## Electrical

- 20** 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, ground fault devices are required for outlets @ any exterior location, any kitchen countertop, all bathrooms, the garage, unfinished bsmt's., jetted “jacuzzi” tubs, pool or spa equipment, any sink in a powder room or laundry, or in any other wet location.

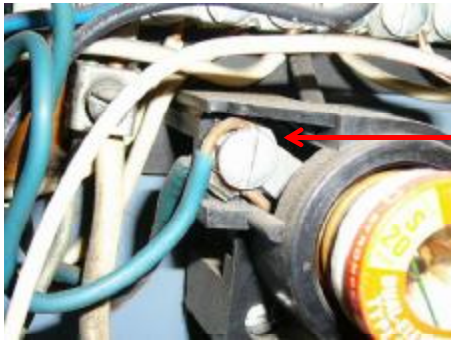
While GFCI devices are not necessarily required to be retrofit into existing homes built before the electrical codes required them, safety hazards do not respect calendar dates. For this reason, I recommend you install GFCI devices in the locations described above in any home you are occupying.

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.

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### Electrical

- 21 There is a double tap in the 2nd fl. panel; this means there are two wires attached to a single fuse. Double taps are prohibited because they create the chance for a loose connection that could get hot & start fire. You should repair the double tap so that each fuse only has a single wire connection.



### Electrical

- 22 There are 2 slot ungrounded outlets located throughout the house. This is a shock or electrocution hazard when using appliances or devices that need to be grounded. You should replace all the ungrounded outlets w/new properly grounded 3 slot outlets.



### Electrical

- 23 The garage electrical service is a single strand wire that isn't approved for exterior use. UV light can break down the insulation and cause it to fall off, creating an electrocution hazard. In addition, the garage service is too close to the deck (<3'), creating the chance of occupants to touch it and shock or electrocute themselves. The garage service should be replaced w/an underground service entrance.



### Electrical

- 24 The electrical box in the north garage is still live/hot, i.e., it still has electricity coming into it. The box should be sealed and closed up or removed.



### Electrical

- 25 There are very few outlets in the property. Nearly every outlet I saw had an extension cord w/more outlets or an outlet strip.



Install more outlets in the house when you're remodeling.



### Electrical

- 26 The electrical panels are outdated. There is no room for additional circuits, they're fused, there is a (previously mentioned) double tap, and in general, there is no way to make improvements. Simple things, like installing additional dedicated circuits for air conditioning units, is impossible.



You need to install 2 new circuit breaker panels so that when you make improvements, you will have capacity to add (needed) circuits.

## Plumbing

- 27 The water heater flue connectors are not sealed where they enter the chimney. This could allow combustion gas to back into the house which is a life safety hazard. Repair the water heater flue pipes.



## Plumbing

- 28 Older houses often have problems w/the building sewer running to the street. The sewers are most commonly old terra cotta (red clay) tile laid in the mud. The joints between the tiles are not sealed; it is a dry fit bell & hub joint, and it is essentially open. Tree roots looking for water find these joints and penetrate into the tile, blocking drainage and eventually damaging the sewer. When the blockage of damage is substantial, it is often necessary to dig down and replace the damaged section of sewer. This is an expensive & disruptive operation.



There is no way to know the condition of the sewer without rodding (cleaning) out the sewer and running a videocamera (often called a sewer camera) down the line to examine the tiles. This requires specialized equipment and is beyond the scope of this report. There was no cleanout for the sewer, so rodding or videoscoping will be hard or impossible. You should install a cleanout @ the front yard to facilitate rodding & servicing the sewer to the street.

Trees in the front yard & the parkway put roots into the sewer. Since you have trees in both the front yard & parkway, I recommend having a plumbing service video-scope the sewer to determine it's condition.



## Plumbing

**29** The building supply pipe is almost all original or old galvanized pipe. Water flow fluctuated when multiple fixtures were operated simultaneously; this is caused by corrosion on the pipe interior restricting water flow



There are pipe joints where there is corrosion and stains indicating leaks. The older pipe leaked, and it will leak again.

Basically, the pipe is old and upgrades are overdue; you should plan on replacing the old pipe, the sooner the better.



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## Plumbing

**30** The copper and galvanized pipe joints lack dielectric unions to separate the two dissimilar metals. In some instances, the lack of the dielectric will accelerate the deterioration of the pipe due to electrolysis. This is not a critical or expensive defect to correct, but it does indicate less than competent or knowledgeable plumbing work.



You should install dielectric unions between all copper and galvanized plumbing joints.

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### Plumbing

- 31** The right side water heater lacks a dielectric fitting where the pipe is connected to the tank. It's leaking. Repair the water heater connections w/dielectric fittings and proper pipe materials.



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### Plumbing

- 32** The catch basin is full of sludge, non-draining, or otherwise in poor condition.



Clean out the catch basin and flush and clean the line.

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### Plumbing

- 33** The first floor bathtub drained slowly. The drum trap is probably clogged w/sludge. Clear out the drum trap to provide drainage from the tub.



## Plumbing

- 34** There are several locations under the wet wall that show indications of leaks. This is another good argument for replacing all the pipe.



## Structural

- 35** The attic is minimally insulated. There is only approx. 2-3" of insulation in the attic. This will significantly increase heating & cooling costs. You should upgrade the attic insulation to approx. 12"/R38 to reduce energy costs in the property.



## Structural

- 36** The roof rafters bear on a sill plate that is lifting and separating due to the lack of rafter ties to hold the base of the rafters together. If this sill plate lets all the way loose, the roof could collapse.



You should get an engineer in there immediately to design a repair to prevent the sills from shifting and possibly causing a failure.

This wouldn't be particularly complicated, but rafter ties would be in a location that would make any future use of the attic space a big problem, as the rafter ties would all be located approx. 3' above the current floor level.



## Structural

- 37 The NE hip rafter is rotted out or shattered. It should be replaced or repaired w/a new rafter.



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## Interior

- 38 The wood floors in both units are worn. They need sanding and refinishing.



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## Interior

- 39 Given the age of the property it is possible, or even likely, that there are lead based paints in the underlying paint layers at the exterior, and possibly the interior. Determining if there is lead based paint requires specialized equipment and independent testing, which is beyond the scope of this inspection report.



Additional information regarding lead based paints and the health risks associated w/them is located @ [www.epa.gov/lead](http://www.epa.gov/lead).

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### Interior

- 40 The leaded glass windows are sagging. They should be repaired, or they will continue to sag and collapse. Repairing leaded glass is expensive.



### Interior

- 41 The tile window sills in both (2) bathrooms are lifting; that means the tile is leaking, soaking water into the underlying wood, and the wood is expanding & lifting the tile. There may be additional damage under the tile in the walls that I can't see. Repair the tile to prevent leaks.



The rest of the tile is in poor condition. It needs repair, reconditioning, or replacement.





## MINOR REPAIR



### Roof

- 42 The front porch downspout is not connected, and water is running down the wall and damaging the wall. Repair the spout.



### HVAC

- 43 Both of the temperature and pressure relief valves had threaded fittings on the ends of the pipe. This isn't approved because the pipe could get capped, causing an explosion.



Replace the discharge nipples w/unthreaded pipes.





## INVESTIGATE FURTHER



### HVAC

- 44 Have an asbestos abatement contractor look at the property to determine if there's been asbestos contamination.



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### Plumbing

- 45 Clean, rod, and videoscope the sewer to the street to determine it's condition.



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### Structural

- 46 Have an engineer or architect look at the rafter/sill connection to figure out a repair.



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### Summary Comments

- 47 Check w/the City to determine if there are outstanding building code violations.



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### Summary Comments

- 48 Have a general contractor look at this property to figure out what it's going to cost to renovate.





## SAFETY CONCERNS



### Garage

49

The garage door springs lack retaining leashes. If the spring breaks, it could injure someone severely. Install retaining leashes on the garage door opener springs.



### Interior

50

The laundry dryer vent is plastic; this material has been shown in several studies to be a fire hazard. Replace the vent duct w/smooth walled metallic ducting.



This has become very common, even w/well documented problems w/the foil type vents. You might want to review the information @ this site....

<http://www.cpsc.gov/CPSCPUB/PUBS/5022.html>



## Interior

- 51** 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.

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## Interior

- 52** The anti-tip bracket @ the ranges are not installed; this could allow the ranges to tip forward when the shelves are extended and cause major injury. The anti-tip brackets should be installed.



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FYI



## HVAC

53

There are old bleeder valves on the radiators. These valves are for bleeding air out of the lines so that the radiators heat properly. If any of the radiators fail to warm up, you should open these valves and bleed the air out of them.



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## Summary Comments

54

The property was in overall poor condition, w/ multiple major defects in nearly every primary system. There was the distinct impression that if I kept looking for defects, I would keep finding them. The property, in short, requires a major rehabilitation and renovation of exterior, structural, interior, and electro-mechanical systems & components. Appropriate contractors should reinspect the property to provide specifications for renovation and approx. cost of the required improvements.

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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  
Tree(s) in parkway
- A.2. Walks/Drives/Patio(s) ..... Concrete sidewalks - *Front, side, & rear yards*
- A.3. Fence(s) ..... Cedar fence - *Rear yard*
- A.4. Retaining Walls ..... Bsmt. entrance areaway - *Rear yard*

#### **General Comments**

The site has defects or concerns that need to be repaired or considered; see the Concerns section of this report.

### **B. Garage**

- B.1.a. Garage Type ..... Masonry detached 2 car
- B.1.b. Garage Door Type/Opener .....

#### **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)**

NA -

#### **C.2. Porch(es)**

front masonry steps - *Front yard*  
Rear egress porch-stairs/untreated wood - *Rear yard*

#### **General Comments**

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

**D. Sidewalls**

Eaves, Windows, Doors

- D.1. Sidewall ..... Face brick - *Front wall*  
Common brick - *Side & rear walls*  
concrete block - *Garage*
- D.2. Eaves/Woodwork/Parapet ..... Wood fascia, soffit - *Main building*  
Masonry parapet walls - *Front porch*  
Stone coping - *Front porch*  
Masonry parapet walls - *Garage*  
Stone coping - *Garage*  
decorative stone details - *Front porch*
- D.3. Windows/Doors ..... Wood double hung single pane - *Entire building*  
Aluminum storm windows - *Entire building*

**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
main building	viewed from	hip	slate	10:12	80-90	1
front porch	walked on roof	flat	modified bitumen	low slope	8-9	??
garage	along eaves	flat	tar & felt	low slope	8-9	2-3

**E.2. Roof Components**

- E.2.a. Flashings ..... copper - *chimney(s)*  
tar - *chimney(s)*  
lead - *plumbing vents*  
copper - *hip covers*
- E.2.b. Chimneys ..... masonry/metal liner(s) - *heating equipment/water heater*
- E.2.c. Gutters / Downspouts ..... seamless aluminum - *entire building*
- E.2.d. Skylites ..... NA -

**General Comments**

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

**F. Structural**

- F.1. Foundation ..... formed concrete - *entire building*
- F.2. Supports ..... steel posts & beam(s) - *central supports*
- F.3. Floor Structure ..... 2x10 16" o.c. - *1st & 2nd fls.*
- F.4. Wall Structure ..... exterior load bearing masonry - *entire building*
- F.5. Ceiling Structure ..... wood frame - *entire building*
- F.6. Roof Structure ..... 2x4 16" o.c. - *entire building*
- F.7. Lintels ..... steel - *windows & doors*
- F.8. Basement Floor ..... concrete - *bsmt. floor*

**F. Insulation**

Attic Access Method .....

**Visible Insulation General Description**

<b>F.9.a. Material</b>	<b>F.9.b. Location</b>	<b>F.9.c. Amt/In</b>	<b>F.9.d. Attic/roof Ventilation Type</b>
loose fill fiberglass	attic floor	2-3	NA

**General Comments**

The Structure 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 ..... 2nd fl.  
Mfg. .... Smith  
Age / yrs. .... 9-10  
Fuel ..... natural gas

G.1. Type ..... hydronic/hot water circulated  
G.2. Flues & Vents ..... metal flue/masonry-metal liner  
G.3. Combustion Air..... Unconfined space  
G.4. Distribution ..... iron pipe  
G.5. Supply ..... cast iron radiators  
G.6. Controls & Components ..... thermostat  
bladder expansion tank  
pressure relief valve  
pressure reducing valve  
temperature/pressure gauge  
circulator/pump  
auto flue damper

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#### Air Conditioning Equipment

Location ..... NA / no AC  
Mfg. ....  
Age / yrs. ....

H.1. Type .....  
H..2. Condenser Location .....  
H.3. Return Temp. .... Degrees F  
H.4. Plenum Temp. .... 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/conduit	fuse panel	100 amp/220 volt	cartridge fuse	8 0
2nd fl.	overhead/conduit	fuse panel	100 amp/220 volt	cartridge fuse	5
2nd fl.		sub panel/fused	60 amp/220 volt	cartridge fuse	5

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 ..... 1st fl. bathroom - *GFCI tested properly*  
2nd fl. bathroom - *GFCI tested properly*  
kitchen counters - *incomplete*  
exterior - *missing devices*  
bsmt. - *missing devices*  
laundry - *missing devices*  
garage - *missing devices*

**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 ..... 1" lead
- J.3. Supply Pipe ..... galvanized iron - *majority of building*  
copper - *partial alterations*
- J.4. Drain/Waste/Vent Pipe ..... iron - *visible pipe*
- J.5. Pumps/Drains/Ejectors ..... floor drain - *bsmt. floor*
- J.6. Pumps/Drains/Ejectors ..... rigid black pipe - *visible pipe*
- J.7. Catch Basin ..... concrete walls/brick trap - *rear yard*
- Water Main Shutoff Location ..... central bsmt. floor
- Fuel Main Shutoff Location ..... exterior meter(s)

## **J.8 Water Heating Equipment**

<b>Mfg</b>	<b>Fuel</b>	<b>Size/gal</b>	<b>Age/yrs</b>	<b>Flues/Vents</b>
GE	natural gas	40	1-2	metal flue connector/metal liner
GE	natural gas	40	1-2	metal flue connector/tile liner

### **General Comments**

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

**1st fl.**

**K. Interior / Kitchens & Baths**

**Interior Material Descriptions and Locations**

K.1. Wall & Ceiling Material ..... plaster/wood lath - *entire apt.*

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

K.3. Fireplaces and Solid Fuel-  
Burning Appliances ..... NA -

K.4. Stairs and Railings ..... front entrance stairs - *central stairwell*

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

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**Kitchen Material Descriptions and Locations**

K.6. Kitchen Cabinets ..... wood cabinets

K.7. Kitchen Countertops ..... laminate/formica

**K.8. Appliances**

gas range/oven - *see defect list*  
refrigerator - *Functional*

**K.9 Bathroom Finishes**

ceramic tile - *shower surround(s)*  
mortar bed tile - *bathroom floors*

**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 ..... plaster/wood lath - *entire apt.*

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

K.3. Fireplaces and Solid Fuel-  
Burning Appliances ..... NA -

K.4. Stairs and Railings ..... 2nd fl. stairs - *front & rear stairwells*

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

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**Kitchen Material Descriptions and Locations**

K.6. Kitchen Cabinets ..... wood cabinets

K.7. Kitchen Countertops ..... laminate/formica

**K.8. Appliances**

gas range/oven - *see defect list*  
refrigerator - *Functional*

**K.9 Bathroom Finishes**

ceramic tile - *shower surround(s)*

**General Comments**

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